

2018 Voter Guide

Statewide Ballot Questions



The Colorado Association of Homebuilders' Government Affairs Committee has reviewed and taken positions on 6 measures that will be on the statewide ballot. The GAC has done this through careful review of each measure and by listening to presentations by proponents and opponents of several of these measures. Altogether, there are seven citizen initiatives and six General Assembly referred measures on the November ballot. Below is a summary of the measures that have a CAHB position.



- Amendments Y and Z** will create criteria for map-drawing for Congressional and Legislative redistricting and prohibitions on gerrymandering by creating independent commissions with balanced representation from all political parties, including unaffiliated voters. Commissions are directed to maximize competitive districts.
- ✓ Amendments Y and Z are necessary due to years of highly partisan and politicized redistricting processes for both Congressional and legislative districts.
 - ✓ Y and Z mark a true attempt by bipartisan legislators and statewide community leaders to work together to create a less partisan structure to draw and approve maps, as required every 10 years after the U.S. Census.



- Amendment 73** is a significant tax increase, estimated at \$1.6 billion in new revenue in FY2019-20, to fund public education across Colorado. The measure increases the corporate and personal income tax rates, as well as changing property tax collections for schools. The GAC opposed Amendment 73 for several reasons:
- × Amendment 73 provides property tax relief to public school districts that are lagging behind the statewide average in property tax valuation, but in doing so will cause special districts such as fire and library districts in the same situation to reduce their mill levies to comply with the Gallagher Amendment's constitutional guarantee that residential property taxes constitute 45% of the property tax burden, and commercial property taxes 55%.
 - × Amendment 73 makes piecemeal changes to the Gallagher Amendment and all local government entities – including the special and metro districts that are critical to development – should be treated equally.
 - × Income tax rate hikes will impact small businesses hard since many CAHB members form their companies as LLCs and S-corps, pass-through entities that pay their business' taxes through their individual returns. These entities could be faced with paying a higher percentage of their income in taxes than corporations.



- Amendment 74**, Just Compensation for Reduction in Fair Market Value, amends the state Constitution to prohibit the reduction in fair-market value of private property by law or regulation without compensation from that government. While 74 applies to all laws and regulations, not just land-use decisions, the GAC voted to oppose Amendment 74 due to:
- × Potential for unintended consequences in land-use and zoning decisions by local governments, and
 - × Concerned their decisions may lead to lawsuits from property owners, many local governments may choose inaction on land-use decisions because of Amendment 74's fiscal impacts to communities.



- Proposition 110**, Let's Go Colorado transportation funding, would allow a \$0.62 state sales and use tax increase to raise \$766 million in FY 2019-20. The measure would allow CDOT to bond up to \$6 billion over a 20-year term to jump-start statewide transportation projects.
- ✓ Proposition 110 creates a comprehensive, sustainable and guaranteed revenue source to address the \$9 billion in unfunded state projects on CDOT's priority list.
 - ✓ Proposition 110 includes revenue sharing for municipalities and counties and includes transit funding.



- Proposition 112**, changes the state's oil and gas setback to 2,500 from any occupied structure or "vulnerable area" and allows local governments to enact more restrictive setbacks.
- × Homebuilding industry has taken part in several rulemaking efforts that have established the state's oil and gas regulations, including setbacks, which are considered some of the toughest in the nation. Proposition 112 unnecessarily changes the setback portion of those rules.
 - × According to economic studies, Proposition 112's 2,500 setback would effectively ban oil and gas production in much of Colorado, crippling one of our state's most important job providers.