

# 2020 Voter Guide

COLORADO  
APARTMENT ASSOCIATION

THE PEOPLE AND ISSUES THAT IMPACT OUR INDUSTRY



## Making Sense of State Races

By Drew Hamrick,  
Colorado Apartment Association

By far the most impactful politicians to our industry are Colorado House and Senate members. The vast majority of laws that impact owner/resident relationships, property rights and development come from the State. Because the core of our industry is the ownership of real estate, we are particularly vulnerable to change. Real estate can't be moved away from harmful laws and investment decisions are made on a very long-term horizon. Consequently, any change in the status quo can have an enormous negative impact on our primary asset and our businesses.

This economic and political reality makes us a “no” vote on most change. It has been over 20 years since our association drafted and tried to have legislation passed. Instead, we are called upon again and again to try to block and defeat harmful legislation. The almost hyperactive level of proposed legislative change regarding rental housing keeps us very busy and slowly takes its toll on our industry. Defeating a bill usually takes place in a committee hearing of either the Colorado House or the Colorado Senate. The makeup of these committees is based on which party has the majority of that legislative body.

The larger the majority one party has - the more one sided its makeup is in any one of these committees.

Colorado has and is likely to keep all three legislative branches of its government controlled by the Democratic Party. The current advantage to the Democrats is such that they have one more vote than Republicans in each Senate committee and two more votes than Republicans in each House committee.

As a practical matter that means that we are constantly searching for a moderate Democrat (and sometimes two) to vote against a bill that's harmful to our industry. This can be a very tall order and sometimes unattainable.

While there are lots of political issues out there that or individual members may feel passionate about and that may be of great personal interest, none rise to the importance of these industry related votes and their impact on our paychecks and the cost of our products. We are cognizant of the fact that our members have widely divergent political outlooks. While many perceive a somewhat politically homogeneous membership, 35% of our members are Democrats and more than 20% identified themselves as having socialist economic philosophies.

Regardless of what your political philosophy and persuasion might be, what is good for our industry is a divided government wherein we can more easily kill harmful legislation.

With this in mind we suggest to our membership that it ignore all other interesting, emotional and partisan issues and help us achieve more balanced representation in the state house, which can only be achieved through voting for Republican state representatives. Simply put, an inferior Republican candidate makes it easier to defeat harmful legislation than a superior Democratic candidate.

With that said, the Association still financially supports a large number of moderate Democrats. Often the fracture line on legislative votes is the division between moderate Democrats and more radical members of the party, rather than the fracture line between Democrats and Republicans. Because of this and because we know some of you simply cannot bring yourselves to vote for a Republican, we offer the following list which includes those Democrats that we have contributed to and have shown some support for our industry and our legislative goals.

# RECOMMENDED STATE HOUSE OF REPRESENTATIVES

<b>HOUSE DISTRICT 01</b> Samantha Kock	<b>HOUSE DISTRICT 14</b> Shane Sandridge	<b>HOUSE DISTRICT 28</b> Pedro Roybal	<b>HOUSE DISTRICT 41</b> Robert Andrews	<b>HOUSE DISTRICT 55</b> Janice Rich
<b>HOUSE DISTRICT 02</b> <a href="#">Alec Garnett (D)</a> <a href="#">Victoria Partridge (R)</a>	<b>HOUSE DISTRICT 15</b> Dave Williams	<b>HOUSE DISTRICT 29</b> Vanessa Warren-Demott	<b>HOUSE DISTRICT 43</b> Kevin Van Winkle	<b>HOUSE DISTRICT 56</b> Rod Bockenfeld
<b>HOUSE DISTRICT 03</b> Dean Titterington	<b>HOUSE DISTRICT 16</b> Andy Pico	<b>HOUSE DISTRICT 30</b> <a href="#">Dafna Michaelson Jenet (D)</a> <a href="#">Kerrie Gutierrez (R)</a>	<b>HOUSE DISTRICT 44</b> Kim Ransom	<b>HOUSE DISTRICT 57</b> Perry Will
<b>HOUSE DISTRICT 04</b> Grant Price	<b>HOUSE DISTRICT 17</b> Robert Blancken	<b>HOUSE DISTRICT 32</b> Anthony Caputo	<b>HOUSE DISTRICT 45</b> Patrick Neville	<b>HOUSE DISTRICT 58</b> Marc Catlin
<b>HOUSE DISTRICT 05</b> <a href="#">Alex Valdez (D)</a> <a href="#">Jonathan Woodley (R)</a>	<b>HOUSE DISTRICT 18</b> <a href="#">Marc Snyder (D)</a> <a href="#">George Rapko (R)</a>	<b>HOUSE DISTRICT 33</b> <a href="#">Matt Gray (D)</a> <a href="#">Mindy Quiachon (R)</a>	<b>HOUSE DISTRICT 46</b> <a href="#">Daneya Esgar (D)</a> <a href="#">Jonathan Ambler (R)</a>	<b>HOUSE DISTRICT 59</b> Marilyn Harris
<b>HOUSE DISTRICT 06</b> William McAleb	<b>HOUSE DISTRICT 19</b> Tim Geitner	<b>HOUSE DISTRICT 34</b> <a href="#">Kyle Mullica (D)</a> <a href="#">Mark Bromley (R)</a>	<b>HOUSE DISTRICT 47</b> <a href="#">Bri Buentello (D)</a> <a href="#">Stephanie Luck (R)</a>	<b>HOUSE DISTRICT 60</b> Ron Hanks
<b>HOUSE DISTRICT 07</b> Jennifer Bacon	<b>HOUSE DISTRICT 20</b> Terri Carver	<b>HOUSE DISTRICT 35</b> Roger Lehman	<b>HOUSE DISTRICT 48</b> Tonya Van Beber	<b>HOUSE DISTRICT 61</b> <a href="#">Julie McCluskie (D)</a> <a href="#">Kim McGahey (R)</a>
<b>HOUSE DISTRICT 08</b> Leslie Herod	<b>HOUSE DISTRICT 21</b> Mary Bradfield	<b>HOUSE DISTRICT 36</b> Dustin Bishop	<b>HOUSE DISTRICT 49</b> Michael Lynch	<b>HOUSE DISTRICT 62</b> <a href="#">Donald Valdez (D)</a> <a href="#">Logan Taggart (R)</a>
<b>HOUSE DISTRICT 09</b> Larry Braig	<b>HOUSE DISTRICT 22</b> Colin Larson	<b>HOUSE DISTRICT 37</b> <a href="#">Tom Sullivan (D)</a> <a href="#">Caroline Cornell (R)</a>	<b>HOUSE DISTRICT 51</b> Hugh McKean	<b>HOUSE DISTRICT 63</b> <a href="#">Geneiveve Schneider (D)</a> <a href="#">Dan Woog (R)</a>
<b>HOUSE DISTRICT 10</b> Kenneth Stickney	<b>HOUSE DISTRICT 23</b> Fred Clifford	<b>HOUSE DISTRICT 38</b> Richard Champion	<b>HOUSE DISTRICT 52</b> Donna Walter	<b>HOUSE DISTRICT 64</b> Richard Holtorf
<b>HOUSE DISTRICT 11</b> Mark Milliman	<b>HOUSE DISTRICT 24</b> Laurel Imer	<b>HOUSE DISTRICT 39</b> Mark Baisley	<b>HOUSE DISTRICT 53</b> Jennifer Arndt	<b>HOUSE DISTRICT 65</b> Rod Pelton
<b>HOUSE DISTRICT 12</b> Eric Davila	<b>HOUSE DISTRICT 25</b> Donald Rosier	<b>HOUSE DISTRICT 40</b> Richard Allen Bassett	<b>HOUSE DISTRICT 54</b> Matt Soper	
<b>HOUSE DISTRICT 13</b> Kevin Sipple	<b>HOUSE DISTRICT 27</b> <a href="#">Brianna Titone (D)</a> <a href="#">Vicki Pyne (R)</a>			

# RECOMMENDED STATE SENATE

<b>SENATE DISTRICT 04</b> Jim Smallwood	<b>SENATE DISTRICT 14</b> Joann Ginal	<b>SENATE DISTRICT 19</b> <a href="#">Rachel Zenzinger (D)</a> <a href="#">Lynn Gerber (R)</a>	<b>SENATE DISTRICT 25</b> Kevin Priola	<b>SENATE DISTRICT 29</b> Rhonda Fields
<b>SENATE DISTRICT 08</b> Robert Rankin	<b>SENATE DISTRICT 17</b> Matthew Menza	<b>SENATE DISTRICT 21</b> <a href="#">Dominick Moreno (D)</a> <a href="#">Martin Mendez (R)</a>	<b>SENATE DISTRICT 26</b> <a href="#">Jeff Bridges (D)</a> <a href="#">Bob Roth (R)</a>	<b>SENATE DISTRICT 31</b> <a href="#">Chris Hansen (D)</a> <a href="#">Doug Townsend (R)</a>
<b>SENATE DISTRICT 10</b> Larry Liston	<b>SENATE DISTRICT 18</b> <a href="#">Stephen Fenberg (D)</a> <a href="#">Peg Cage (R)</a>	<b>SENATE DISTRICT 23</b> Barbara Kirkmeyer	<b>SENATE DISTRICT 27</b> Suzanne Staiert	<b>SENATE DISTRICT 33</b> James Coleman
<b>SENATE DISTRICT 12</b> Bob Gardner			<b>SENATE DISTRICT 28</b> Karl Stecher	<b>SENATE DISTRICT 35</b> Cleave Simpson Jr.

# 3 Issues That Affect Our Industry

**S**uggesting how members vote on ballot propositions is always a dicey affair. These issues are heavily publicized, often contentious, and highly partisan.

We will avoid weighing in on most of the proposals, (even though they are very interesting issues) because things like whether noncitizens should vote, gray wolves should be introduced, state income taxes are too high, and appropriate abortion policy after the 2nd trimester do not have any unique impact on our industry.

However, there are three of the propositions that are impactful to our industry and we point those out and offer voting suggestions as follows:



## VOTE NO

### AMENDMENT B: REPEAL OF THE GALLAGHER AMENDMENT

Various Colorado governments impose massive annual taxes on real estate. Last year those taxes totaled \$11.3 billion, which was up 15% from the year before and has gone up 53% over the last five years. Property taxes are imposed based on the value of the property. Consequently, as property values go up, so do property taxes. The Gallagher amendment forces all government entities that impose a property tax to take no more than 45% of their total property tax revenue from residential properties (which includes rental properties). Historically, residential property tax values have appreciated more rapidly than commercial properties. Consequently, Gallagher has had the effect of preventing residential property taxes from increasing any faster than the appreciation on commercial property. The Gallagher Amendment has reduced residential property taxes by over \$35 Billion since its enactment in 1982. The repeal of the Gallagher Amendment will immediately mean residential property taxes will be 22% higher next year, which will negatively affect housing affordability in Colorado.

## VOTE NO

### PROPOSITION 113: COMPACT FOR COLORADO TO PLEDGE ITS ELECTORAL VOTES BASED ON NATIONWIDE POPULAR VOTE

The United States Constitution provides protections to states with smaller populations to ensure that those states are fairly represented in presidential elections. This proposition would require Colorado to cast its electoral votes in accordance with the nationwide popular vote, thereby making Colorado's votes irrelevant. States like California would be the beneficiary of this proposition, as its massive population would drown the influence of low population states. This proposition would not only change the outcome of elections to whatever the coastal states want, it would greatly reduce the incentive to channel federal spending to small states like Colorado.

## VOTE NO

### PROPOSITION 116: PAID FAMILY LEAVE

Federal law currently requires employers to allow up to 12 weeks unpaid leave for various personal reasons. This proposal would force both employers and employees to pay into a fund to pay people for this time off. Paying someone not to work is expensive and unsustainable. Those that work will be asked to pay for those that don't. The incentive for misrepresentation is obvious. As our owner and supplier members employ almost 38,000 people, the expense of this mandate will have a significant negative effect on our industry and the affordability of rental housing.

# Vote "NO" on Amendment B



## KEEP PROPERTY TAXES LOW

Here's why Keep Property Taxes Low urges Colorado voters to vote "NO" on Amendment B:

### Increased Property Taxes

- If Amendment B passes, repealing the Gallagher Amendment, residential property taxes are projected to increase. Homeowners could have difficulty paying their mortgage, rent and housing costs could rise and affordable housing could be less attainable.
- Gallagher's 45:55 ratio requires residential property tax make up no more than 45% of the total state property tax revenue, which ensures that businesses pay their fair share and housing affordability remains a priority.
- The Colorado Property Tax Administrator projects Colorado residents will pay an additional \$203.7 million in property taxes within the first year Gallagher is repealed.

### Money Saved by Gallagher Amendment

- Residents have saved \$35 billion since the Gallagher Amendment was enacted in 1982.
- The 45:55 ratio caused assessment rates to decline from 21% in 1982 to 7.15% today, with expectation it will drop again to 5.88% in 2021, unless Gallagher is repealed. If Amendment B passes, rising assessment rates will increase the amount of taxes paid by homeowners and some of those taxes will be passed on to renters.

### COVID-19 Financial Impacts

- Consumer spending accounts for nearly 70% of the United States economy. In April, the federal government appropriated nearly \$2 trillion in the CARES Act to backstop household liquidity. Many families have suffered job loss, reduced hours, and salary reductions during the COVID-19 pandemic. A property tax increase is unaffordable for many Coloradans and attacks our most vulnerable populations amid an economic recession.

### Bipartisan Effort

- The Gallagher Amendment has bipartisan support because it truly keeps residential property taxes low for Colorado residents. It helps allocate resources for affordable housing, it ensures local government has reliable funding and it keeps the cost of living in Colorado low.

Let your voice be heard.

# Vote "NO" on Amendment B!

*Paid for by Keep Property Taxes Low*



## Increased Housing Costs

- Low residential property taxes have prevented housing costs in Colorado from rising even higher. Without Gallagher, the inevitable rising property values would lead to a tax inflation that could deter aspiring homeowners from buying a house and could cause higher rental rates from rental housing providers who must offset costs. If the cost of living goes up in Colorado, it could negatively impact future development, overall housing supply, and housing attainability.



## Special Tax Breaks

- The Gallagher Amendment required the non-residential property assessment rate to be fixed at 29%, not only preventing legislators from increasing residential property taxes, but also deterring legislators from granting tax breaks on non-residential and commercial properties for special interest groups with large lobbying power.
- Some opponents of the Gallagher repeal have concerns that if Gallagher is repealed, it would open the door to aggressive lobbying and special interest tax breaks for corporations.



## Diminished Standard of Living for Seniors and Veterans

- In 2020, the social security cost of living adjustment was just 1.6%; people reliant upon social security for housing expenses will have difficulty paying rapidly rising property taxes.
- Bank savings rates and U.S. government bonds are paying less than 1% interest, making it difficult for people living off fixed income investments to meet the demands of higher taxes.
- Higher property taxes diminish the standard of living for those on a fixed income. Don't make seniors choose between their tax bill and health care, medicine or groceries.

# KEEP PROPERTY TAXES LOW



Let your voice be heard.  
**Vote "NO" on Amendment B!**

*Paid for by Keep Property Taxes Low*