



May 4, 2023

RE: Senate Bill 23-213

Dear Honorable Colorado Representatives:

The City of Aspen has been working with the Governor's Office through CAST on amendments to Senate Bill 23-213 to remove mandates for implementation of upzoning, focus on a list of affordable housing strategies for mountain communities to adopt, and to include a definition of affordable housing that makes sense for resort communities. Unfortunately, there has been no time to digest what all of the new amendments mean for Rural Resort Job Centers, and it is extremely disappointing that the House Transportation, Housing and Local Government Committee approved amendments on Tuesday that undermined CAST's good faith negotiations.

We do know that late session amendments reinstate a definition of affordable housing that is too restrictive to work for our mountain communities. The affordable housing definition should meet the needs of communities, and where cost of living is higher, affordable housing is needed for people making more than 80 percent of Area Median Income.

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. The City of Aspen has a 45-year commitment to the importance of affordable housing to reduce strain on local economies, families, infrastructure and transportation networks, and community resilience. We 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. In fact, Aspen has delivered more units of affordable housing per capita than any other community in the state through our existing land use regulations and investments in creating housing for workers.

This bill's introduction late in the session has led to cobbled together legislation that supersedes home rule authority control of zoning and restricts the ability to manage communities' infrastructure and water needs. Additionally, this bill creates compliance work for communities that will take staff members away from the important work they are already doing to actually address affordable housing challenges.

The City of Aspen is committed to helping the state meaningfully increase affordable housing units within the Rural Resort Regions and to protect existing affordable housing programs for our mountain communities. Taken on its merits, Senate Bill 23-213 will not result in new affordable housing, and the flawed approach to last minute amendments developed without coordination

with impacted communities will have unintended consequences for the very communities the legislation is intended to support.

We respectfully request a no vote on this legislation.

Sincerely,

Aspen Mayor Torre

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Aspen City Council

Mayor Torre

John Doyle, Mayor Pro Tem

Ward Hauenstein

Bill Guth

Sam Rose



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