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FOR IMMEDIATE RELEASE

POLL OF LIKELY VOTERS REVEALS COLORADANS SUPPORT AN AFFORDABLE HOUSING INVESTMENT FUND

State Legislators Will Hear Merits of Fund at March 5th Hearing

Denver, Colo., — March 4, 2008 — As the economy slows and Colorado’s foreclosures rise, legislators and communities are looking for solutions to the state’s housing needs. A proposed 4 cent increase per \$100 in the documentary fee at the time of closing for residential and a 1 cent increase per \$100 for commercial and vacant will be discussed at a March 5th hearing of the Colorado House Finance Committee. The fund could provide as much as \$30 million for affordable housing. Should the proposal pass, Colorado would become the 39th state in the nation with a housing investment or trust fund. Likely voters recently shared their opinions in a statewide survey on the topic.

Overall, nearly two-thirds of respondents (63%) were positive to the idea of an affordable housing investment fund, with a majority of respondents (55%) likely to vote in favor of a proposal created by the Colorado Housing Investment Fund (CHIF) Coalition. CHIF’s proposal would increase the documentary fee collected at the time of the sale of residential property, from the current rate of 1 cent per \$100 to 5 cents per \$100—an increase from \$10 to \$50 for every \$100,000 of the sale price of the property. Taking into consideration past legislation that already assesses more significant property taxes on commercial/industrial real estate and vacant land, a smaller 2 cents per \$100 fee for transactions on these properties would occur.

In addition to strong frustration that Colorado is only one of a dozen states without a fund, voters also strongly recognized the severe shortage of safe and decent housing affordable to its most vulnerable residents—the homeless, disabled, elderly and children living in poverty. Britta Fisher, Chair of CHIF, notes, “More than 1,000 Friends of the Colorado Housing Investment Fund have leant their names to support to the cause including banks, faith-based groups, housing authorities, community and economic development organizations, county commissioners and many others.” “The fund,” notes Fisher, “recognizes the opportunities for working families that are just getting by on their salaries – nurses and health care assistants, teachers and child care providers, firefighters and first responders to name a few.”

HB1340 is sponsored by Rep. John Kefalas and Sen. Betty Boyd. According to Rep. Kefalas, “There are at least 30,000 working class families who spend more than one-third their income on housing. One in five Colorado homeowners and nearly half of all renters are considered cost-burdened and forced to sacrifice other essentials.” Economic impact studies conclude that a fund like this would create 3,400 affordable units, yield 3,200 jobs and stimulate \$26 million in tax revenue. Fisher notes, “These are all economic factors that can increase likelihood for people to rent or purchase homes.”

CHIF notes in the context of the current housing crisis that local communities can benefit by using the fund for foreclosure prevention, closing cost assistance, construction costs and energy efficiency. Clearly, the public agrees. In the survey, citizens recognize the value of such a fund. For example, development of special needs housing garners 74 percent support of voters saying they strongly or somewhat approve of the fund for such a use. Nearly two-thirds of all voters surveyed also demonstrate a favorable opinion for six other uses of the fund, including housing rehabilitation into affordable housing, acquisition and conversion of current real estate for affordable housing, closing cost assistance, new construction costs toward affordable housing, lowering costs, and foreclosure prevention.

According to Housing Colorado, the State is at or near the bottom in almost every federal funding formula for housing. Showing similar need, Colorado Housing Finance Authority reports that there are four-and-a-half more times qualified applications as there are tax credits available.

Notably, support for the fund transcends political affiliation. Although Colorado Democrats are the most likely to say they are very or somewhat positive (80%), a plurality of the other affiliations is also positive (50% of Republicans and 59% of Independents).

ABOUT THE POLL

CHIF commissioned Kupersmit Research to conduct a telephone survey of 600 likely voters in the state of Colorado using voter files. Demographics of those participating were secured to provide an accurate assessment of those most likely to support the initiative. Demographic information included party affiliation, gender, home ownership/rent, geographic location, age and income. The survey was conducted by telephone from voter lists September 23-October 1, 2007. The survey has a margin of error of $\pm 4.0\%$.

ABOUT COLORADO HOUSING INVESTMENT FUND

The Colorado Housing Investment Fund (CHIF) Coalition is committed to creating a statewide, dedicated and dependable source of revenue to support the creation and preservation of housing options of low and moderate income Coloradans. More information is available at www.colohousingfund.org.

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