



May 4, 2023

RE: House Bill 23-1255

Dear Honorable Colorado Representatives:

The Aspen City Council opposes the passage of House Bill 23-1255. As a community committed to land use planning that responds to the unique social, economic, and environmental conditions in our jurisdiction and planning area, our 45-years of active growth management regulations are an essential land use tool. The City of Aspen greatly appreciates the amendment to the bill that will allow regulating or restricting market rate development or redevelopment in order to enforce affordability requirements, however, even as amended the legislation will require an overhaul to our municipal code to keep crucial elements of our program in place and may hinder our ability to regulate the unaffordable free market residential industry.

Aspen has more experience with growth management regulations than any other community in the nation. In the face of decades of overwhelming resort-driven development pressure, Aspen has demonstrated that growth management is an essential tool for the development of affordable housing and a lived-in, sustainable community, economy, and environment. Aspen has led the way in development of these policies and regulations. The result is the largest system of affordable housing per capita in the nation, housing a majority of our full-time population, and preserving the vitality of one of the most desirable destination communities in the country. This would not have been possible without growth management.

In a luxury housing market, the market must be managed to align community needs with market production of housing. Zoning controls are not enough for us to ensure that the luxury housing market is appropriately constrained and that the impacts of redevelopment are mitigated. Our Growth Management Quota system delivers Affordable Housing and Multi-Family that the market would not without intervention.

The Aspen City Council urges the state to find another means to ensure that additional housing units are developed where they are needed and at densities which relate with the surrounding communities.

We respectfully request a no vote on HB23-1255.

Sincerely,

DocuSigned by:

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Aspen Mayor Torre

Aspen City Council

Mayor Torre, Mayor Pro Tem John Doyle, Ward Hauenstein, Bill Guth, Sam Rose



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