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Dear Members of the Colorado General Assembly,

We want to convey our shared concerns about the housing affordability issue that we currently face. There is not one city, town or community in Colorado that is immune to this challenge, and as Mayors we see the impacts firsthand. We are closest to the actual issue, as we are neighbors and friends with our residents and constituents, and we are keenly aware of how Colorado's housing shortage and affordability crisis negatively impacts the people and businesses in our communities. We need more housing at affordable prices...and we need it now. That is why we are collectively expressing our support for [SB24-106](#), sponsored by Senator Zenzinger, Senator Coleman, and Representative Bird.

As mayors of diverse Colorado communities, we each have unique needs, goals, and priorities related to housing. Increasing the supply, quality, and accessibility of housing units to expand and sustain homeownership is a priority we share. As the primary means of accumulating wealth for the average family, homeownership provides our residents with numerous benefits. Greater financial and economic stability, access to quality education, increased civic and social engagement, better physical and mental health, and a reduced environmental footprint improves families and communities.

Unfortunately, our state has experienced an increasingly litigious culture because of construction liability lawsuits. As a result, contractors' liability insurance has spiked; increasing development costs passed to consumers in higher sales prices and reduced housing options – and ultimately leaving Coloradans with fewer homeownership opportunities. We see in real time how this housing environment impacts our residents and ultimately our communities.

Multifamily for-sale housing – like condominiums – is critically important because it helps close the affordability gap, adds a needed element to the diverse mix of housing options we can offer Coloradans, is historically the most affordable owner-occupied housing option, and is a key path to homeownership for residents along the housing continuum. First-time home buyers such as young professionals, older adults wanting to downsize, and middle-income workers such as first responders, educators, and public

Metro Mayors Caucus
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Denver, CO 80220



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sector employees will all benefit from the housing choices that will become available if this critical legislation is passed.

The goal of SB24-106 is to help reduce insurance costs by decreasing the magnitude and frequency of claims, provide other means to ensure consumer protection by resolving disputes faster for homeowners, helping to reduce building costs to produce attainably priced homes, and ultimately creating more opportunities to build wealth for Coloradans through homeownership. SB24-106 allows us to do all of this without sacrificing the standards we should expect from our building community, while also creating more housing choices and pathways for homeowners to address their concerns.

While we recognize that there is no silver bullet and this bill will not solve all our housing affordability challenges, we do believe it is an important first step and a fair and balanced approach, and we remain committed to working closely with you to confront these issues.

Sincerely,

Mayor Laura Weinberg, Golden
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Mayor Wendi Strom, Lakewood

Mayor Greg Mills, Brighton

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WORKING TOGETHER FOR A BETTER REGION

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