

BE IT ENACTED BY THE PEOPLE OF THE STATE OF COLORADO:  
ARTICLE XVIII OF THE CONSTITUTION OF THE STATE OF COLORADO IS AMENDED BY THE  
ADDITION OF A NEW SECTION TO READ:

**Section 15. Colorado growth limitation**

(1) THE ELECTORS OF EVERY CITY, TOWN, CITY AND COUNTY, OR LOCAL COUNTY, WHETHER STATUTORY OR HOME RULE, RESERVE THE RIGHT TO LIMIT HOUSING GROWTH WITHOUT LEGISLATIVE INHIBITION OR PENALTY BY INITIATIVE AND REFERENDUM. THIS RIGHT IS FURTHER RESERVED ON A COUNTYWIDE BASIS WHEREBY ELECTORS THROUGHOUT A COUNTY MAY ELECT TO LIMIT HOUSING GROWTH UNIFORMLY IN EVERY CITY, TOWN, LOCAL COUNTY, AND ANY PART OF SUCH, WHETHER STATUTORY OR HOME RULE, WITHIN SUCH COUNTY BY INITIATIVE AND REFERENDUM USING SIGNATURE REQUIREMENTS APPROVED BY THE LOCAL COUNTY WHETHER STATUTORY OR HOME RULE AND FURTHER APPLIED IN EACH LOCAL GOVERNMENT OR ANY PART OF SUCH CONTAINED WITHIN.

(2) PRIVATELY OWNED RESIDENTIAL HOUSING GROWTH IN THE COUNTIES OF ADAMS, ARAPAHOE, BOULDER, DOUGLAS, EL PASO, JEFFERSON, LARIMER, AND WELD, INCLUDING ALL LOCAL GOVERNMENTS WITHIN SUCH COUNTIES, SHALL NOT EXCEED ONE PERCENT ANNUALLY FOR THE YEARS 2018 AND 2019. IN SAID COUNTIES EACH LOCAL GOVERNMENT AND ANY PART OF SUCH, WHETHER STATUTORY OR HOME RULE, SHALL ALLOT BUILDING PERMITS SO THAT SAID HOUSING GROWTH DOES NOT EXCEED A ONE PERCENT ANNUAL GROWTH RATE IN THE TOTAL NUMBER OF DWELLING UNITS IN EACH SAID YEAR.

(3) AT LEAST THIRTY PERCENT OF THE HOUSING SUBJECT TO THE LIMITATION SHALL BE AFFORDABLE HOUSING AND AFFORDABLE SENIOR HOUSING AS FURTHER DEFINED.

(4) NO PERMITS TO BUILD NEW PRIVATELY OWNED RESIDENTIAL HOUSING UNITS SHALL BE ISSUED WITHIN SAID COUNTIES BEGINNING WITH THE DECLARATION OF VOTER APPROVAL OF THIS SECTION AND UNTIL THIS SECTION IS FULLY ENACTED IN EACH SAID COUNTY INCLUDING ALL LOCAL GOVERNMENTS CONTAINED THEREIN.

(3) AS USED IN THIS SECTION, UNLESS THE CONTEXT OTHERWISE REQUIRES:

(a) "AFFORDABLE HOUSING" IS HOUSING AT LEAST THIRTY PERCENT LOWER IN SALES PRICE THAN AVERAGE COMPARABLE NEWLY CONSTRUCTED HOUSING IN THE SAME FIRE DISTRICT.

(b) "ANNUAL GROWTH" MEANS THAT WHICH OCCURS IN A PARTICULAR CALENDAR YEAR MEASURED IN THE TOTAL NUMBER OF DWELLING UNITS ABOVE THAT FOR THE PREVIOUS YEAR.

(c) "DWELLING UNIT" MEANS A BUILDING OR ANY PORTION OF A BUILDING DESIGNED FOR OCCUPANCY AS COMPLETE, INDEPENDENT LIVING QUARTERS FOR ONE OR MORE PERSONS, HAVING DIRECT ACCESS FROM THE OUTSIDE OF THE BUILDING OR THROUGH A COMMON HALL AND HAVING LIVING, SLEEPING, KITCHEN AND SANITARY FACILITIES FOR THE EXCLUSIVE USE OF THE OCCUPANTS. A DETACHED HOME HAS ONE DWELLING UNIT WHEREAS AN APARTMENT BUILDING WITH EIGHTY APARTMENTS HAS EIGHTY DWELLING UNITS.

(d) "LOCAL COUNTY" MEANS THAT PART OF A COUNTY MOST GENERALLY KNOWN AS THE UNINCORPORATED OR STATUTORY COUNTY BUT MAY BE HOME RULE WHEN A CHARTER IS ADOPTED. LOCAL COUNTY IS A LOCAL GOVERNMENT WITH A DISTINCT ZONING JURISDICTION WHICH DOES NOT INCLUDE A CITY, TOWN, OR MUNICIPALITY.

(e) "LOCAL GOVERNMENT" MEANS A CITY, TOWN, CITY AND COUNTY, OR LOCAL COUNTY, WHETHER STATUTORY OR HOME RULE.

(f) "PRIVATELY OWNED RESIDENTIAL HOUSING" MEANS A SUMMATION OF DWELLING UNITS WHICH ARE RESIDENTIALLY ZONED OR OTHERWISE INTENDED FOR PRIVATE RESIDENTIAL USE. THOSE OWNED BY A FEDERAL, STATE OR LOCAL GOVERNMENT ENTITY,

OR AN EDUCATIONAL OR MEDICAL FACILITY ARE EXCLUDED.

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