



March 29, 2023

Senator Dylan Roberts  
Colorado General Assembly  
200 E. Colfax  
Room 346  
Denver, CO 80203

RE: Senate Bill 23-213

Dear Senator Roberts:

The City of Aspen supports the Governor's commitment to address the affordable housing crisis throughout the state and to increase the number of affordable housing units where people work. We believe that the lack of affordable housing is impacting local economies and families and increases congestion on transportation networks. The City of Aspen began investing in affordable housing in the 1970s and the Aspen/Pitkin County area has approximately 3,200 deed restricted affordable homes in our area. Last year, Aspen voters approved a tax on short-term rentals which is estimated to provide an additional \$5-6 million annually to increase the city's investment. Currently, the city is developing 356 deed-restricted affordable housing units. In April of last year, the Aspen City Council adopted the 2022-2026 [Affordable Housing Strategic Plan](#) with an overarching goal of 500 affordable housing units in the next five years.

Aspen and the other high country resort communities have deep experience in developing affordable housing over the past 30-50 years and would seek to contribute our knowledge and experience in this policy area.

Senate Bill 23-213 in its current form is insufficient to address the need. For rural resort communities, increasing supply of housing will not result in affordable housing without accompanying enforceable deed restrictions.

We would respectfully request additional time to review the bill contents and provide constructive feedback that would improve the bill's outcome. The City of Aspen is in alignment with the Colorado Association of Ski Towns (CAST), which is requesting the hearing before the Senate Local Government and Housing Committee be deferred until at least April 25.

Aspen and CAST supports proceeding with the Statewide and Regional Housing Needs Assessments as proposed in 29-33-103 and supports CAST serving as an active participant in defining and implementing the Assessment.

Additionally, Aspen believes that mandating upzoning in Rural Resort Job Centers for ADUs and Middle Housing as a use by right in any zone is not acceptable. Aspen recently increased density to further the goals of affordable housing, amending affordable housing mitigation requirements for single-family and duplex development – particularly in demolition and redevelopment scenarios; streamlined the review process for code-compliant affordable housing projects; allowed three and four-plex affordable housing

development as an allowed density across most of Aspen's residential zone districts; and removed obstacles throughout the land use code in further supporting development of affordable housing. Our own efforts to up zone take into account our unique land use patterns, neighborhoods and context. Uniform upzoning for mountain communities will undermine community character and does not consider specific challenges within our individual communities, such as utility easements, drainage needs, and snow storage in setbacks.

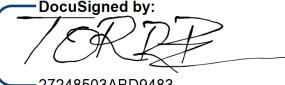
Aspen supports authorization of Accessory Dwelling Units and superseding private covenants and restrictions to allow Accessory Dwelling Units with each rural resort job center municipality retaining authority and discretion to determine the appropriate manner of implementing any Accessory Dwelling Unit regulations, including requiring deed restrictions that limit occupancy to workers and sets responsible rental rates.

Aspen requests that an amended bill create a Rural Resort Task Force comprised of the 15 Rural Resort Job Center communities referenced to prepare recommendations to the Department of Local Affairs and the Legislature by June 2025. Goals of the task force could include recommendations to:

- a. Define how Rural Resort Regions will be identified and requirements for Rural Resort Region Housing Needs Plans.
- b. Compile target housing needs and goals for the Rural Resort Job Centers and their proposed strategies to meet those identified housing goals.
- c. Propose land use regulation strategies, including but not limited to upzoning, accessory dwelling units, reduced parking requirements.
- d. Propose a menu of solutions including incentives, collaborative practices, and local funding mechanisms built upon the successful programs already underway in rural resort communities. Include incentives and exemptions for RRJCs that adopt some percentage of solution strategies.
- e. Propose non-construction solutions to increase workforce housing residential stock more quickly, including acquisition of deed restrictions on free market properties.
- f. Propose efficient and effective processes to review affordable housing projects.
- g. Preserve existing deed restrictions for workforce housing.
- h. Propose authorization for new local housing funding sources.
- i. Aggressively reduce climate impacts of new housing through reduced emission construction standards, location of new housing near transit hubs, and increased use of transit and other forms for non-vehicular transportation.

The City of Aspen is committed to helping the state develop eventual recommendations to DOLA that meaningfully increase affordable housing within the Rural Resort Regions and that also protect existing affordable housing programs for our mountain communities.

Sincerely,

DocuSigned by:  
  
27248503ABD9483...

Aspen Mayor Torre



April 4, 2023

Senator Janice Rich  
Colorado General Assembly  
200 E. Colfax  
Room 346  
Denver, CO 80203

RE: Senate Bill 23-213

Dear Senator Rich:

The City of Aspen supports the Governor's commitment to address the affordable housing crisis throughout the state and to increase the number of affordable housing units where people work. We believe that the lack of affordable housing is impacting local economies and families and increases congestion on transportation networks. The City of Aspen began investing in affordable housing in the 1970s and the Aspen/Pitkin County area has approximately 3,200 deed restricted affordable homes in our area. Last year, Aspen voters approved a tax on short-term rentals which is estimated to provide an additional \$5-6 million annually to increase the city's investment. Currently, the city is developing 356 deed-restricted affordable housing units. In April of last year, the Aspen City Council adopted the 2022-2026 [Affordable Housing Strategic Plan](#) with an overarching goal of 500 affordable housing units in the next five years.

Aspen and the other high country resort communities have deep experience in developing affordable housing over the past 30-50 years and would seek to contribute our knowledge and experience in this policy area.

Senate Bill 23-213 in its current form is insufficient to address the need. For rural resort communities, increasing supply of housing will not result in affordable housing without accompanying enforceable deed restrictions.

We would respectfully request additional time to review the bill contents and provide constructive feedback that would improve the bill's outcome. The City of Aspen in alignment with the Colorado Association of Ski Towns (CAST), which is requesting the hearing before the Senate Local Government and Housing Committee be deferred until at least April 25.

Aspen and CAST supports proceeding with the Statewide and Regional Housing Needs Assessments as proposed in 29-33-103 and supports CAST serving as an active participant in defining and implementing the Assessment.

Additionally, Aspen believes that mandating upzoning in Rural Resort Job Centers for ADUs and Middle Housing as a use by right in any zone is not acceptable. Aspen recently increased density to further the goals of affordable housing, amending affordable housing mitigation requirements for single-family and duplex development – particularly in demolition and redevelopment scenarios; streamlined the review process for code-compliant affordable housing projects; allowed three and four-plex affordable housing

development as an allowed density across most of Aspen's residential zone districts; and removed obstacles throughout the land use code in further supporting development of affordable housing. Our own efforts to up zone take into account our unique land use patterns, neighborhoods and context. Uniform upzoning for mountain communities will undermine community character and does not consider specific challenges within our individual communities, such as utility easements, drainage needs, and snow storage in setbacks.

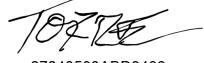
Aspen supports authorization of Accessory Dwelling Units and superseding private covenants and restrictions to allow Accessory Dwelling Units with each rural resort job center municipality retaining authority and discretion to determine the appropriate manner of implementing any Accessory Dwelling Unit regulations, including requiring deed restrictions that limit occupancy to workers and sets responsible rental rates.

Aspen requests that an amended bill create a Rural Resort Task Force comprised of the 15 Rural Resort Job Center communities referenced to prepare recommendations to the Department of Local Affairs and the Legislature by June 2025. Goals of the task force could include recommendations to:

- a. Define how Rural Resort Regions will be identified and requirements for Rural Resort Region Housing Needs Plans.
- b. Compile target housing needs and goals for the Rural Resort Job Centers and their proposed strategies to meet those identified housing goals.
- c. Propose land use regulation strategies, including but not limited to upzoning, accessory dwelling units, reduced parking requirements.
- d. Propose a menu of solutions including incentives, collaborative practices, and local funding mechanisms built upon the successful programs already underway in rural resort communities. Include incentives and exemptions for RRJCs that adopt some percentage of solution strategies.
- e. Propose non-construction solutions to increase workforce housing residential stock more quickly, including acquisition of deed restrictions on free market properties.
- f. Propose efficient and effective processes to review affordable housing projects.
- g. Preserve existing deed restrictions for workforce housing.
- h. Propose authorization for new local housing funding sources.
- i. Aggressively reduce climate impacts of new housing through reduced emission construction standards, location of new housing near transit hubs, and increased use of transit and other forms for non-vehicular transportation.

The City of Aspen is committed to helping the state develop eventual recommendations to DOLA that meaningfully increase affordable housing within the Rural Resort Regions and that also protect existing affordable housing programs for our mountain communities.

Sincerely,

— DocuSigned by:  
  
27248503ABD9483...

Aspen Mayor Torre



April 4, 2023

Senator Byron Pelton  
Colorado General Assembly  
200 E. Colfax  
Room 346  
Denver, CO 80203

RE: Senate Bill 23-213

Dear Senator Pelton:

The City of Aspen supports the Governor's commitment to address the affordable housing crisis throughout the state and to increase the number of affordable housing units where people work. We believe that the lack of affordable housing is impacting local economies and families and increases congestion on transportation networks. The City of Aspen began investing in affordable housing in the 1970s and the Aspen/Pitkin County area has approximately 3,200 deed restricted affordable homes in our area. Last year, Aspen voters approved a tax on short-term rentals which is estimated to provide an additional \$5-6 million annually to increase the city's investment. Currently, the city is developing 356 deed-restricted affordable housing units. In April of last year, the Aspen City Council adopted the 2022-2026 [Affordable Housing Strategic Plan](#) with an overarching goal of 500 affordable housing units in the next five years.

Aspen and the other high country resort communities have deep experience in developing affordable housing over the past 30-50 years and would seek to contribute our knowledge and experience in this policy area.

Senate Bill 23-213 in its current form is insufficient to address the need. For rural resort communities, increasing supply of housing will not result in affordable housing without accompanying enforceable deed restrictions.

We would respectfully request additional time to review the bill contents and provide constructive feedback that would improve the bill's outcome. The City of Aspen in alignment with the Colorado Association of Ski Towns (CAST), which is requesting the hearing before the Senate Local Government and Housing Committee be deferred until at least April 25.

Aspen and CAST supports proceeding with the Statewide and Regional Housing Needs Assessments as proposed in 29-33-103 and supports CAST serving as an active participant in defining and implementing the Assessment.

Additionally, Aspen believes that mandating upzoning in Rural Resort Job Centers for ADUs and Middle Housing as a use by right in any zone is not acceptable. Aspen recently increased density to further the goals of affordable housing, amending affordable housing mitigation requirements for single-family and duplex development – particularly in demolition and redevelopment scenarios; streamlined the review process for code-compliant affordable housing projects; allowed three and four-plex affordable housing

development as an allowed density across most of Aspen's residential zone districts; and removed obstacles throughout the land use code in further supporting development of affordable housing. Our own efforts to up zone take into account our unique land use patterns, neighborhoods and context. Uniform upzoning for mountain communities will undermine community character and does not consider specific challenges within our individual communities, such as utility easements, drainage needs, and snow storage in setbacks.

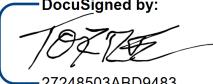
Aspen supports authorization of Accessory Dwelling Units and superseding private covenants and restrictions to allow Accessory Dwelling Units with each rural resort job center municipality retaining authority and discretion to determine the appropriate manner of implementing any Accessory Dwelling Unit regulations, including requiring deed restrictions that limit occupancy to workers and sets responsible rental rates.

Aspen requests that an amended bill create a Rural Resort Task Force comprised of the 15 Rural Resort Job Center communities referenced to prepare recommendations to the Department of Local Affairs and the Legislature by June 2025. Goals of the task force could include recommendations to:

- a. Define how Rural Resort Regions will be identified and requirements for Rural Resort Region Housing Needs Plans.
- b. Compile target housing needs and goals for the Rural Resort Job Centers and their proposed strategies to meet those identified housing goals.
- c. Propose land use regulation strategies, including but not limited to upzoning, accessory dwelling units, reduced parking requirements.
- d. Propose a menu of solutions including incentives, collaborative practices, and local funding mechanisms built upon the successful programs already underway in rural resort communities. Include incentives and exemptions for RRJCs that adopt some percentage of solution strategies.
- e. Propose non-construction solutions to increase workforce housing residential stock more quickly, including acquisition of deed restrictions on free market properties.
- f. Propose efficient and effective processes to review affordable housing projects.
- g. Preserve existing deed restrictions for workforce housing.
- h. Propose authorization for new local housing funding sources.
- i. Aggressively reduce climate impacts of new housing through reduced emission construction standards, location of new housing near transit hubs, and increased use of transit and other forms for non-vehicular transportation.

The City of Aspen is committed to helping the state develop eventual recommendations to DOLA that meaningfully increase affordable housing within the Rural Resort Regions and that also protect existing affordable housing programs for our mountain communities.

Sincerely,

DocuSigned by:  
  
27248503ABD9483...

Aspen Mayor Torre



April 4, 2023

Senator Tony Exum  
Colorado General Assembly  
200 E. Colfax  
Room 346  
Denver, CO 80203

RE: Senate Bill 23-213

Dear Senator Exum:

The City of Aspen supports the Governor's commitment to address the affordable housing crisis throughout the state and to increase the number of affordable housing units where people work. We believe that the lack of affordable housing is impacting local economies and families and increases congestion on transportation networks. The City of Aspen began investing in affordable housing in the 1970s and the Aspen/Pitkin County area has approximately 3,200 deed restricted affordable homes in our area. Last year, Aspen voters approved a tax on short-term rentals which is estimated to provide an additional \$5-6 million annually to increase the city's investment. Currently, the city is developing 356 deed-restricted affordable housing units. In April of last year, the Aspen City Council adopted the 2022-2026 [Affordable Housing Strategic Plan](#) with an overarching goal of 500 affordable housing units in the next five years.

Aspen and the other high country resort communities have deep experience in developing affordable housing over the past 30-50 years and would seek to contribute our knowledge and experience in this policy area.

Senate Bill 23-213 in its current form is insufficient to address the need. For rural resort communities, increasing supply of housing will not result in affordable housing without accompanying enforceable deed restrictions.

We would respectfully request additional time to review the bill contents and provide constructive feedback that would improve the bill's outcome. The City of Aspen in alignment with the Colorado Association of Ski Towns (CAST), which is requesting the hearing before the Senate Local Government and Housing Committee be deferred until at least April 25.

Aspen and CAST supports proceeding with the Statewide and Regional Housing Needs Assessments as proposed in 29-33-103 and supports CAST serving as an active participant in defining and implementing the Assessment.

Additionally, Aspen believes that mandating upzoning in Rural Resort Job Centers for ADUs and Middle Housing as a use by right in any zone is not acceptable. Aspen recently increased density to further the goals of affordable housing, amending affordable housing mitigation requirements for single-family and duplex development – particularly in demolition and redevelopment scenarios; streamlined the review process for code-compliant affordable housing projects; allowed three and four-plex affordable housing

development as an allowed density across most of Aspen's residential zone districts; and removed obstacles throughout the land use code in further supporting development of affordable housing. Our own efforts to up zone take into account our unique land use patterns, neighborhoods and context. Uniform upzoning for mountain communities will undermine community character and does not consider specific challenges within our individual communities, such as utility easements, drainage needs, and snow storage in setbacks.

Aspen supports authorization of Accessory Dwelling Units and superseding private covenants and restrictions to allow Accessory Dwelling Units with each rural resort job center municipality retaining authority and discretion to determine the appropriate manner of implementing any Accessory Dwelling Unit regulations, including requiring deed restrictions that limit occupancy to workers and sets responsible rental rates.

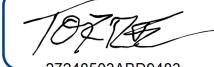
Aspen requests that an amended bill create a Rural Resort Task Force comprised of the 15 Rural Resort Job Center communities referenced to prepare recommendations to the Department of Local Affairs and the Legislature by June 2025. Goals of the task force could include recommendations to:

- a. Define how Rural Resort Regions will be identified and requirements for Rural Resort Region Housing Needs Plans.
- b. Compile target housing needs and goals for the Rural Resort Job Centers and their proposed strategies to meet those identified housing goals.
- c. Propose land use regulation strategies, including but not limited to upzoning, accessory dwelling units, reduced parking requirements.
- d. Propose a menu of solutions including incentives, collaborative practices, and local funding mechanisms built upon the successful programs already underway in rural resort communities. Include incentives and exemptions for RRJCs that adopt some percentage of solution strategies.
- e. Propose non-construction solutions to increase workforce housing residential stock more quickly, including acquisition of deed restrictions on free market properties.
- f. Propose efficient and effective processes to review affordable housing projects.
- g. Preserve existing deed restrictions for workforce housing.
- h. Propose authorization for new local housing funding sources.
- i. Aggressively reduce climate impacts of new housing through reduced emission construction standards, location of new housing near transit hubs, and increased use of transit and other forms for non-vehicular transportation.

The City of Aspen is committed to helping the state develop eventual recommendations to DOLA that meaningfully increase affordable housing within the Rural Resort Regions and that also protect existing affordable housing programs for our mountain communities.

Sincerely,

DocuSigned by:



27248503ABD9483...

Aspen Mayor Torre



April 4, 2023

Senator Julie Gonzales  
Colorado General Assembly  
200 E. Colfax  
Room 346  
Denver, CO 80203

RE: Senate Bill 23-213

Dear Senator Gonzales:

The City of Aspen supports the Governor's commitment to address the affordable housing crisis throughout the state and to increase the number of affordable housing units where people work. We believe that the lack of affordable housing is impacting local economies and families and increases congestion on transportation networks. The City of Aspen began investing in affordable housing in the 1970s and the Aspen/Pitkin County area has approximately 3,200 deed restricted affordable homes in our area. Last year, Aspen voters approved a tax on short-term rentals which is estimated to provide an additional \$5-6 million annually to increase the city's investment. Currently, the city is developing 356 deed-restricted affordable housing units. In April of last year, the Aspen City Council adopted the 2022-2026 [Affordable Housing Strategic Plan](#) with an overarching goal of 500 affordable housing units in the next five years.

Aspen and the other high country resort communities have deep experience in developing affordable housing over the past 30-50 years and would seek to contribute our knowledge and experience in this policy area.

Senate Bill 23-213 in its current form is insufficient to address the need. For rural resort communities, increasing supply of housing will not result in affordable housing without accompanying enforceable deed restrictions.

We would respectfully request additional time to review the bill contents and provide constructive feedback that would improve the bill's outcome. The City of Aspen in alignment with the Colorado Association of Ski Towns (CAST), which is requesting the hearing before the Senate Local Government and Housing Committee be deferred until at least April 25.

Aspen and CAST supports proceeding with the Statewide and Regional Housing Needs Assessments as proposed in 29-33-103 and supports CAST serving as an active participant in defining and implementing the Assessment.

Additionally, Aspen believes that mandating upzoning in Rural Resort Job Centers for ADUs and Middle Housing as a use by right in any zone is not acceptable. Aspen recently increased density to further the goals of affordable housing, amending affordable housing mitigation requirements for single-family and duplex development – particularly in demolition and redevelopment scenarios; streamlined the review process for code-compliant affordable housing projects; allowed three and four-plex affordable housing

development as an allowed density across most of Aspen's residential zone districts; and removed obstacles throughout the land use code in further supporting development of affordable housing. Our own efforts to up zone take into account our unique land use patterns, neighborhoods and context. Uniform upzoning for mountain communities will undermine community character and does not consider specific challenges within our individual communities, such as utility easements, drainage needs, and snow storage in setbacks.

Aspen supports authorization of Accessory Dwelling Units and superseding private covenants and restrictions to allow Accessory Dwelling Units with each rural resort job center municipality retaining authority and discretion to determine the appropriate manner of implementing any Accessory Dwelling Unit regulations, including requiring deed restrictions that limit occupancy to workers and sets responsible rental rates.

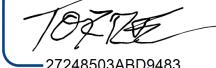
Aspen requests that an amended bill create a Rural Resort Task Force comprised of the 15 Rural Resort Job Center communities referenced to prepare recommendations to the Department of Local Affairs and the Legislature by June 2025. Goals of the task force could include recommendations to:

- a. Define how Rural Resort Regions will be identified and requirements for Rural Resort Region Housing Needs Plans.
- b. Compile target housing needs and goals for the Rural Resort Job Centers and their proposed strategies to meet those identified housing goals.
- c. Propose land use regulation strategies, including but not limited to upzoning, accessory dwelling units, reduced parking requirements.
- d. Propose a menu of solutions including incentives, collaborative practices, and local funding mechanisms built upon the successful programs already underway in rural resort communities. Include incentives and exemptions for RRJCs that adopt some percentage of solution strategies.
- e. Propose non-construction solutions to increase workforce housing residential stock more quickly, including acquisition of deed restrictions on free market properties.
- f. Propose efficient and effective processes to review affordable housing projects.
- g. Preserve existing deed restrictions for workforce housing.
- h. Propose authorization for new local housing funding sources.
- i. Aggressively reduce climate impacts of new housing through reduced emission construction standards, location of new housing near transit hubs, and increased use of transit and other forms for non-vehicular transportation.

The City of Aspen is committed to helping the state develop eventual recommendations to DOLA that meaningfully increase affordable housing within the Rural Resort Regions and that also protect existing affordable housing programs for our mountain communities.

Sincerely,

DocuSigned by:



27248503ABD9483...

Aspen Mayor Torre



April 4, 2023

Senator Sonya Jacquez Lewis  
Colorado General Assembly  
200 E. Colfax  
Room 346  
Denver, CO 80203

RE: Senate Bill 23-213

Dear Senator Lewis:

The City of Aspen supports the Governor's commitment to address the affordable housing crisis throughout the state and to increase the number of affordable housing units where people work. We believe that the lack of affordable housing is impacting local economies and families and increases congestion on transportation networks. The City of Aspen began investing in affordable housing in the 1970s and the Aspen/Pitkin County area has approximately 3,200 deed restricted affordable homes in our area. Last year, Aspen voters approved a tax on short-term rentals which is estimated to provide an additional \$5-6 million annually to increase the city's investment. Currently, the city is developing 356 deed-restricted affordable housing units. In April of last year, the Aspen City Council adopted the 2022-2026 [Affordable Housing Strategic Plan](#) with an overarching goal of 500 affordable housing units in the next five years.

Aspen and the other high country resort communities have deep experience in developing affordable housing over the past 30-50 years and would seek to contribute our knowledge and experience in this policy area.

Senate Bill 23-213 in its current form is insufficient to address the need. For rural resort communities, increasing supply of housing will not result in affordable housing without accompanying enforceable deed restrictions.

We would respectfully request additional time to review the bill contents and provide constructive feedback that would improve the bill's outcome. The City of Aspen in alignment with the Colorado Association of Ski Towns (CAST), which is requesting the hearing before the Senate Local Government and Housing Committee be deferred until at least April 25.

Aspen and CAST supports proceeding with the Statewide and Regional Housing Needs Assessments as proposed in 29-33-103 and supports CAST serving as an active participant in defining and implementing the Assessment.

Additionally, Aspen believes that mandating upzoning in Rural Resort Job Centers for ADUs and Middle Housing as a use by right in any zone is not acceptable. Aspen recently increased density to further the goals of affordable housing, amending affordable housing mitigation requirements for single-family and duplex development – particularly in demolition and redevelopment scenarios; streamlined the review process for code-compliant affordable housing projects; allowed three and four-plex affordable housing

development as an allowed density across most of Aspen's residential zone districts; and removed obstacles throughout the land use code in further supporting development of affordable housing. Our own efforts to up zone take into account our unique land use patterns, neighborhoods and context. Uniform upzoning for mountain communities will undermine community character and does not consider specific challenges within our individual communities, such as utility easements, drainage needs, and snow storage in setbacks.

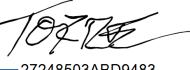
Aspen supports authorization of Accessory Dwelling Units and superseding private covenants and restrictions to allow Accessory Dwelling Units with each rural resort job center municipality retaining authority and discretion to determine the appropriate manner of implementing any Accessory Dwelling Unit regulations, including requiring deed restrictions that limit occupancy to workers and sets responsible rental rates.

Aspen requests that an amended bill create a Rural Resort Task Force comprised of the 15 Rural Resort Job Center communities referenced to prepare recommendations to the Department of Local Affairs and the Legislature by June 2025. Goals of the task force could include recommendations to:

- a. Define how Rural Resort Regions will be identified and requirements for Rural Resort Region Housing Needs Plans.
- b. Compile target housing needs and goals for the Rural Resort Job Centers and their proposed strategies to meet those identified housing goals.
- c. Propose land use regulation strategies, including but not limited to upzoning, accessory dwelling units, reduced parking requirements.
- d. Propose a menu of solutions including incentives, collaborative practices, and local funding mechanisms built upon the successful programs already underway in rural resort communities. Include incentives and exemptions for RRJCs that adopt some percentage of solution strategies.
- e. Propose non-construction solutions to increase workforce housing residential stock more quickly, including acquisition of deed restrictions on free market properties.
- f. Propose efficient and effective processes to review affordable housing projects.
- g. Preserve existing deed restrictions for workforce housing.
- h. Propose authorization for new local housing funding sources.
- i. Aggressively reduce climate impacts of new housing through reduced emission construction standards, location of new housing near transit hubs, and increased use of transit and other forms for non-vehicular transportation.

The City of Aspen is committed to helping the state develop eventual recommendations to DOLA that meaningfully increase affordable housing within the Rural Resort Regions and that also protect existing affordable housing programs for our mountain communities.

Sincerely,

DocuSigned by:  
  
27248503ABD9483...

Aspen Mayor Torre



April 4, 2023

Senator Rod Pelton  
Colorado General Assembly  
200 E. Colfax  
Room 346  
Denver, CO 80203

RE: Senate Bill 23-213

Dear Senator Pelton:

The City of Aspen supports the Governor's commitment to address the affordable housing crisis throughout the state and to increase the number of affordable housing units where people work. We believe that the lack of affordable housing is impacting local economies and families and increases congestion on transportation networks. The City of Aspen began investing in affordable housing in the 1970s and the Aspen/Pitkin County area has approximately 3,200 deed restricted affordable homes in our area. Last year, Aspen voters approved a tax on short-term rentals which is estimated to provide an additional \$5-6 million annually to increase the city's investment. Currently, the city is developing 356 deed-restricted affordable housing units. In April of last year, the Aspen City Council adopted the 2022-2026 [Affordable Housing Strategic Plan](#) with an overarching goal of 500 affordable housing units in the next five years.

Aspen and the other high country resort communities have deep experience in developing affordable housing over the past 30-50 years and would seek to contribute our knowledge and experience in this policy area.

Senate Bill 23-213 in its current form is insufficient to address the need. For rural resort communities, increasing supply of housing will not result in affordable housing without accompanying enforceable deed restrictions.

We would respectfully request additional time to review the bill contents and provide constructive feedback that would improve the bill's outcome. The City of Aspen in alignment with the Colorado Association of Ski Towns (CAST), which is requesting the hearing before the Senate Local Government and Housing Committee be deferred until at least April 25.

Aspen and CAST supports proceeding with the Statewide and Regional Housing Needs Assessments as proposed in 29-33-103 and supports CAST serving as an active participant in defining and implementing the Assessment.

Additionally, Aspen believes that mandating upzoning in Rural Resort Job Centers for ADUs and Middle Housing as a use by right in any zone is not acceptable. Aspen recently increased density to further the goals of affordable housing, amending affordable housing mitigation requirements for single-family and duplex development – particularly in demolition and redevelopment scenarios; streamlined the review process for code-compliant affordable housing projects; allowed three and four-plex affordable housing

development as an allowed density across most of Aspen's residential zone districts; and removed obstacles throughout the land use code in further supporting development of affordable housing. Our own efforts to up zone take into account our unique land use patterns, neighborhoods and context. Uniform upzoning for mountain communities will undermine community character and does not consider specific challenges within our individual communities, such as utility easements, drainage needs, and snow storage in setbacks.

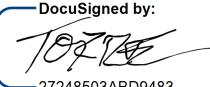
Aspen supports authorization of Accessory Dwelling Units and superseding private covenants and restrictions to allow Accessory Dwelling Units with each rural resort job center municipality retaining authority and discretion to determine the appropriate manner of implementing any Accessory Dwelling Unit regulations, including requiring deed restrictions that limit occupancy to workers and sets responsible rental rates.

Aspen requests that an amended bill create a Rural Resort Task Force comprised of the 15 Rural Resort Job Center communities referenced to prepare recommendations to the Department of Local Affairs and the Legislature by June 2025. Goals of the task force could include recommendations to:

- a. Define how Rural Resort Regions will be identified and requirements for Rural Resort Region Housing Needs Plans.
- b. Compile target housing needs and goals for the Rural Resort Job Centers and their proposed strategies to meet those identified housing goals.
- c. Propose land use regulation strategies, including but not limited to upzoning, accessory dwelling units, reduced parking requirements.
- d. Propose a menu of solutions including incentives, collaborative practices, and local funding mechanisms built upon the successful programs already underway in rural resort communities. Include incentives and exemptions for RRJCs that adopt some percentage of solution strategies.
- e. Propose non-construction solutions to increase workforce housing residential stock more quickly, including acquisition of deed restrictions on free market properties.
- f. Propose efficient and effective processes to review affordable housing projects.
- g. Preserve existing deed restrictions for workforce housing.
- h. Propose authorization for new local housing funding sources.
- i. Aggressively reduce climate impacts of new housing through reduced emission construction standards, location of new housing near transit hubs, and increased use of transit and other forms for non-vehicular transportation.

The City of Aspen is committed to helping the state develop eventual recommendations to DOLA that meaningfully increase affordable housing within the Rural Resort Regions and that also protect existing affordable housing programs for our mountain communities.

Sincerely,

DocuSigned by:  
  
27248503ABD9483...

Aspen Mayor Torre