



February 26, 2026

RE: Opposition to House Bill 26-1001 | Housing Developments on Qualifying Properties

Dear Honorable Colorado Representatives:

The Aspen City Council opposes the passage of House Bill 26-1001. As proposed, the HOME Act makes Housing Opportunities (un)Easy. As a home rule community committed to land use planning that responds to the unique social, economic, and environmental conditions in our jurisdiction and planning area, our 45-years of active growth management regulations are an essential land use tool.

Aspen has led the way in development of funding sources and policies that promote the development of affordable housing resulting in the largest system of affordable housing per capita in the nation. The Aspen City Council urges the state to not strip Colorado communities of their ability to make basic land use decisions. Do not override neighborhood rules with little local input. The ability to service water as well as impacts to roads and other infrastructure will be detrimentally affected but no longer mitigated under these proposed rules.

This approach sidelines local governments and risks permanent changes to communities without clear limits or accountability. Rooted in a strong sense of place and history, we foster a lived-in and inclusive community. Local decision-making matters. Local planning, zoning and community engagement shape responsible housing solutions. Colorado is made up of diverse communities that need to be allowed to respond uniquely to local housing issues – blanket regulations won't always work or fit.

We are a dedicated community that cultivates the Aspen Idea by stewarding the natural and built environments through compassionate and creative governance, inspiring communities world-wide. We respectfully request a no vote on HB26-1001.

Sincerely,

Rachael E. Richards, Mayor

Aspen City Council: Mayor pro tem John Doyle, Christine Benedetti, Bill Guth, Sam Rose