



**CFRR 2020
Executive
Committee:**

- AGC of Colorado
- Colorado Association of Mechanical and Plumbing Contractors
- Colorado Apartment Association
- Colorado Association of Homebuilders
- Colorado Association of REALTORS
- Colorado BUILDS
- Colorado Coalition for the Homeless
- Colorado Concern
- Habitat for Humanity Colorado
- HBA of Metro Denver
- Housing Colorado
- Metro Denver EDC
- NAIOP Colorado

Chair:

Ted Leighty, CAHB

Vice-chair:

Liz Peetz, CAR

About CFRR 2020:

Coloradans for Responsible Reform has brought together business, labor, nonprofit and civic organizations over the past 20 years to support or oppose ballot measures having a major impact on Colorado's economic vitality and quality of life. CFRR 2020 is working to build a strong campaign and a diverse coalition to oppose 122.

CFRR 2020 Leading Opposition to Initiative 122

Colorado voters in November may be asked to approve a severe housing growth limit in our state through Initiative 122. This statutory initiative would artificially cap annual housing growth in Adams, Arapahoe, Boulder, Broomfield, Elbert, El Paso, Denver, Douglas, Jefferson, Larimer and Weld counties. Initiative 122 would also make it easier in the other 53 counties and municipalities across Colorado to initiate local growth restrictions.

Initiative 122 seeks to:

- **Artificially cap housing permits**—for both for-sale and rental housing—to 1.0% of the “total number of privately-owned residential housing units” in 2021 and 2022 in the 11 Front Range counties and the municipalities in those counties.
- Direct nine counties to portion out permits to the underlying municipalities—**without any formula or percentages to address equity, fairness and community needs.**
- Deceive voters with a 0.15% “increase” in permits for affordable housing and another 0.15% for senior housing. With unmeasurable definitions and unclear parameters, this minuscule and artificial cap will leave Colorado even further behind in addressing housing needs for these critical populations.
- **Redefine housing units as individual dwellings**, with a single-family home counting as one unit and an 80-unit apartment or condo building counting as 80 units, requiring 80 permits under 122.
- **Expand initiative and referendum to counties**—only to limit growth—and then **lower the bar for local growth initiatives** by significantly reducing the number of petition signatures required to put a growth measure on a local ballot.

Initiative 122 will significantly hurt Colorado's economy and access to housing for many Coloradans. If approved by voters, 122 would:

- **Limit the supply of housing, driving up the price of homes and apartments.** Increased housing prices will hurt teachers, firefighters, seniors and others on fixed incomes. Making Colorado more expensive will also hurt our children and grandchildren's ability to stay in Colorado.
- **Push Colorado even further behind in affordable and attainable housing.** The Front Range alone is more than 30,000 affordable units behind housing demand, and Initiative 122 will make it nearly impossible to build affordable housing.
- **Force development into rural counties and cause urban sprawl.** Growth and new housing will replace farmland and open spaces, while making traffic congestion even worse for Coloradans.
- **Cost Colorado up to 55,000 new jobs**, \$56 billion of statewide economic activity, and \$3.8 billion of personal income growth each year, according to the Common Sense Policy Roundtable—before the COVID-19 pandemic and economic disaster.
- **Harm Colorado's ability to recover from the COVID-19 disaster.** Colorado would be hurt by an artificial building cap that would push investment away from our state.

Join the Initiative 122 Opposition:

For more information about CFRR 2020 and to join the coalition, please contact Bill Ray at bill@wr-communications.com or 303-885-1881.