

SB23-001 Authority Of Public-private Collaboration Unit For Housing

Tuesday, January 24, 2023

Senate Local Government & Housing 2:00 pm | SCR 352

Written Testimony: Support

Thank you, Madam Chair and members of the committee. My name is Matt Gorenc, and I am government affairs manager at the Denver Metro Chamber of Commerce and Metro Denver Economic Development Corporation.

I am pleased to speak before this committee to express our support for Senate Bill 1.

This common sense bill seeks to solve the most pressing policy problem in our state, and we are pleased that the Senate decided to make this the first bill introduced this session. As we are likely all aware, home prices in the Denver Metro area have skyrocketed, doubling in the past ten years, with much of these gains coming in the last few years. Metro Denver's workforce is struggling to keep up with this increase, and if we don't act decisively, our economic competitiveness, business attraction and retention, and workforce all suffer.

The Chamber supports this legislation because of the public-private partnership model this bill creates. The best way to increase our housing supply is to cut regulations, ease zoning restrictions, and tackle the issue from a statewide approach. The Chamber supports efforts to make building housing easier, including reforming construction litigation, which discourages condo development and has had a detrimental impact on our state's housing market. While this bill does not specifically address that, it does create sense of urgency around building affordable housing which the Chamber applauds.

Repurposing underutilized properties allows our state to use land for its highest and best use, and the public-private partnership model allows our development community to deliver sorely needed housing inventory to market efficiently. We applaud efforts by the General Assembly to encourage public-private partnerships, not one-size-fits-all mandates, and easing restrictions and burdens on businesses and the development community will encourage more housing stock. This bill is a common sense way for the state to do its part to foment housing construction in a meaningful way and to forge public-private partnerships with the development community to deliver housing so our workforce can live in communities where they work.

We urge the members of this committee to vote yes on this bill.