



Representative Cheryl Peniston
Colorado State Capitol
200 East Colfax
Room 271
Denver, CO 80203

February 3, 2009

Dear Representative Peniston,

Housing Colorado is a statewide, multi-sector network of over 4,000 housing professionals, dedicated to expanding the range and quality of affordable housing choices for low- and moderate- income households through education and advocacy. Collectively, we represent over 70,000 supporters, who care about safe, decent housing for all Coloradans. Our multi-sector network spans the full spectrum of affordable housing preservation and production activities including financing, development, property management, homebuyer education and resident services.

We are writing to urge you to vote **yes** on HB 1138. HB 1138 will expand opportunities for developing affordable rental housing, while helping to preserve the existing inventory of affordable for-sale housing.

Without requiring any *new* resources, HB 1138 will:

- Provide incentives to increase the development of affordable rental housing;
- Protect the freedom of local governments, developers and private property owners to contract;
- And, protect the public investment in affordable housing.

Opponents are trying to confuse project specific development negotiations with across-the-board, New York-style rent control. Please don't let them distract you from the real issues and opportunities here. Given the magnitude of need for affordable housing and limited resources available, HB 1138 provides a cost-effective option for meeting some of our housing challenges through the *existing* negotiation process for development agreements.

In order to serve the myriads of people suffering from foreclosures, job loss and economic hardship, HB 1138 will increase the development of affordable housing and create a legal climate conducive to cooperation between local governments and developers.

We are counting on you to vote **yes** on HB 1138, which is a vote for more affordable housing options to help stimulate Colorado's struggling economy during these trying times. With your help we can ensure a wider range of quality affordable housing opportunities to realize our vision of a decent, safe and affordable home in a healthy and sustainable community for every Coloradan.

Sincerely,

A handwritten signature in black ink, appearing to read "Alana Smart", is written over a horizontal line.

Alana Smart
Executive Director
Housing Colorado