



HEALTHIER™
COLORADO

Tuesday, May 2, 2023

Dear Members of the House Transportation, Housing, and Local Government Committee,

My name is Christina Walker, and I am the Senior Director of Policy at Healthier Colorado, a nonpartisan nonprofit that advocates for the health and well-being of all Coloradans. Thank you for the opportunity to submit written testimony in support of [Senate Bill 213](#). At Healthier Colorado, we believe your home is the foundation of your health. People must have the ability to afford basic necessities like food, transportation, healthcare, and child care. But our housing crisis continues to get in the way.

We also believe in local solutions. We've worked hand-in-hand with localities over the years to pass important policies including: giving locals the right to implement their own nicotine tax to curb youth smoking; getting rid of the preemption on inclusionary zoning for affordable housing; and giving more flexibility to counties to spend their lodging tax dollars. We've supported more than 50 local campaigns across the state to increase affordable housing funding, create health service districts, maintain libraries, and more. Local solutions should be supported, but right now, the people of Colorado deserve and desperately need a statewide solution.

We all know that the demand for homes across Colorado is so high that it's escalating the steep rise in housing costs. The housing affordability and shortage crises are too big for any community to solve on its own. The issue is regional and impacts folks across the state.

That is why we must focus on a statewide solution so we can build enough of the types of homes that people need. This bill is an important step forward, prompting local communities to conduct housing needs assessments and provide that information publicly so that we have a better understanding of what local housing needs actually are. Through the Housing Needs Planning process, localities have the ability to choose which strategies they want to employ in order to improve the affordability of housing and anti-displacement in their area. The bill creates a statewide process while allowing localities the flexibility to choose the strategies that will work best for them. This approach will continue to allow for local innovation and responsiveness to community needs.



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This bill also provides us with Colorado's first strategic growth and housing plan that accounts for where current and up-and-coming job centers are, preserving community character, keeping people in the communities they've called home for generations, tackling sprawl, and helping to make the air we breathe cleaner. This can all be accomplished while maintaining significant control on the local level to meet the needs of their residents. While we are supportive of the current version of the bill, we do believe it can be strengthened to ensure more people have access to homes that they need and can afford.

We appreciate Representatives Woodrow and Jodeh for bringing this important bill forward today. Again, I urge you to vote yes on Senate Bill 213.

Thank you for your time and consideration,

Christina Walker
Senior Director of Policy
Healthier Colorado



May 2, 2023

RE: SB23-213 Land Use - SUPPORT

Dear Members of the House Transportation, Housing & Local Government Committee:

My name is Kathy Smith, and I am a Volunteer Lobbyist with the League of Women Voters of Colorado. **I am writing in support of SB23-213**, and also in support of strong affordability and anti-displacement protections and strategic growth objectives for transit-oriented communities.

The League of Women Voters of Colorado (LWVCO) has been a nonpartisan organization for over 103 years, encourages informed and active participation in government, and influences public policy through education and advocacy. We have over 2,000 members in 19 local leagues across Colorado. The LWVCO supports responsible land use planning by all levels of government, zoning practices that counteract racial and economic isolation, and environmentally sound transportation systems that afford better access to housing and jobs and reduce pollution.

Colorado's housing and climate crises require a coordinated, statewide approach. Housing scarcity and high housing costs are forcing people out of their neighborhoods and further from where they work. This results in more congestion on our roads, more air pollution, increased commuting expenses for the workforce, more businesses with workforce shortages, and harm to those who have historically suffered from housing barriers. Strategic, statewide planning can provide sustainable solutions for our housing, climate, and water-conservation needs, and protect our precious open spaces from sprawl.

While many Colorado cities are making progress, having a patchwork of solutions isn't equitable, isn't efficient, and isn't working. Please support SB23-213 with policies that give cities flexibility to plan for their specific housing needs while setting statewide minimum standards for housing, land use, affordability, and anti-displacement that effectively address our housing and climate crises in Colorado. Please remember that Colorado already has statewide minimum standards for environmental regulations, wages, health care, and building codes.

We urge the committee members to vote YES on SB23-213. Thank you for your consideration of this important bill.

Respectfully,

Kathy Smith, Volunteer Lobbyist
League of Women Voters of Colorado
1410 Grant Street, Suite B-204
Denver, CO 80203
303-863-0437

Hello, I am reaching out on behalf of myself, my community, and the demographics I serve. I work with marginalized individuals who fall under categories of elderly, blind, disabled, spinal cord injured, brain injured, and individuals with persistent mental health needs. All of my clients are low income and work with us through Medicaid. Many of them are under section 8 housing, and of those who are utilizing section 8, all of them have reported at some point or another that there is an issue with their housing. I have clients whose water has been shut off for months on end, and they have not taken any action to combat this because they do not know how. Furthermore, many of my clients lose that housing or do not have housing at all. I have lost track of multiple individuals entirely because they have fallen through the cracks and off the map, which is a direct result of the housing crisis. Putting the More Housing Now bill into action would address these issues in an effective and productive manner. The results of this action would be a decreased number of unhoused individuals, which would allow them to re-enter the community and alleviate significant stress to our economy and community as a whole. A number of my clients are among those individuals. The passing of this rule would ensure those who live under unacceptable conditions in section 8 housing are provided alternative options to meet their needs safely. It would also allow for more manageable commutes, effectively opening new employment options for individuals who are unable to accept certain positions due to the distance between their homes and their work. Again, this helps the economy, considering individuals would be able to apply for and accept jobs that desperately need to be filled and were not previously an option (for example, organizations such as mine are severely understaffed and the ability for potential employees to commute more comfortably and afford payment for gas could assist with this on a tangible level).

Lack of housing is also a community health issue. Unhoused individuals are exposed to toxic pollution more heavily, ultimately contributing to respiratory issues, cancer, and heart disease, among countless other health issues, all of which many of my clients suffer from as well. Currently, the housing market is not meeting the needs of the individuals in our community. Construction of new homes is happening at a lower rate than necessary to accommodate these needs, and the homes that are being built do not meet the needs of most individuals, whether that be due to financial instability or location. The types of houses and apartments being built are catered to suit a limited number of communities and individuals, effectively disregarding substantial populations of underprivileged and underrepresented members of our community. I remember the exact moment I realized I had lost each one of my clients who could not keep or find housing. On each occasion it became impossible to reach them, and I never heard from any of them again. Knowing that I could have helped them to meet their healthcare needs if there was a location for them to be provided, and that I was unable to do so because of housing, is beyond frustrating. I see empty spaces where affordable housing could be placed, everywhere I go. And yet, my clients are suffering, because this land is not being used to construct shelter for those whose needs are not being met. Large populations have been excluded from the demographics being considered while homes are being constructed, and as the underproduction of housing raises expenses exponentially, stable and safe housing remains impossible for anyone trying to get back on their feet. Scarcity adds value, but housing should never be scarce to begin with. I understand that we have affordable housing now, but after placing unhoused community members in these sheltered spaces, there is no follow up to confirm the environment is safe for them. Section 8 is an excellent concept on paper, until the

reality of the living conditions is presented. I have clients who were literally covered in cockroaches, and couldn't tell due to their disabilities, with their housing managers refusing to address the issue by hiring exterminators on a consistent basis. I know people living surrounded by mold, with their housing managers refusing to address this issue as well.

We need affordable, humane living conditions available for each individual in Colorado. Until this is addressed, our community members continue to be at risk and my clients continue to suffer. It is extremely upsetting to watch these scenarios occur and know that I personally can do nothing to help the people I serve, in this capacity. This limitation is something I can't fix as an individual, but the state has no such limitation. Rather, it has an obligation to act.

Colorado's residents are living under inhumane conditions and the state is allowing it to happen at this point in time. By failing to pass this ruling, the state would not only allow its inhabitants to suffer, but would become complicit in that suffering, given the presentation of a feasible solution. The state has the opportunity to pursue an avenue that benefits every individual living within its lines, and failure to implement the More Housing Now act therefore signifies neglect and disregard for those individuals. The state is being offered a solution. Rejection of that solution makes the state the primary responsible party for the financial burdens and physical hardships of its underserved individuals. It is one thing to claim ignorance regarding these unlivable and unsustainable conditions, but when something broken is exposed to the state, and those exposing it are not only bringing it to attention but are actively providing a solution, the inaction of those in power becomes the problem. There is an opportunity to help people who need it - people who, if given assistance, could reciprocate that investment in a positive way, and if the state reviews this information and rejects the solution brought to them, that hurts those who are currently in safe spaces as well, as community members are missing the ability to connect with marginalized individuals solely because of housing. These disregarded people have potential to offer significant positive impact on our society as a whole, and it is disheartening to know we might never have the opportunity to see that come to fruition, because of a problem with a solution that may not be pursued.

Plausible deniability is no longer a valid claim now that this bill has been offered. I implore you to pass this ruling and demonstrate that the right officials have been elected into office, as elected officials have an obligation to support those who have placed their confidence and trust in their government, and in their elected officials' promises to care for them.

My clients are among those the state is meant to care for, and they deserve to be protected and seen. My hope is that this testimony will shed enough light on their realities for Colorado officials to start looking. No one should be falling through the cracks when we have the resources necessary to catch them instead, and with the More Housing Now bill, the state has the capacity to do that.

I sincerely hope that Colorado government officials make the decision to demonstrate their genuine care and concern for their delegates, as well as their desire to utilize positions of power for good, by passing the More Housing Now bill.

Thank you,

Kassidy Rowan

**Testimony of Alex Horowitz
Director, Housing Policy Initiative
The Pew Charitable Trusts**

**Colorado House Transportation, Housing & Local Government Committee
May 2, 2023**

Dear Chair Froelich, Vice Chair Lindstedt, and members of the Committee,

My name is Alex Horowitz, and I am a director on the Housing Policy Initiative at The Pew Charitable Trusts. Pew is a non-partisan, non-profit organization that conducts research in the public interest and contributes new evidence to inform public policy debates. My written testimony today complements a [slide deck](#) and [analysis piece](#) that I have submitted for the record which summarizes available evidence and relevant findings.

Data shows there is a housing [shortage in Colorado](#). Over the past decade, the state's housing stock increased just 12.6% [while](#) the population grew 14.8%. When housing fails to keep up with [job growth](#) or [population](#) growth, [rents increase](#). Colorado rental vacancies [fell 10%](#) from 2017 to 2023, and for-sale inventory fell between [8% and 35%](#) in the state's three largest regions from January 2019 to January 2023.

When states and localities consider zoning reform, questions often arise about whether allowing more and lower-cost housing will in fact improve affordability. To answer this question empirically, Pew used [Apartment List data](#) to calculate rent growth in Colorado jurisdictions and compare it to jurisdictions elsewhere that have implemented effective zoning reforms to allow more housing.

During the past six years, rents have risen [31% in Colorado overall](#), and growth has been faster in some areas: 53% in Castle Rock, 47% in Colorado Springs, 42% in Loveland, 37% in Fort Collins; and 36% in Aurora. Over the same period, communities that reformed their zoning saw rents rise much more slowly or not at all. By permitting missing-middle housing and accessory dwelling units; allowing apartments on commercial corridors or near transit; and reducing parking requirements, places like [New Rochelle](#), New York, saw rents grow just 5%. In [Portland](#), Oregon, rents grew 2%; in [Tysons](#), Virginia, rents grew just 1%; and in [Minneapolis](#), Minnesota, rents grew 0%. Even though they all [added households](#), their zoning updates enabled enough housing to absorb that growth. These results show the likely impact of updating zoning, via the sorts of changes envisioned in this bill, would be Colorado renters saving thousands of dollars each year.

Because housing costs are the [strongest](#) driver of homelessness levels, allowing enough housing can keep rents in check and help stem homelessness simultaneously. Jurisdictions that have [kept](#) their housing costs low have also kept their [homelessness](#) levels low. For example, Pittsburgh's [homelessness](#) levels are three times lower than Denver's, and Houston's are four times lower. Research [shows](#) rent growth [strongly](#) predicts growth in homelessness levels. While modernizing zoning would be likely to sharply slow rent growth, Pew's research shows it would likely cut homelessness too.

Thank you for this opportunity to share Pew's research with the committee.



May 1, 2023

Sens. Mark Baisley, Jim Smallwood and Kevin Van Winkle
Reps. Brandi Bradley, Lisa Frizell, Anthony Hartsook and Robert Marshall
Colorado General Assembly

Re: Town of Castle Rock strongly opposes SB 213

Dear Honorable Legislators:

The Castle Rock Town Council continues to strongly oppose Senate Bill 213. While the Senate removed several onerous preemption provisions, the bill continues to impose unfunded mandates and preemptions on local land use decision-making. SB 213 mandates costly, unnecessary housing studies that will only slow down affordable housing opportunities and continues to impose Denver-like transit housing standards for Castle Rock and too much of Colorado.

Building more housing is exactly what has been occurring in Castle Rock for decades. Looking at the past five years – 2018 to 2022 – 6,440 new housing units have been constructed within our Town. Twenty-five percent of those units, 1,578 of the total, were multifamily units. During that same timeframe, 82 accessory dwelling units have been completed within Castle Rock. Multifamily housing is currently under construction throughout Castle Rock. These housing opportunities will be successful additions to the community – not State-imposed housing crammed into locations that only benefit the developer and place tenants in unworkable dwellings.

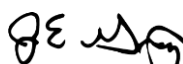





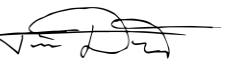
We have also furthered the goal of attainable housing over the last decade by providing financial support to rent-restricted projects. Water conservation, meanwhile, is always top of mind in Castle Rock – in fact, we are one of only two municipalities in the State that is prohibiting grass lawns in front of new homes. We plan for successful housing in Castle Rock – not State-imposed symbolic requirements unlikely to create attainable housing.

The Town of Castle Rock’s policies have provided for market-based housing choices within our community while respecting property owners’ rights – and while ensuring our community is served not only with a renewable, long-term water supply but also with walkable parks, dependable roads, and timely, top-notch responses during emergencies. The prospect of our painstaking planning being upended by SB 213 is a major reason why we vehemently oppose this legislation. Beyond that, we believe it is critical for you to protect the investment every homeowner in Castle Rock has made and use any means possible to defeat SB 213.

Please do not allow Gov. Polis and others in the General Assembly to destroy our community’s character by forcing incompatible land uses to be placed immediately adjacent to each other. From our past experiences, we know this is in direct opposition to what the residents of Castle Rock want. Further, our residents deserve to have decisions that impact their quality of life and financial investments made by representatives whom they can hold to account, which is us, their Town Council representatives.

Parking issues within neighborhoods greatly impact quality of life – especially in communities without public transit services, like Castle Rock. Cramming six-plexes and other multifamily units – without adequate parking and occupancy limits – into single-family neighborhoods without mass transit is a recipe for community disaster. The bill would also have incalculable financial implications on both our municipality and the State, adversely impacting services and affordability. Please work to defeat this legislation and allow us to continue in the work at which we have excelled: building a high-quality community with an array of market-based housing choices.

Sincerely,

						
Jason Gray Mayor	Kevin Bracken Mayor Pro Tem	Ryan Hollingshead District 1	Laura Cavey District 2	Desiree LaFleur District 4	Max Brooks District 5	Tim Dietz District 6

cc: Colorado Municipal League

Rigid Zoning Rules Are Helping to Drive Up Rents in Colorado

Jurisdictions with updated regulations to allow more housing have held rents in check

ARTICLE

April 27, 2023

By: [Alex Horowitz](#) & [Ryan Canavan](#)

Read time: 4 min

Projects: [Housing Policy](#)



Getty Images

Like their counterparts in other states, policymakers in Colorado are reconsidering zoning policies in the midst of a national housing [shortage](#) that is [driving rents up](#) to all-time highs. In Colorado, [rents](#) increased 31% between January 2017 and January 2023. Some of the state's cities and towns saw rents rise even faster during that time, including Castle Rock (53%), Colorado Springs (47%), Loveland (42%), and Fort Collins (37%).

Why has rental housing in Colorado become so expensive? Numerous [studies](#) have found that [rents rise quickly](#) when there are [too few homes](#) available: Low [vacancy](#) rates lead to heavy competition for each opening. And for-sale markets reflect a similar dynamic when prices rise quickly in response to [inventory](#) shortages. Colorado faces both of these dilemmas: Rental [vacancies](#) across the state fell 10.1% between January 2017 and January 2023, while the monthly for-sale [inventory](#) in the state's three largest regions declined 8% to 35% between January 2019 and January 2023.

Housing shortages lead to both fewer vacancies and fast-rising rents. Colorado's population [grew](#) 14.8% between 2010 and 2020 but the state increased its housing stock by only 12.6%. There would be more than 43,000 additional homes statewide had the housing stock merely matched population growth during this period alone. In addition, Colorado's average household size reached an [all-time low](#) of 2.46 people in 2021, with 64% of households containing only [one or two people](#). More people in smaller households require more homes.

Strict land-use policies appear to be contributing to Colorado's housing shortage. Across the state, many jurisdictions [restrict](#) large amounts of residential [land](#) only for the most expensive type of housing—single-unit detached housing, often with large lots and significant parking requirements. Other home types, such as small apartment buildings, duplexes, and townhomes, generally [rent for less](#) than single-unit detached homes, and research has found that reducing or removing [parking](#) mandates can reduce the costs to construct these more affordable homes. But local zoning codes have made it difficult or even impossible to build lower-cost housing types, limiting new construction and raising housing costs.

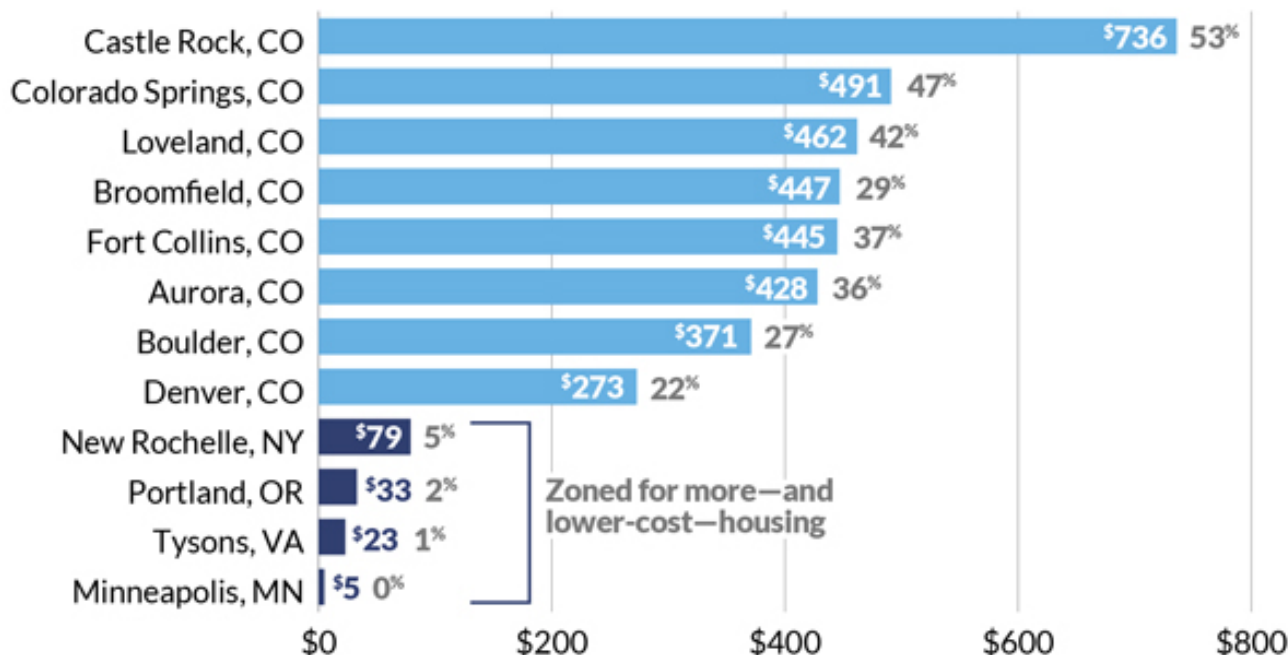
As rents have spiked in recent years, some jurisdictions have updated their zoning codes to address their housing shortages, slow rent growth, and enable more people to afford homeownership. Some examples that have received attention include [Minneapolis](#), Minnesota; [New Rochelle](#), New York; [Portland](#), Oregon; and [Tysons](#), Virginia. States, such as [California](#), [Massachusetts](#), [Montana](#), [Oregon](#), and [Utah](#) are also acting.

A recent [Pew analysis](#) found that zoning reforms have allowed the four cities mentioned above to add much more housing than the U.S. overall and contain rent growth. To better understand the impact of these zoning updates and added housing, Pew looked at how rents have changed in places that enacted reforms compared with those that have not. In Colorado cities and towns, rents have risen much faster over the past six years than in places that have also grown but that have allowed more housing. (See Figure 1.)

Figure 1

Rents Are Rising Faster in Colorado Than in Jurisdictions That Reformed Zoning

Dollar and percentage increases in median rent estimates, January 2017-January 2023



Source: Pew’s analysis of Apartment List Rent Estimates [per <https://www.apartmentlist.com/research/category/data-rent-estimates>] data downloaded on March 27, 2023

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High housing costs burden household finances and drive higher rates of homelessness. The share of people without homes increased 8% from 2019 to 2022 in Colorado, as rents increased; the state now has the 13th-highest homelessness rate.

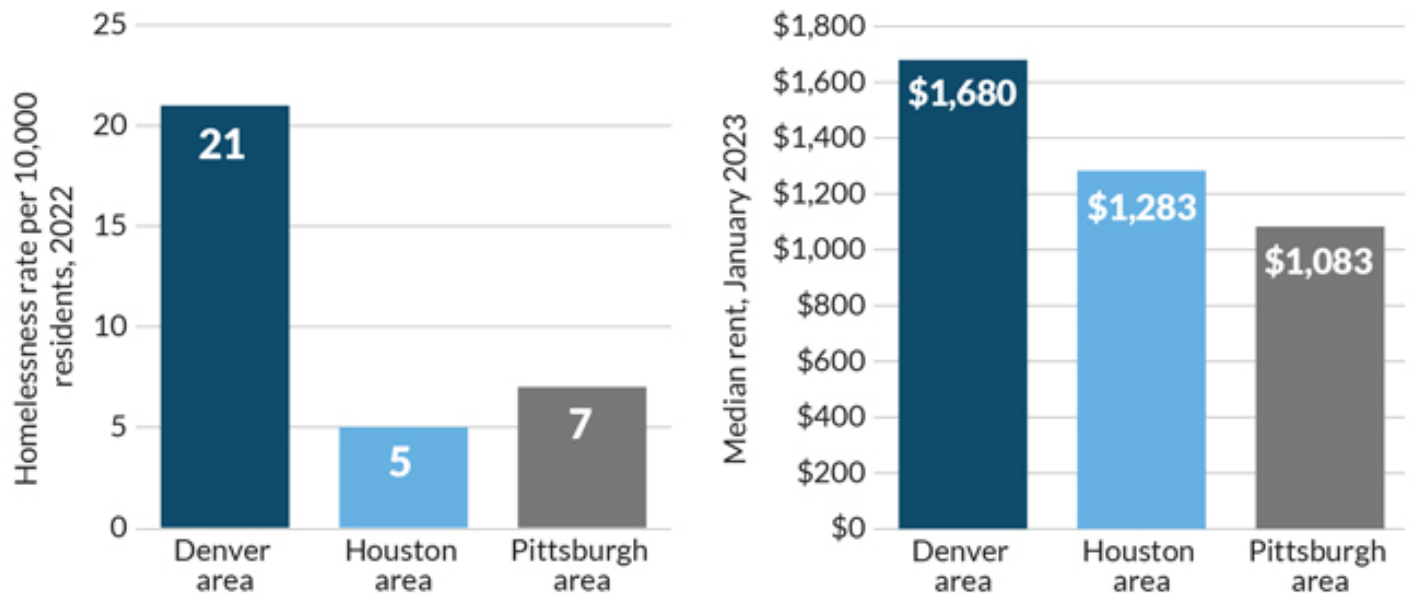
Comparing the Denver, Houston, and Pittsburgh areas—three regions that have taken different approaches to housing—helps to illustrate how housing costs drive homelessness. More flexible zoning policies in the Houston area have allowed the region to grant permits for an average of 86 new homes per 10,000 people annually from 2017-21, while the Denver area permitted only 77 per 10,000 people. As of January, Denver’s rents were 31% higher than Houston’s. Meanwhile, Houston cut homelessness in half from 2011-2020; the city put more than 25,000 residents into permanent housing during that time. In addition, Pittsburgh’s rents and homelessness levels have stayed relatively low because of the city’s available housing stock from when it had a larger population. The Denver area’s 2022 homelessness rate of 21 unhoused people per 10,000 residents is four times higher

than the Houston area's rate and three times higher than the Pittsburgh area's. (See Figure 2.)

Figure 2

Homelessness Is Higher Where Rents Are Higher

Homelessness rates and rent levels for Denver, Houston, and Pittsburgh regions



Note: Homelessness levels are calculated for the Denver, Houston, and Pittsburgh regions Continuums of Care. Median rent estimate levels are shown for the metropolitan statistical areas for Denver and Houston and for Allegheny County, Pennsylvania.

Sources: Apartment List Rent Estimates data for January 2023, downloaded on March 27, 2023; Pew's analysis of the U.S. Department of Housing and Urban Development's 2022 Point-in-Time count of homelessness estimates and the U.S. Census Bureau's 2021 American Community Survey one-year population estimates

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The jurisdictions that have kept both housing costs and homelessness levels low tend to be those that have enough housing, especially lower-cost forms of housing. One type of home that tends to be affordable even without subsidies is the accessory dwelling unit (ADU).

These are small homes on the same lot as a single-family home, usually a basement apartment, converted garage, carriage house above a garage, or backyard studio. Research has [found](#) these units are often [affordable](#) even without subsidies to residents earning 80% of the area median income or less. However, local zoning codes commonly make it difficult to obtain permits to build ADUs or convert basements or garages into units.

To highlight relevant research for those interested in housing affordability in Colorado and other states, Pew earlier compiled the data discussed here for a [presentation on April 6, 2023](#), to the Colorado Senate Local Government and Housing Committee. Though not every

city, town, or state takes the same approach to zoning, the relationships among supply, demand, and prices in housing markets are strong and consistent. Restrictive zoning in high-demand places is associated with high housing costs.

At the same time, jurisdictions that have begun allowing more housing have succeeded in sharply slowing the growth of rents. This is especially true for lower-cost forms of housing, such as apartments, accessory dwelling units, and homes on small lots or without required parking. At a time when families are [spending a greater share of income on rent](#) than ever before, the experiences of jurisdictions that have reformed their zoning to allow more and lower-cost homes hold clear lessons for improving housing affordability.

Alex Horowitz is a director and Ryan Canavan is a senior associate with The Pew Charitable Trusts' housing policy initiative.

ARTICLE

April 27, 2023

Projects: [Housing Policy](#)

Topics: [Economic Mobility](#), [Family Finances](#) & [U.S. State Policy](#)

Tags: [Housing](#)

Experts: [Alex Horowitz](#)

Places: [Colorado](#)

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May 2, 2023

[SB23-213 Land Use](#)

House Transportation, Housing and Local Government Committee

Bill Sponsors: Sen Dominick Moreno, Rep Iman Jodeh, Rep Steven Woodrow

Comments by Susan Nedell, Mountain West Advocate for E2 - Environmental Entrepreneurs

My name is Susan Nedell. I am the Mountain West Advocate for E2 - Environmental Entrepreneurs. E2 is a national, nonpartisan group of business leaders who advocate for policies that are good for the economy and good for the environment. I am writing on behalf of E2 Colorado members and supporters in support of this bill.

Colorado needs state level action to create more diverse, affordable housing close to jobs, schools, grocery stores, parks, transit stations, etc. If we take bold steps in this direction and prioritize equity and affordability for people at all income levels, we can help lower housing costs, tackle climate change, and pave the way for equitable, thriving communities. This is also good for business, as we know finding affordable housing near a place of work is frequently nearly impossible. This bill could create more opportunities to live in the communities where people work.

We also request strengthening a few parts of this bill, by adding Transit Oriented Development, transit-adjacent development, and Accessory Dwelling Unit language back into the bill add strong affordability and anti-gentrification language, and add more details to encourage infill versus building on undeveloped land.

E2's [2022 Clean Jobs Colorado factsheet](#) shows there are more than 61,000 full-time clean jobs in Colorado, thanks to thoughtful state climate policy leadership. Colorado's clean energy economy has proven to be a core part of the state's economy— It has been resilient and robust during the recovery from the pandemic.

This bill will support the transition to cleaner, healthier built environment, while providing good paying jobs in the clean economy. It will help to lower pollution and Greenhouse Gas emissions in Colorado.

On a personal note, as a Marshall Fire victim, I am eager to have my city of Louisville embrace this bill and build back more sustainably, on the land where houses and buildings were destroyed and also in the perfect transit corridor location along McCaslin and Hwy 36. We all need to do our part to transform suburbia into walkable, affordable communities.

I encourage all members of this committee to amend and then vote in favor of this forward-looking policy.

House Transportation, Housing & Local Government
 05/02/2023 Upon Adjournment
 SB23-213 Land Use
 Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
Patrick Pethybridge For himself	<p>My name is Patrick Pethybridge, and I'm writing in support of SB23-213. As an incoming student at the University of Colorado Boulder, I have genuine concerns about finding housing for my second year, as the Boulder housing market is among the most expensive for U.S. cities of similar populations. This bill will ease some of my concerns here and those of my future classmates.</p> <p>According to the AARP, accessory dwelling units (ADUs) are a viable option for affordable housing, allow entry-level housing choices for young people like myself, are community compatible, and use fewer resources and energy than full-sized homes.</p> <p>Additionally, in the age of rising housing costs, allowing multiple people to live together is beneficial to reducing the ecological impacts of individuals and fairly splitting rent costs. Such an allowance will be beneficial to college students when on-campus housing is limited after the first year.</p> <p>Moreover, the bill's encouragement of transit-oriented development (TODs) is vital to limiting car dependency, which will help mitigate climate change if we put enough investment into it. According to RTD, TODs create economically stable neighborhoods, reduce commute times, and improve environmental quality, all while diminishing car dependency.</p> <p>Lastly, both the local government and the state government are obligated to work for the people they represent, and not the companies that might house them. That is why 58% of Denver voters rejected Referred Question 20 in the recent municipal election. We want to see housing that fosters sustainable living and is accessible to those who need it most, which the developers' deal we voted on would not have adequately provided. Homeowners' associations cannot undermine this goal by prohibiting certain types of housing, and this bill offers a genuine remedy to that issue.</p> <p>SB23-213 is a good deal for all people. I urge a "yes" vote.</p>
Ellen Schmidt Against herself	<p>State overreach in local housing affairs</p> <p>Free Market, Limited Government.</p> <p>Essentially the state is taking control of land use.</p>

	<p>No matter how many amendments we make to this 105 page bill, it is still an attack on local government land use authority. This bill also takes away the citizens right to have input on what their neighborhoods look like.</p> <p>Has there been a cost/benefit analysis conducted to evaluate the economic stability of this bill. NO. This lack of an answer alludes to the concerns for this bill if it passes. None of the amendments addressed economic stability.</p>
<p>Ryan Stachelski Against City of Arvada</p>	<p>I am the Community and Economic Development Director for the 7th largest City in Colorado and 5th in the Denver MSA. I agree that there is an affordable housing challenge in our region and our State. SB23-213 does not do anything to address affordable housing.</p> <ol style="list-style-type: none"> 1. Cities are built and planned for using infrastructure. Water, Sewer, Roads, etc. This bill does nothing to recognize that the land use proposals in the bill would have a significant impact on infrastructure that is built on growth projections established in comprehensive plans. This bill would change growth projections in planning documents that would add millions of dollars in Capital Improvement projects to Cities' budgets. These increases will be passed on to rate payers for utilities. 2. This bill does not, and cannot require any of the houses that are being built to be affordable. Because this bill is encouraging infill and redevelopment the cost of land is likely higher, which will increase the cost of the project. There is no incentive to developers to make a new unit affordable. 3. AMI is different in different communities. If we measure affordability using the State AMI we have less units, if we use the City's AMI we have more units. 4. All Cities are already talking about affordable housing and what makes sense for their community. Forcing something at the State level will likely disenfranchise community members from the process. This can lead to swings in the future that could significantly slow growth. <p>Respectfully submitted, Ryan</p>
<p>Lisa Sweeney-Miran Amend themselves</p>	<p>My name is Lisa Sweeney-Miran, I'm the Vice-President of the Boulder Valley School District Board of Education and the Executive Director of a network of homeless shelters here in Boulder. I was born and raised here in Boulder and I'm working hard to raise my own family here but housing has been an enormous and ongoing challenge. I'm here speaking for myself in favor of this bill and about what an enormous benefit the passage of this bill will have for families across our city and our school district.</p>

	<p>Right now our school district is in declining enrollment, which is bad for everybody. It's not a surprise, though, when the median price of a SFH in Boulder is around 1.4 million dollars. Families are getting priced out and new families can't afford to move in.</p> <p>We need more and better options. We need density and MFH and ADUs. We need and to discriminatory occupancy laws. We need access to units that are more affordable and that let our families stay here. Parents don't want to pull their children out of class with the kids they've known their whole lives. They don't want to leave their beloved neighborhood schools. They don't want to say goodbye to favorite teachers and communities. But we're not giving them a choice in our current housing market.</p> <p>Teachers don't want to commute for an hour every morning to get to school. They don't want to teach in one district and send their kids to school in another. They don't want to leave their networks of colleagues and professional accomplishments. But we're not giving them a choice either.</p> <p>We need to do better for our families and teachers. We need to keep them here in our communities, in our neighborhoods, and in our schools. We need to be part of the solution and to be planning for a future where we have vibrant, thriving cities rather than networks of empty playgrounds and shuttered schools.</p> <p>Additionally, this bill will have a huge impact on the work we do at our unhoused shelter. We spend months getting folks stabilized, confident, employed, and connected to their communities, but when it's time to move them into permanent housing there is often no place to send them. We can't move folks from homelessness into purchasing million dollar single-family homes, we have to have ways for them to share housing and to have access to more affordable options.</p> <p>This bill will make an enormous difference and I support it without reservation and with amendments that restore it back to its original effectiveness.</p>
<p>Bruce Perry For themselves</p>	<p>I strongly encourage passage of SB23-213 with its full original provisions regarding upzoning and missing middle housing. Colorado should be a welcoming place to all who currently live here and all who wish to move here, for any reason. But the status quo is that we do not have enough housing to accommodate everyone who wishes to live here right now, and that means people are getting displaced. Local governments have failed to act on their own, so they have lost the privilege of local control. The state must step in and act where local governments have failed to in order to ensure that we can build enough housing. We cannot call ourselves a welcoming or progressive state if, when push</p>

	<p>comes to shove, we opt for vague platitudes like "local control" and "neighborhood character" over building enough housing to keep everyone here housed and to welcome people who are persecuted or can't find economic opportunity in other places.</p>
<p>Alexander Weltman Amend themselves</p>	<p>The bill must be amended to include the upzoning provisions. Single family zoning is completely destroying working family neighborhoods in Denver. I moved into the Clayton neighborhood in northeast Denver last year. I paid \$780,000 for my 3 bedroom, 1700 sq ft house. in 2015, it sold for \$330,000.</p> <p>My neighborhood didn't use to be single family zoned. There are townhomes, duplexes, triplexes, and small apartments on my block, but they would all be illegal to build today. My neighborhood is really desirable because of it's proximity to the RiNo area and A line station, so there is lots of development happening. Since it's illegal to build anything other than detached single family homes, all around my neighborhood, 100 year old, modest bungalows are being scraped and replaced with 1.2 million dollar McMansions, driving out the residents that have been here for generations. If we upzoned this neighborhood, then more, smaller homes could be built on these lots, which would sell for less, and ease the displacement that's occurring.</p> <p>This is happening all over Denver. Denver is quickly becoming a city of only rich people. If we don't upzone soon, then the beautiful culture of these neighborhoods will be lost. The city can't be trusted to do this - they are the ones that downzoned these once-dense neighborhoods so many years ago. The state must act, and they must act now.</p>
<p>Karina Filipovich For themselves</p>	<p>Colorado desperately needs affordable housing and the only way to achieve this is by promoting density. This allows for choice and options for residents. As a renter, I'm restricted by the limited options and choices on where to rent due to the red tape in land use code. Please do what's right for regular people who have no choice but to rent and pay incredible prices and push this bill forward to build a sustainable housing and rental market.</p>
<p>Quinn Antus For Signal Tech Coalition</p>	<p>Members of the Committee,</p> <p>My name is Quinn Antus, and I'm the Executive Director of Signal Tech Coalition. We're a network of tech and finance leaders across the state who are passionate about the economic opportunities of our clean energy economy. We're here today in support of SB 213.</p> <p>Colorado's economy is one of the strongest in the nation. According to US News and World Report, we're a leader in employment, business environment, and growth. And the backbone of our economy is our workforce. Yet, Colorado's economic achievements are only possible if we support and retain our workforce. The most basic of those workforce needs being housing.</p> <p>This bill will strongly serve Colorado's business community by providing for the needs of its workforce. Having access to housing that</p>

	<p>is attainable and affordable is absolutely essential for a robust workforce. We have witnessed what has happened in California, where rising housing costs have priced out critical workers across many industries. Workers can't afford to live in the cities where they work, ultimately leading to great disruptions in how those cities operate. We need to prevent this in Colorado, where already we're seeing many workers move outside of our cities in search of lower housing costs. This bill has the power to provide more affordable options to workers, supporting Colorado's economy.</p> <p>Further, this bill will increase overall worker satisfaction by creating more livable, walkable, affordable, and sustainable cities. This bill will reduce commute times, which have strong correlations with happiness and satisfaction rates. In fact, researchers in England discovered that adding an additional 20 minutes of commuting per day has the same negative effect on job satisfaction as receiving a 19% pay cut. And Open Philanthropy found that, "More permissive policy could contribute to both affordable housing and the continued growth of centers of economic activity, allowing more people to access high-wage jobs."</p> <p>Finally, Colorado's businesses support sustainability, and the powerful climate impacts of SB 213 will help Colorado achieve its emissions reductions targets.</p> <p>We urge you to vote yes in support of this bill.</p> <p>Thank you for your time.</p>
<p>Shawn Rupp For themselves</p>	<p>My name is Shawn Rupp, I'm a volunteer with the Bedrooms are for People campaign in Boulder and an editor for the Boulder Housing Network. I'm here to urge you to support the passage of SB 23-213, which I believe is a monumental step in the right direction toward addressing our housing crisis.</p> <p>I moved to Colorado for graduate school 9 years ago. My first rental in Boulder was a bedroom in a 6-bedroom house. It certainly wasn't glamorous, but it was all I could afford while attending grad school and working full-time as a server to make ends meet.</p> <p>Many residents in Boulder (and across the state for that matter) are in a similar living situation: paying too much for not enough, and many are breaking the occupancy limit law to do so. I strongly support this bill's provision which prohibits cities from enforcing occupancy limits that discriminate based on family status, which have long been weaponized against renters and low-income residents.</p> <p>Right now, 78% of Colorado's "extremely low income" renter households are severely cost burdened, meaning they're spending more</p>

	<p>than half of their income on rent and utilities. That is unacceptable. This bill will remove many of the barriers currently in place that have prevented us from providing all Coloradans with adequate housing.</p> <p>This bill is an opportunity for Colorado to become a leader on addressing the housing crisis. The challenges we're facing as a state are massive, and they require bold action at the state level. We've seen cities become increasingly restrictive with housing policies, and blame the next town over for all of the ensuing problems. We cannot continue down this path if we want to address our housing crisis.</p> <p>I strongly support the passage of SB 23-213, and I urge you to do the same. Thank you for your time.</p>
<p>Maria Keenan For themselves</p>	<p>Good Afternoon and thank you for the opportunity to provide testimony. My name is Maria C. Keenan and I am speaking on behalf of myself and my family. I am testifying in support of Senate Bill 23-213. and also want to urge your support for amendments that will strengthen protections for our communities and our climate. This is a very important bill to me, as my children and grandchildren, will be effected for their future.</p> <p>My youngest daughter is getting married and both of them work fulltime. Even with both wages they STILL cannot afford to buy their first home. It is very concerning that our young adults, who are now graduating, getting married do not have an affordable income to buy a home and raise a family. With skyrocketing rent this needs to be a concern for every parent. Plus our elderly population cannot even afford a decent place to live with these high rent costs. Setting state standards for housing and land use will bring local governments together to sole these issues. . Giving cities enough flexibility to plan to meet their housing needs. I strongly urge consideration for Bill SB23-213 to pass for the sake of our young adults and our senior population. Thank you again for letting me submit a written testimony. Maria C. Keenan</p>
<p>Murdoc Khaleghi For themselves</p>	<p>My wife and I are foster parents for several refugee children. While foster children normally have a 2% college graduation rate, our kids are 100% on college graduation track. We therefore would like to expand to get more of these children out of facilities where they have no future prospects. We would like to convert our current detached garage to an ADU to have more room for foster children. But we are currently not permitted to because of zoning.</p> <p>To try to rezone is costly, and requires at least six months of multiple hearings and other unnecessary steps. Not only would this bill allow us to house more kids sooner, but it would save the city all the costly steps it has to unnecessarily go through.</p>
<p>Luke Miller For themselves</p>	<p>My name is Luke Miller and I am a student at the University of Denver. I would like to recognize the tough situation that this committee has to balance. As a freshman studying public policy at the University of Denver, I have studied first hand how hard it is to balance local input</p>

	<p>and control with ensuring equal access to housing as well. Nonetheless, I strongly support a stronger, restored version of SB-213 re-adding minimum density requirements to the bill. Restoring density requirements to the bill will encourage the construction of more housing units by making it easier to construct medium density housing.</p> <p>The issue of housing is deeply personal for me. When I was 14, I lost my childhood home, and everything in it, suddenly and without warning. For the next two years, I watched as my family struggled to find first a temporary apartment, and then a home to live in. While our family was well off enough to afford an apartment and new home, and we had family we could live with temporarily, we still had several months of anxiety before we found a temporary place to live. That experience taught me how housing is not just an economic issue, but a social one as well. According to a study by the Center for Housing Policy, 93% interviewees in a study on housing affordability expressed that their lack of affordable housing has led to a “Significant emotional or mental health issues, including stress, anxiety, depression, and hopelessness”. Another research article showed that people experiencing housing instability were 14 points more likely to have an anxiety attack and 13% more likely to meet the criteria for depression. On a personal note, I know first-hand the anxiety of not having a place of our own and the anxiety of not knowing where you will live a month from now, and the toll it can place on your mental health. It is why I firmly believe affordable housing is the right of everyone, and why I strongly support this amendment to the bill.</p>
<p>Dan Kramer Against Town of Estes Park</p>	<p>The Town of Estes Park has taken a formal position of opposition to this bill. In its original form, it did not respect the traditional division of responsibilities between local governments and the state. Most importantly for Estes Park, the provisions related to accessory dwelling units in non-urban municipalities would have overturned thoughtful, community-informed code amendments the Town recently made. While we have made it easier to build ADUs in Estes Park, we have also been sensitive to our neighborhoods and have required in some circumstances that ADUs be restricted to use by workforce or attainable housing occupants. It would be inappropriate to return provisions to the bill that would overturn these Estes Park code provisions.</p> <p>Dan Kramer Town Attorney, Town of Estes Park</p>
<p>Mina Ishida Goldstein Amend themselves</p>	<p>I’m writing today again to encourage you to reinstate all parts of the bill that were removed. I own and live in a single unit home in Denver, near Colfax and Colorado, and it’s important to me that my neighborhood have diverse housing types, so many more different people in different stages of life can live and thrive in the city together. Historically, my neighborhood had more duplexes, triplexes, and small apartment buildings, and was a diverse area. In more recent years, the zoning was changed to Single Unit Only, and not only has the housing become</p>

	<p>astronomically expensive and out of reach for most people, but duplexes, triplexes, and other smaller housing forms have been torn down in favor of large single unit homes. This type of change has led to lower numbers and markedly less diversity in the area's schools. I'm worried that my elderly parents and my children won't be able to find places to live in Denver, or any other town in Colorado for that matter. As I age and think about downsizing, I'm also worried that I won't be able to find a smaller home, like an ADU, duplex, triplex, 4-plex, or 6-plex in my current neighborhood. It's important to me that these housing options become more available. Since local governments have been mostly unwilling to legally accommodate these smaller home varieties, I encourage the state government to allow it. As a homeowner, I feel that I should have the local control and property right to use my property as my needs change, or as I see fit to accommodate the needs of the community.</p>
<p>Samuel Koenig For themselves</p>	<p>I am a transplant to Colorado. We came here during the Covid-19 pandemic and my wife took a nursing job and we love it here. It is our new home. We are not the first transplants and we won't be the last. Millions of more people are expected to move here over the coming years and make Colorado their home. When Governor Polis announced his new land use bill proposal I was ecstatic. Instead of buying up an existing home that exists we may have the opportunity to pool together with friends and add units to a neighborhood. I've been to neighborhood meetings and understand the strictness of zoning codes and I know this wouldn't be possible without up-zoning reforms. If millions of people move to Colorado and we don't keep up the building there will be inevitable displacement as people with means outbid those with less on existing units. Please consider passing the land use reform bill. Allow people like my family and my friends to add to our neighborhoods and build and not leave us with the only option of living in existing homes or build a new home that contributes to suburban sprawl. Thank you</p>
<p>Mark Hettig For themselves</p>	<p>I fully support the original upzoning for transit areas and city-wide missing middle housing. So important for equity, quality of life, environment, and economic reasons. Please support!</p>
<p>Steve Ruger Against City of Trinidad</p>	<p>Dear Members of the House Transportation, Housing & Local Government Committee,</p> <p>I am writing on behalf of the Trinidad City Council to express our strong opposition to the adoption of Senate Bill 23-213. To summarize a few key issues we have with the proposed legislation:</p> <ol style="list-style-type: none"> 1. The bill undermines the City's authority on local land use control and disregards the established public processes that enable community members to voice their concerns and contribute to decision-making.

	<p>2. The proposed legislation eliminates the right to referendum, setting a dangerous precedent and removing a fundamental right cherished by Colorado voters.</p> <p>3. The legislation's broad scope fails to consider the unique needs and challenges faced by individual communities.</p> <p>4. The legislation alters our relationship with DOLA from one of support and cooperation to regulation and potential conflict.</p> <p>In conclusion, the City of Trinidad strongly opposes Senate Bill 23-213 and requests that our current rights in local land use decision-making be preserved. As a Home Rule municipality, we firmly believe that the most effective decisions for our community should be made at the local level with direct community involvement.</p> <p>Thank you for your consideration of this matter.</p>
<p>Daniel Howard Amend Urban Environmentalists</p>	<p>I support SB23-213, seeking amendments to ensure elimination of parking minimums in transit corridors.</p> <p>Without parking minimums, home owners, renters, and developers will finally have a choice about parking costs. Instead, cities would no longer require costly, carbon intensive concrete parking infrastructure. In Denver, about 23,000 acres of land is dedicated to parking, all of which impermeable reducing ground water recharge. Research shows parking minimums exacerbate traffic, increase housing costs, reduce walkability, and increase sprawl. Lifecycle cost of parking was averaged near \$23,000 per space last year in Denver, all while parking provides zero tax revenue. Nationally, there are about 8 parking spots per car. When developers can't price in parking by choice, these costs are passed onto renters & homebuyers, worsening housing affordability.</p> <p>About 85% of Denver metro and 70% of Boulder is exclusively zoned for SFH. Cities usurp the rights of landowners to build anything else. Thus, the majority of CO is forced to live in distant, low density suburbs without any local businesses nearby. I grew up in suburbia like this. It was a car dependent and unhealthy lifestyle. As a child, my mom was a forced taxi driver to safely leave my neighborhood surrounded by 40 plus mph stroads. I'd only attend music lessons, soccer practice, or other activities if she drove me. In her old age, when she shouldn't be driving, there were no alternate options to walk or take public transit. Unfortunately, this led to her premature death, colliding with a semi on the road outside near our home. For unintentional injuries, motor vehicles are the leading cause of death for those 24 and under and the 2nd leading cause for all other age groups.</p>

	<p>Urban sprawl even worsened the Marshall Fire by incentivizing development into the Wildland Urban Interface. As an NCAR employee, studies link wildfire regions like San Diego, CA with land use restrictions to a \$16k/year cost per capita to cover risk and loss from urban sprawl built into wildfire risky zones. Permitting infill development in for example Boulder’s existing, less fire prone areas, would reduce the impacts of disaster.</p> <p>Restrictive land use is steeped in segregationist history but is also clearly expensive and impractical towards cost effective development, public health, and addressing climate change. For the sake of our children, elderly, and future generations, I urge you to support SB23-213.</p>
<p>Kurt Nordback For themselves</p>	<p>I'm a member of the Boulder Planning Board, but my testimony is strictly on my own behalf.</p> <p>Boulder, like most other Colorado cities, is in a bind. I don't need to tell you that Boulder's housing prices are through the roof. We have had 60,000 workers commuting in every day for jobs and school, clogging the roads and polluting the air. Employers can't find workers, especially for lower-paid jobs, because the cost of housing or commuting makes it prohibitive. We live in a lovely bubble, but the environmental, social, and personal cost of our exclusionary policies has been huge.</p> <p>At the same time, it's extremely difficult for us to add the housing we so desperately need, because of pushback from entrenched and generally privileged interests. That's why we need your help. We, like communities around Colorado, need help from the state in setting policies to meet our housing needs, knowing that we're all striving together to meet this crisis.</p> <p>The status quo is not working. More of the same will not solve the problem. We need to work together, at both the state and local levels, to improve the availability and affordability of housing, reduce displacement, cut water use, and stop driving sprawl. I believe this bill will do that if the proposed amendments are approved, and I urge your support.</p>