



The Metro Mayors Caucus (Caucus), comprised of 39 Denver metro area mayors, opposes SB23-213.

Land use is just one piece of the solution to meeting our affordable housing needs, and while we support many of the concepts advanced in the bill (TOD, ADUs, missing middle housing) we have serious concerns about the top-down process through which they are applied. Moreover, we don't believe that there are the necessary safeguards to ensure that the resulting development will be affordable.

The state's funding sources have been oversubscribed and under resourced for decades. With the passage of Proposition 123, legislative authorization of the Middle-Income Housing Authority, and thoughtful investment of one-time federal dollars, municipalities now have unparalleled investment opportunities. Municipalities deserve the opportunity to access and deploy these funding resources and complete the process streamlining required under existing statute.

The Caucus is also concerned that rather than accelerating progress, SB23-213 will undermine the good work already being done. The cities in the Caucus represent half the state's population with 2.6M residents. Fourteen cities —comprising 1.8M residents or nearly 70% of the Caucus population — are working on or have recently completed a housing needs assessment. Assessments are costly and time consuming, yet critical to understanding the needs we are trying to meet. All urbanized cities and counties should be given a timeline and resources to complete a housing assessment. Counties have been excluded from the requirements of this bill but are home to hundreds of thousands of Coloradans. A comprehensive understanding of housing need and where existing zoning, infrastructure, and context (topography, open space, environmental impacts, etc.) supports or precludes development, is critical to addressing needs in a way that respects community character and makes space for new residents. In this vein, the Caucus believes it is counterproductive to overlay all single-family zoning with multiplex zoning without first examining where there is the capacity to adequately serve it with water, wastewater, transit, etc.

Given the opportunity to respond in a thoughtful and deliberate manner, most local governments will rise to the occasion. Model codes that draw on the expertise of local government officials would be welcome and particularly beneficial for our smaller members. To ensure a collaborative approach, local government officials must also be members of the multi-agency advisory committee and the multi-agency group that develops any affordable housing strategies, plans, model codes, reporting, or assessments. We further believe that DRCOG is better suited than DOLA to coordinate the local response to the housing needs of our growing region. Through DRCOG, our cities have already designed a subregional structure and process to integrate transportation and land use planning.

While we cannot support SB23-213, we believe that there is much that can be done to advance affordable housing. We would support state and local partnerships to: offset infrastructure costs;

lower insurance premiums for condo developments; fund fast, frequent, and reliable transit service on key corridors; help cities apply for grants and technical assistance; and finance deed restricted ADUs. If our legislative and executive leadership seeks partners in putting forth a collaborative agenda to address our affordable housing challenges, they will find us an enthusiastic partner.

The Metro Mayors Caucus thanks the Governor and legislature for engaging on this critical issue and appreciates the work to address the affordable housing crisis in Colorado. We look forward to continuing the conversation and working with the State on meaningful solutions to address our affordability issues.

THE METRO MAYORS CAUCUS