



Protecting Colorado's Economic Future

CFRR Exec Committee Told 1% Growth Limitation a Non-Starter

Hill Poll shows ballot Initiative 66 starting off at only 36%

JUNE 6, 2018 (Denver) – The leadership committee for the campaign organized to defeat a filed ballot measure received a briefing from its pollster indicating that concern over a proposed 1% growth limitation along the Front Range may in fact be short-lived. The measure starts off with only 36% support, according to the recent findings.

Dr. David Hill, of *Hill Research Consultants* in Auburn, AL, presented his findings Thursday to the executive committee of *Coloradans For Responsible Reform*, the issue committee organized to defeat proposed Initiative 66.

“There are growing pains associated with Colorado’s red-hot economy, but voters don’t see in Initiative 66 any legitimate answers to their concerns over traffic, schools and housing availability,” said Ted Leighty, chair of the CFRR committee and CEO of the Colorado Association of Home Builders.

The measure, proposed by Daniel Hayes of Golden, is his third attempt at introducing a growth-limitation proposal, following his previous success with Golden and a stalled attempt with a proposed 1% growth limitation in Lakewood last November. With an approved ballot question from the state Title Board and a petition template approved by the Secretary of State, Hayes has an August 6 deadline to turn in almost 99,000 valid signatures of registered voters in Colorado in order to secure a spot on this November’s ballot.

“He (Hayes) best give up now,” said Rick Reiter, Colorado’s preeminent ballot issues expert hired to defeat the measure. “It’s already the first week of June and the state record for collecting the minimum number of signatures to qualify is eight weeks. Plus, starting off with numbers like these looks to be a complete waste of his time.”

Initiative 66, a statutory measure, would mandate a growth moratorium the day following the election in the top 10 populated counties along the Front Range. Then starting January 1, and for the next two years, those 10 counties would be restricted from issuing residential building permits beyond 1% of the total number all housing units in that county. Thereafter, county and municipal voters decide the status of building permits beyond that 1% limit.

“I am not surprised Initiative 66 is struggling,” Reiter said. “We already devote two and a half pages of ballot just for the retention of judges. Imagine looking at your ballot in 2019 and seeing two and a half pages more of building permit applications.”

The results of Dr. Hill’s survey, testing the ballot language as it would appear on the November ballot, showed only 36% of likely voters supporting the measure this November, with 50% opposed. The findings are similar to a poll conducted earlier in the year by Joe Goode, of *American Strategies* in Washington, D.C., a national pollster for the *Colorado Association of Realtors*, which holds a seat on the CFRR executive committee. Goode’s testing of the ballot language in March reflected 42% support against 53% opposed.

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“Twice this ballot language has been tested by two of the country’s most formidable pollsters, and both times the measure has been shown to be a terrible idea for Colorado,” stated Stefka Fanchi, who represents *Housing Colorado* on the CFRR committee. “Colorado’s labor force is experiencing a severe housing shortage throughout the metro area. This measure not only escalates housing prices beyond what is already unaffordable to a quarter of our workforce, but likely eliminates apartments and condos as future housing choices in Colorado.”

For the past 20 years, business, labor, nonprofit and civic organizations have united under the *Coloradans For Responsible Reform* (CFRR) banner to support or oppose ballot measures having a major impact on Colorado’s economic vitality and quality of life. The building of broad, diverse coalitions and the use of strong, no-nonsense messaging have characterized those efforts.

In 2005, CFRR formed the largest coalition Colorado has ever seen to gain voter approval of Referendum C. By 2010, *The New York Times* described the nonpartisan CFRR coalition opposing Amendments 60, 61 and Proposition 101 as “the most powerful group in Colorado.”

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Coloradans For Responsible Reform

Hill Poll, Fielded May 10-15, 2018

n= 500 (land line, cell and online)

Q1. Ballot Test, Proposed Measure #66

At most Colorado elections, voters approve or reject issue-oriented ballot measures. Here's an Initiative Number 66 that will be on your November election ballot. It's somewhat long and complicated, so listen carefully. Tell me how you'd vote on it.

1. ___ Shall there be a change to Colorado Statutes concerning limitations on the growth of housing, and,

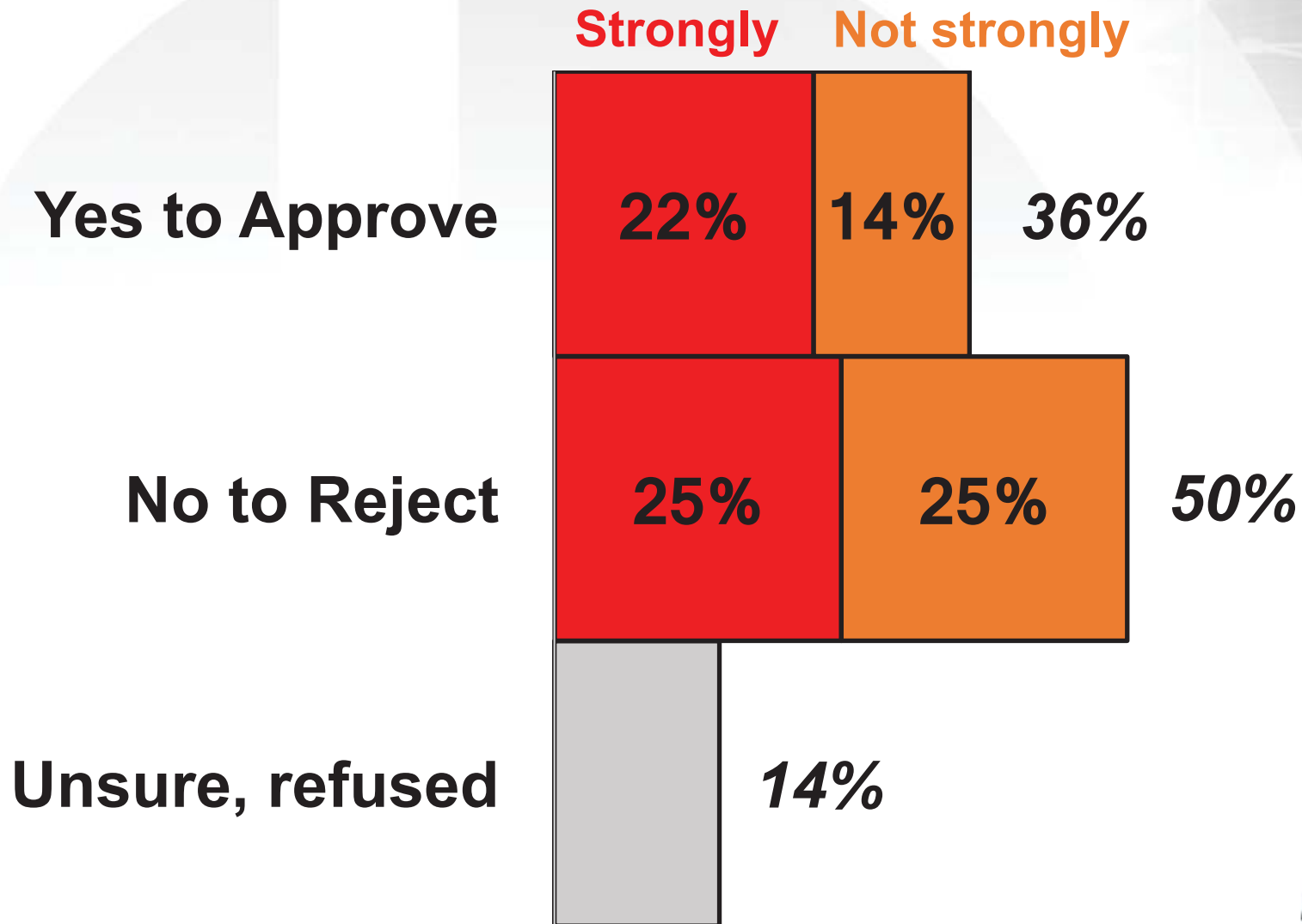
- permitting the electors of every city and county to limit housing growth by initiative and referendum;
- permitting county voters by initiative and referendum to limit housing growth uniformly within the county;
- establishing procedural requirements for initiatives for local governments concerning limits on housing growth; and only for the city and counties of Broomfield and Denver, and in the counties of Adams, Arapahoe, Boulder, Douglas, El Paso, Jefferson, Larimer, and Weld:
- prohibiting new permits for housing units by local governments located within such counties until January 1, 2019,
- limiting the growth of residential housing units to one percent annually starting in 2019, and
- permitting the one percent growth limitation to be amended or repealed by initiative and referendum commencing in 2021?

This ends the summary.

If the election were held today, would you vote YES to approve this proposal, or NO to reject it? (**FOLLOWUP:** And do you feel strongly about this?)

First ballot (unaided)

Limitations on the growth of housing measure



Q.9 And still thinking ahead to the election this November, voters in Colorado are sometimes asked to vote on ballot measures. I would like to read you the language of a measure that may appear on the ballot in Colorado this November. (READ SLOWLY)

Shall there be a change to the Colorado Statutes concerning limitations on the growth of housing; permitting county voters by initiative and referendum to limit housing growth uniformly within the county; establishing procedural requirements for initiatives for local governments, concerning limits on housing growth; and for the city and counties of Broomfield and Denver, and in the counties of Adams, Arapahoe, Boulder, Douglas, El Paso, Jefferson, Larimer, and Weld that would: 1) prohibit the issuance of new permits for privately owned housing units by local governments located in these counties and cities until January 1, 2019, 2) limit the growth of privately owned residential housing units to one percent annually starting in 2019, and 3) permit the one percent growth limitation to be amended or repealed by initiative and referendum commencing in 2021?

Now, if the November 2018 election were held today, how would you vote on this measure -- (ROTATE) YES, meaning you would vote in favor of passing it, or NO, meaning you would vote against passing it?

	Total	Phone	Online
Yes	35	36	35
Lean Yes	6	3	12
No	44	50	36
Lean No	9	4	17
(Undecided)	5	8	0
Total Yes	42	38	47
Total No	53	54	53
Total Yes - Total No	-11	-15	-6

Q.11 (IF NOT UNDECIDED IN Q.9) How certain are you that you would vote YES/NO, are you very certain, somewhat certain, or not certain at all?

	Total	Phone	Online
Strong Yes	15	15	15
Weak Yes	27	23	32
Strong No	23	26	18
Weak No	30	28	34
(Undecided)	5	8	0