
September 7, 2023

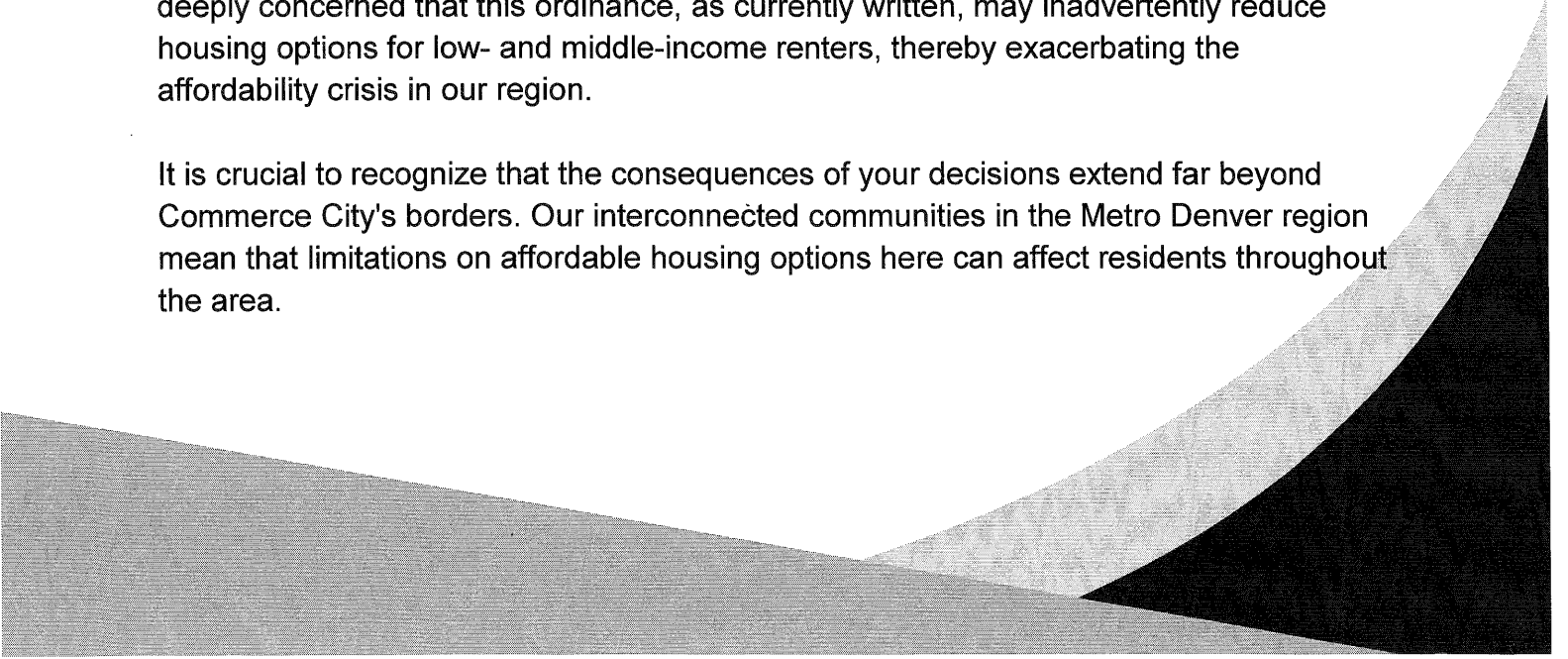
Dear Councilmember Kim,

I write to you as the Executive Director of the Wezesha Dada Center, an organization dedicated to empowering entrepreneurial women, particularly those who identify as BIPOC (Black, Indigenous, and People of Color) and have faced systemic disadvantages in Colorado. Our mission is to enable these women to achieve economic success through various means, including business-related education, training, and technical assistance. We also prioritize promoting peer-to-peer connections, facilitating funding opportunities, partnerships, and referrals, and connecting women with self-empowerment and advocacy resources. These efforts are aimed at promoting safety, well-being, influence, and independence among the women we serve.

While we do not directly address housing issues in our mission, we are acutely aware of the challenges posed by the shortage of affordable housing, particularly in our region. We understand that this issue disproportionately affects marginalized communities, including BIPOC individuals and low-income workers.

As a leader of Commerce City, you have the opportunity to make a significant impact on the lives of those we serve. I urge you to consider the broader implications of the Rental Registration Ordinance 2541. While we do not take a stance on specific policies, we are deeply concerned that this ordinance, as currently written, may inadvertently reduce housing options for low- and middle-income renters, thereby exacerbating the affordability crisis in our region.

It is crucial to recognize that the consequences of your decisions extend far beyond Commerce City's borders. Our interconnected communities in the Metro Denver region mean that limitations on affordable housing options here can affect residents throughout the area.



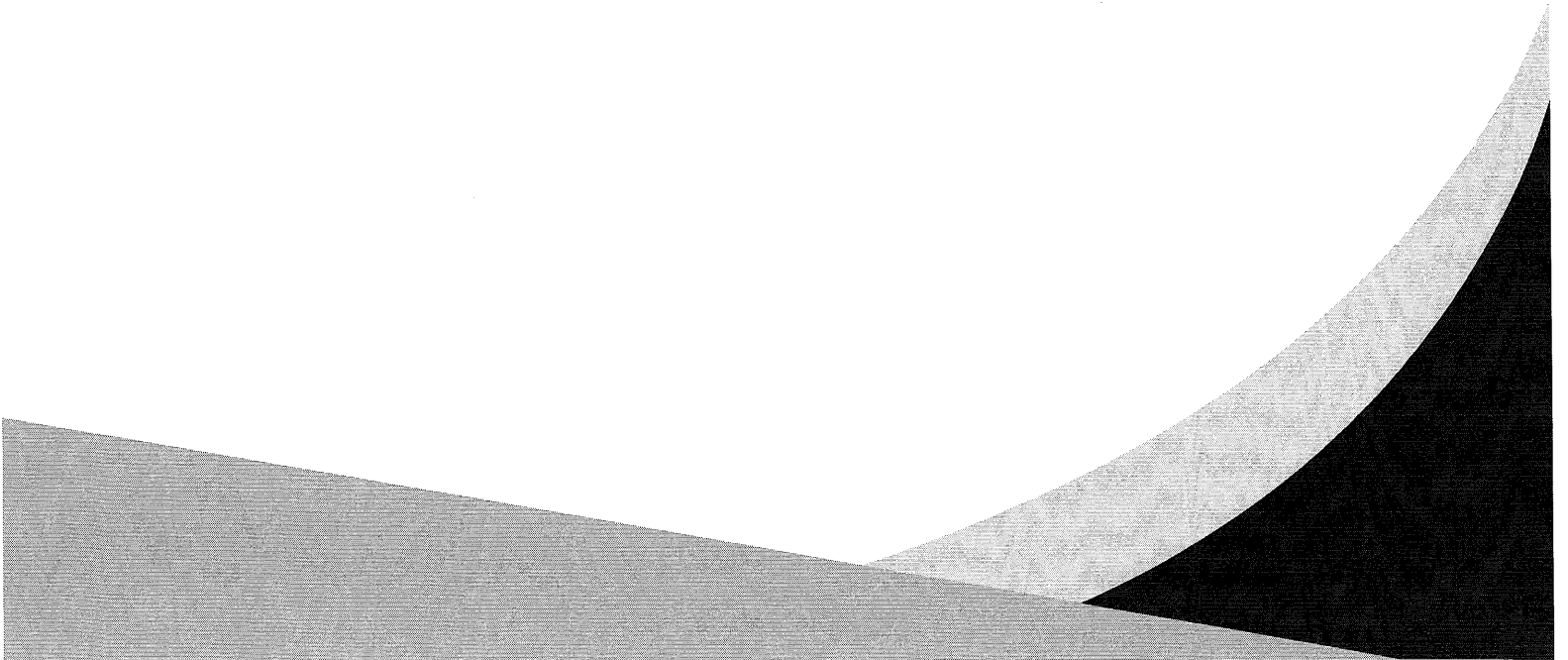
We believe that good policy should make it easier for those at the bottom of the income ladder to access housing options that provide safety, stability, and opportunities for success. Therefore, we respectfully request that the City Council take a step back and delve deeper into the potential consequences of this proposal. We ask that you postpone the upcoming vote on Rental Registration Ordinance 2541 to allow for further examination and to ensure that any policy decisions made align with the best interests of our community and the broader Metro Denver region.

Thank you for your dedication to our community and for considering the implications of your decisions on those we serve. Together, we can work towards a more inclusive and equitable future for all residents of Metro Denver.

Sincerely,

A handwritten signature in black ink, appearing to read 'Maya Wheeler', with a long horizontal flourish extending to the right.

Maya Wheeler
Executive Director
maya@yourwdc.org



Graham Memorial Community Church Of God In Christ

Honorable Benjamin Huseman

Mayor, City of Commerce City



And Honorable Members of the City Council

Civic Center - 7887 East 60th Avenue

Commerce, City Colorado

Re: Opposition to landlord tenant ordinance passed August 14

Dear Mayor Huseman and Members of the City Council

My life's work has been dedicated to fighting for Civil Rights and for people who have been discriminated against or marginalized. For example,

I fully support the rights of tenants to live in safe and affordable housing!

However, the ordinance you passed on August 14, 2023 with no public notice is wrong. It must be defeated when it comes back before the Council. As voted on by the Council on August 14 this ordinance will:

1. Raise rents for tenants already struggling to get by. The heavy fees you want landlords to pay will be passed onto tenants in the form of rent increases. We have congregants that live in Commerce City and it is outrageous that you will subject them to rent increases.
2. Harm small landlords many of whom are from Communities of Color or Immigrant Communities. You should be encouraging not discouraging people who are helping provide much needed housing.
3. Reduce the supply of affordable housing in Commerce City.
4. Possibly expose the City to a costly legal battle that will move resources needed for the community to pay high priced lawyers to defend an ordinance that is a bad idea to begin with.

Hundreds of Commerce City residents have already signed petitions urging you to stop this ordinance.

Listen to the people you say you care about and reject the bill you tentatively adopted on August 14.

A handwritten signature in blue ink, appearing to read "Rev. P. L. Demmer", with a long horizontal line extending to the right.

Sincerely Superintendent Patrick L. Demmer – Pastor

I can be reached at 720-339-6057 mobile, 303-393-1333 church

From: Anna Phillips <anna@phillipz.me>

Sent: Sunday, October 8, 2023 8:56:34 PM

To: Huseman, Benjamin - CC <bhuseman@c3gov.com>; Hurst, Craig - CC <churst@c3gov.com>; Noble, Susan - CC <snoble@c3gov.com>; Douglas, Kristi - CC <kdouglas@c3gov.com>; Ford, Sean - CC <sford@c3gov.com>; Kim, Craig - CC <ckim@c3gov.com>; City Council <CityCouncil@c3gov.com>

Cc: Aaron Phillips <aaron@phillipz.me>

Subject: Ordinance 2541 requiring inspections of rental properties

Mayor and Council Members,

As a landlord of two properties in Reunion, my husband (Aaron Phillips) and I are against Ordinance 2541 on the October 9 City Council Agenda. There is a better way to help tenants than this ordinance. It's already Colorado law that a rental property has to be habitable (<https://hcpf.colorado.gov/sites/hcpf/files/Attachment%205-Warranty%20of%20Habitability.pdf>) and the City could adopt something similar. Tenants have recourse under the law and cannot be retaliated against under this state law. Landlords have to file evictions with the court when a tenant won't leave and at that point the tenant can explain to the court what the issues are. Tenants can also complain to the Health Dept and request an inspection. Again, they cannot be evicted for this under Colorado law. In my opinion, this ordinance is going too far when there is already state law regulating this. Looks like Commerce City is just trying to squeeze more money out of landlords (especially hard on those of us with just a couple properties) with inspection and licensing fees. Landlords already got hit pretty hard during the two years of Covid when tenants were able to get by without paying rent. Thankfully, we were not affected by this, but many other landlords were. I already rent my properties at a loss to provide affordable housing for others. This is a fee I would have to pass on to my tenants. And I can imagine the nightmare waste of time for me and my tenants in trying to coordinate inspections that fit all our schedules. Please reconsider approving this ordinance and come back with something better.

Blessings,
Anna & Aaron Phillips