

Senate Local Government & Housing

05/02/2023 02:00 PM

HB23-1255 Regulate Local Housing Growth Restrictions

Typed Text of Testimony Submitted

Name, Position, Representing	Typed Text of Testimony
<p>Don Cameron Against City of Golden</p>	<p>The City of Golden monitors all legislation in the Colorado General Assembly for their potential impact on the City. The City maintains a legislative policy document that guides our response to a given piece of legislation. The recently proposed HB23-1255, "CONCERNING PREEMPTION OF LOCAL REGULATIONS LIMITING THE NUMBER OF BUILDING PERMITS ISSUED FOR DEVELOPMENT", is very concerning. Besides the fact that we are generally opposed to preemption, the specific growth limits that are in place in Golden were not initially put in place by the elected city council, but instead by the will of the voters. Overturning a citizen initiative seems undemocratic on its face and we oppose it on those grounds too.</p> <p>One of the provisions of the proposed bill with respect to a building moratorium is also in conflict with a tool we have used to good effect in Golden. Specifically, "A TEMPORARY ANTI-GROWTH LAW ALLOWED BY THIS SUBSECTION (3) MAY BE EFFECTIVE FOR NO MORE THAN ONE YEAR AFTER THE DECLARATION OF A DISASTER EMERGENCY." We would like this to not be tied to a Disaster Emergency, but more generally available as needed. When Golden rewrote its decades old code to move to a Form Based Code, we effectively used a limited moratorium to ensure new buildings would conform to the new code. We believe that all of building that was going to take place, did take place, but on a slightly different schedule. So a moratorium can be used to change the timing of building in ways that are helpful to the community.</p> <p>In summary, through early allocations for TOD, the elderly, and affordable housing, Golden feels that it has contributed housing units to the community as needed while controlling growth in a way that meets the intent of the voters. Preemption is against the will of the voters and loss of a moratorium tool will not allow us to do what is best for our citizens.</p>



Conservation Colorado

TO: Senate Local Government & Housing Committee Members
FR: Jenny Gaeng, Transportation Campaign Manager, Conservation Colorado
RE: Support for HB23-1255

Thank you for the opportunity to submit written testimony. Conservation Colorado is the state's largest environmental advocacy organization, working to protect Colorado's air, lands, water, and communities. We support House Bill 23-1255.

Anti-growth laws curtail cultural diversity and inclusion, and drive up housing costs during our state's massive housing crisis, which is due in part to shortage of supply.

Transportation is the largest source of greenhouse gasses in Colorado and nationwide, making it our top contributor to climate change. Toxic pollution from cars and trucks can lead to health problems like asthma, cardiovascular and respiratory disease, low birth weights, and even cancer. These impacts fall disproportionately on communities located near major highways, which are predominantly low-income, Black, Indigenous, Latine, and other communities of color.

The majority transportation emissions come from passenger cars. It's a sector that is notoriously hard to address, because it relies on changing human behavior – which means giving people better options, so they are not forced to drive long distances to get where they need to go.

That's where growth comes in. Growth is inevitable, and it is up to us to choose whether we want it to happen in the form of environmentally-damaging sprawl, or responsible development that makes sense for our climate, economy, and quality of life.

When we build more housing in our existing communities, it enables people to live close to where they work, go to school, and access basic services. We save people time and money by reducing the amount they need to drive. People are able to stay in the communities where they grew up, and new arrivals to Colorado can put down roots in places that make sense for their needs.

Growth is not a threat to our communities. Climate change is. It is our responsibility to use every tool in our toolbox to build more sustainably and equitably, so that our cities and towns, not to mention our planet, will support future generations.