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Media Contact:
Kevin Bommer, Executive Director
1144 Sherman St., Denver, CO 80203
(p) 303-831-6411 · (f) 303-860-8175
kbommer@cml.org
www.cml.org

NEWS RELEASE

For immediate release

CML testifies on SB23-213 – “Partnership, not preemption”

April 6, 2023, Denver, Colo. – Today, the Colorado Municipal League and several local elected officials and staff testified in opposition to SB23-213, dubbed “More Housing Now” but already acknowledged by Gov. Polis and development experts as housing five to ten years in the future.

While opposing the bill primarily on the grounds of its unconstitutional preemption of home rule authority and inappropriate intrusion into local control, CML Executive Director Kevin Bommer offered a vision of meaningful legislation CML and members could support:

“The League could support outcomes that eliminate all preemptions and mandates on local governments; keeps the statewide housing needs assessment with no strings attached; reinforces DOLA as the helping hand it has been to local governments since its inception and not turning it into regulatory agency; allocating the \$15 Million in SB 213 in two parts - \$7.5 million to CDOT for TOD development and incentive grants and \$7.5 million to DOLA to be directly appropriated to councils of Government for regional affordable housing planning; and whether in this bill or separately, we must have meaningful and substantive reform to inadequate construction defects laws preventing development of owner-occupied attached housing. We applaud the homebuilders and developers that have continued to pursue this needed reform. I’m sorry we have not been stronger and more vocal partners. That changes today.”

Borrowing from a timeless quote Bommer said, “Those who travel the high road of humility are not bothered by heavy traffic.” Bommer continued, “We must all have humility – humility to be willing to change this bill from sticks to carrots, to be partners not adversaries. Humility to ensure home rule and local control are not just a means to say ‘no,’ but rather powerful tools to address housing affordability and availability. Humility to handle and respond to NIMBYism in pursuit of long-term sustainability.”

The door is open to direct the legislation away from preemption and toward partnership, which is what the Colorado Municipal League has been requesting for many months. CML believes there is time left in this session to pass legislation that compliments Proposition 123 and millions of dollars in grants established last year in order expedite and incentivize more affordable and accessible housing.

CML is a nonprofit, nonpartisan organization established in 1923 that provides advocacy, information, and training for 270 member cities and towns. For more information on the Colorado Municipal League, please visit www.cml.org or call 303-831-6411.

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