

About this TABOR Notice

Who gets this notice: This notice is mailed to each address with one or more active registered voter whose ballot includes at least one TABOR ballot issue. However, receiving this notice does not guarantee you are registered or that your registration is current. Additionally, you may not be eligible to vote on all issues presented in this notice.

This notice contains summary statements for ballot issues as required by the State of Colorado Constitution, Article X, Section 20 for ballot issues appearing on the 2022 General Election ballot. The information contained in this notice was prepared by persons required by law to provide summaries of ballot issues and fiscal information. A “yes/for” vote on any ballot issue is a vote in favor of changing current law or existing circumstances, and a “no/against” vote on any ballot issue is a vote against changing current law or existing circumstances.

This notice does not contain information on statewide ballot questions or any candidate information. Information on statewide measures and judge retention, if applicable, can be found in the State Ballot Information Booklet (commonly referred to as the “Blue Book”) mailed by the State of Colorado. For complete ballot content, please visit www.grandvotes.org.

TABOR NOTICE
TO ALL REGISTERED VOTERS – Grand County, Colorado
NOTICE OF ELECTION TO INCREASE TAXES ON A REFERRED MEASURE

Election Date: NOVEMBER 8, 2022

Deadline for receipt of ballots: November 8, 2022 at 7 pm. Postmarks do not count.

Voter Service and Polling Centers open Election Day from 7:00 am to 7:00 pm

Grand County Clerk’s Office: 308 Byers Avenue, Hot Sulphur Springs, CO 80451

grandelections@co.grand.co.us * Phone: 970-725-3065 * www.grandvotes.org * Fax: 970-725-0100

Special District Ballot Measures

Fraser River Valley Housing Partnership

Election Date: November 8, 2022

Election Hours: 7:00 am to 7:00 pm

Designated Election Official:

Sandra Scanlon, Fraser River Valley Housing Partnership Secretary

143 Fraser Avenue, Fraser, CO 80442

970-726-5491

NOTICE OF ELECTION TO INCREASE TAXES A REFERRED MEASURE

Fraser River Valley Housing Partnership Issue 6A

SHALL FRASER RIVER VALLEY HOUSING PARTNERSHIP PROPERTY TAXES BE INCREASED BY AN AMOUNT NOT TO EXCEED \$1,200,000.00 ANNUALLY IN THE FIRST FULL YEAR (2022 TAXES PAYABLE IN 2023), AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER, BY A MILL LEVY AT A RATE OF 2.00 MILLS (WHICH WOULD AMOUNT TO APPROXIMATELY \$5.64 PER MONTH ON A \$500,000 PROPERTY), FOR THE FOLLOWING PURPOSES:

- TO ADDRESS THE SHORTAGE OF AFFORDABLE RENTAL AND HOMEOWNERSHIP OPPORTUNITIES FOR YEAR-ROUND RESIDENTS OF THE FRASER RIVER VALLEY;
- TO PROTECT, MAINTAIN AND IMPROVE THE QUALITY OF LIFE IN THE FRASER RIVER VALLEY AND TO RETAIN AND ATTRACT TEACHERS, FIREFIGHTERS, POLICE OFFICERS, PUBLIC SAFETY PROFESSIONALS, NURSES, HEALTH CARE PROFESSIONALS, AND OTHER WORKERS WE ALL RELY ON IN OUR DAY-TO-DAY LIVES;
- TO IDENTIFY AND DEVELOP A DIVERSITY OF HOUSING STRUCTURES TO MEET THE NEEDS OF YEAR-ROUND RESIDENTS, FAMILIES, COUPLES, AND INDIVIDUALS; AND
- TO CONSTRUCT, DEVELOP, PLAN, FINANCE, ACQUIRE, REPAIR, MAINTAIN AND MANAGE AFFORDABLE AND ATTAINABLE HOUSING UP AND DOWN THE FRASER RIVER VALLEY (GRANBY, TABERNASH, FRASER, WINTER PARK AND UNINCORPORATED GRAND COUNTY);

AND SHALL THE FRASER RIVER VALLEY HOUSING PARTNERSHIP BE AUTHORIZED TO COLLECT, RETAIN AND SPEND THE PROCEEDS FROM SUCH PROPERTY TAXES AND ALL OTHER REVENUES RECEIVED FOR THE PURPOSES DESCRIBED ABOVE WHICH SHALL CONSTITUTE A VOTER APPROVED REVENUE CHANGE AND AN EXCEPTION TO THE LIMITATIONS CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, SECTION 29-1-301, C.R.S., OR ANY OTHER LAW?

Actual Historical and Current Estimated Fiscal Year Spending for the Fraser River Valley Housing Partnership

Year	Fiscal Year Spending
2022 (estimated)	\$0
2021 (actual)	\$0
2020 (actual)	\$0
2019 (actual)	\$0
2018 (actual)	\$0
Overall percentage change in fiscal year spending over the five-year period from 2018 to 2022	0 %
Overall dollar change in fiscal year spending over the five-year period from 2018 through 2020:	\$0

Proposed District Tax Increase

Estimated maximum dollar amount of proposed tax increase in first full fiscal year:	\$1,200,000
Estimated first full fiscal year spending without the increase:	\$80,000

Summary of Written Comments FOR Ballot Issue 6A:

It is increasingly difficult for those who live and work here year-round to afford housing, including teachers, firefighters, police officers, public safety professionals, nurses, health care professionals, plumbers, electricians, grocery store staff, service staff, restaurant employees, and other workers we rely on in our day-to-day lives.

Average rents have increased by more than 120% and average home prices have increased by more than 100% in the last few years. A recent study shows that we need over 700 additional units of affordable housing. The private sector is building expensive housing for second homeowners because the profits are high, but not enough housing that year-round residents can afford.

Recognizing that the affordable housing crisis adversely affects the quality of life for all residents and the ability to staff and operate businesses throughout the Fraser River Valley, the Towns of Winter Park, Fraser, Granby, and Grand County have partnered to join forces through the Fraser River Valley Housing Partnership (the Partnership).

The Partnership will buy land, build, and manage detached single-family homes, apartments, and townhomes that are affordable for families, couples and individuals who live here year-round throughout the Fraser River Valley. The Partnership will pay for the new housing from federal and state grants, tax incentives and a limited amount of public funding. The local governments have already contributed \$160,000 to get the Partnership up and running; but the Partnership needs a reliable source of long-term public funding. If approved, this property tax will generate approximately \$1.2 million in 2023.

The 2-mill property tax authorized by Ballot Issue 6A will have a minimal impact on your property taxes; for example a home worth \$500,000 will go up by approximately \$5.64 per month, but most of the taxes from the mill levy will be paid by businesses and second homeowners because business property is assessed at a higher rate than homes and because the mill levy will be assessed against the value of all homes in the Valley. Together we can make a giant impact to solving our Valley's housing problem.

Vote YES on Ballot Issue 6A

Summary of Written Comments AGAINST Ballot Issue 6A:

No comments were filed by the constitutional deadline.

I hereby certify that this booklet contains all of the notices as provided by the various governmental entities pursuant to Article X, Section 20 of the Colorado Constitution.



Sara L. Rosene
Grand County Clerk and Recorder

This concludes the ballot issue notice required by Article X, Section of the Colorado Constitution.