



Initiative 122 Synopsis, Status and Talking Points

Synopsis

- Limits annual housing growth by limiting permits to 1 percent in 2021 and 2022 in the 11 Front Range counties: Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, Elbert, El Paso, Jefferson, Larimer and Weld. Also limits building permits in cities and towns within these counties.
- Growth limit remains in place unless it is amended or repealed by local voters within the applicable local governments starting in 2023. Establishes signature and challenge requirements on repeal initiatives.
- Allows affordable housing (as defined as privately-owned residential housing priced 30% lower than average comparable housing within the same local government) to grow at 1.15% each year.
- Allows senior housing (privately-owned residential housing for those 60 years and older) to grow at 1.15% each year.
- Allows voters in the other counties and cities across Colorado to set their own local growth limits. Voter approved countywide growth limits would also limit housing in the municipalities within the county.

Status (as of October 24, 2019)

- In early October, Title Board ruled in favor of the initiative. Opposition filed notice of appeal to the CO Supreme Court and expect a decision by early December. If appeal is overruled, proponent can then get petitions approved for circulation and have six months to collect signatures.

Talking Points

- Initiative 122 is short sighted, and will ultimately hurt the communities and people it claims to help – Coloradans who will be hurt in an artificially constrained housing market.
- Colorado's regional and statewide economies depend on a robust and attainable housing market, and Colorado is already far behind in meeting its housing needs.
- As the measure constrains housing market along Front Range, it will hurt housing affordability by artificially limiting new-home construction and increasing prices.
- The measure will lead to job reductions in construction and impact our region's job market by limiting the availability of housing as companies grow or look to expand in Colorado.
- The measure taps into broader, underlying — and understandable — sentiments about growth and its tradeoffs during boom times—traffic, water and scarcity of affordable housing. However, an effective solution would focus on land-use planning; responsible resource development and conservation; and proper investments in basic infrastructure including transportation and affordable housing.