



[SB23-213 Land Use](#)

**Thursday, April 6, 2023**

**Senate Local Government & Housing – In Person**

**Testimony: Support**

Good morning, Madam Chair, and fellow committee members,

My name is Adam Burg, and I am the vice president of Government Affairs for the Denver Metro Chamber of Commerce, and I'm here today to express our organizations' support for SB23-213.

Housing is the economic competitiveness issue of our time.

Ensuring homeownership is readily attainable is imperative for our economic competitiveness efforts to keep Metro Denver the best place to live and do business in the region.

The lack of housing is one of the biggest concerns we hear from businesses looking to relocate or expand in Colorado.

And this isn't just about lower income or affordable housing. When we have companies who are paying six figure salaries, but their employees still can't afford a home in Colorado – we have a massive problem on our hands.

The bill makes it easier to infill existing neighborhoods with denser housing units, eases zoning restrictions and arbitrary regulations that have historically suffocated development, fast tracks certain development project approvals, and bolsters private property rights.

Housing is a complicated policy problem. And there are many stakeholders who need to rally to address our statewide housing crisis.

It is vital that local governments have a seat at this table – something real and tangible – to help improve, design, and implement this bill throughout the process, including rulemaking and beyond.

We look forward to working with Governor Polis, legislators, local government leaders and our business community to craft real incentives and real solutions.

Statewide awareness of the issue is essential – and while communities need flexibility to best accomplish our collective goals, this bill and the Governor's leadership will help provide the tools and incentives needed to move us forward.

This bill is not a panacea for the state's lack of housing – and fails to address one of the biggest issues we face - construction litigation reform - but while imperfect, it is a step in the right direction. The status quo is not a viable alternative.

We encourage the committee to vote yes on this legislation.