



Timeline for Colorado Housing Investment Fund Coalition (CHIFC)

2001 Legislative Session:

Rep. Bryan Jameson (HD-52/Fort Collins) introduces legislation to create a Colorado Home Investment Trust Fund (a referred measure for the 11/01 ballot). It sought \$100 million in TABOR surplus funds over 4 years. The bill passed the House State Affairs Committee, but died in Finance.

5/15/01:

- John Kefalas from Catholic Charities held an all day session to discuss the potential of a Housing Trust Fund in Colorado. Mary Brooks, the Executive Director of the National Housing Trust Fund Project at the Center for Community Change, gave a presentation on trust funds. She shared information on the trust funds in over 30 other states.
- Attendees were asked if they would participate in working together to test the feasibility of a housing trust fund for Colorado.

Summer 2001:

- A Coalition of more than 35 organizations was formed to pursue the Colorado Housing Trust Fund. Members of the Colorado Housing Trust Fund Coalition signed agreements in support of the housing trust fund and were given voting rights for decision making in the process.
- Sub-committees created to look at funding sources, trust fund design, administration, campaign strategy and to start outlining the need (make the case for the fund).
- The Colorado Housing & Finance Authority (CHFA) is asked, along with the Colorado Division of Housing (DOH) to provide information on our programs—discussions about our possible administration of fund begin.
- Worked with Legislative Council Staff for their input on sources of funding.
- Legislature convenes Affordable Housing Task Force—CHTFC is involved in presenting the trust fund as a solution.

3rd Qtr 2001:

- First campaign timeline presented and approved by CHTFC. It contemplated a ballot proposal for the 2002 election, if possible.
- First draft of design complete. Coalition continued to research the implications of TABOR on various funding sources. No decision on administration (discussion still focused on either DOH or CHFA).

- Steering Committee created to keep momentum going. Included Mindy Klowden (CAHP), John K (Catholic Charities), Doug Wayland (CO Coalition for the Homeless) Ken Hoagland (Community Capital Corp.) Karen Lado (Enterprise Foundation), Dorothy Duvall (Colo. Cross Disability), reps. from SOS 8 and others

1st Qtr 2002:

- Coalition begins to focus on expanding to others, now that draft of design is complete. Discussions with trade groups begin.
- Decision to pursue Economic Impacts & Revenue Source Studies.
- Creation of 1000 Friends of the CO Housing Trust Fund (currently over 500 members)
- Colorado Legislative Task Force on Affordable Housing releases their final report, which includes a recommendation (3 of 6) supporting the concept for the creation of a statewide housing trust fund, recognizing no funding source had yet be chosen.

2nd Qtr 2002:

- Second Draft of design adopted by Coalition. It includes more specific language.
- RFP distributed to prospective research firms for research study and Economic & Planning Systems contracted to conduct studies
- Legislators identified for one on one meetings over the summer (with Steering Committee members and others).

3rd Qtr 2002:

- Housing Trust Fund included as an item for affordable housing caucus discussions.
- Budget shortfalls acknowledged. Coalition asks Mendez and Associates to do a presentation on political strategy, given the circumstances. They recommend using 2003 legislative session as an education/testing the waters time.

4th Qtr 2002:

- Economic Impact & Revenue Source Studies released December 2002
- Mind of Colorado Survey results released, showed favorable reactions (71%) toward concept of a housing trust fund
- New design of Trust Fund Coalition proposed—turn steering committee into Executive Committee, create more spots on it. Create other sub-committees with more decision making powers.

2nd Qtr-3rd Qtr 2003

- Developed a strategic plan with benchmarks that would inform timing of actions.

4th Qtr 2003

- Third draft of proposal released, includes documentary fee as funding source
- Reviewed strategic plan benchmarks. Based upon an assessment of progress to date, the coalition determined legislative action in 2004 was not feasible.

- Executive Committee held a retreat to determine next steps. It was decided that a partnership with Division of Housing could be extremely beneficial.
- DOH Director recommends Blue Ribbon Panel as a way to move the housing trust fund concept forward and bring more key stakeholders to the table.

1st Qtr - 4th Qtr 2004

- Housing Justice, a faith based organization, steps into the role of fiscal agent. Britta Fisher, Housing Justice Executive Director, assumes role of spokesperson.
- CHTFC continues the work of promoting the Colorado Housing Trust Fund with an eye toward a ballot measure in 2006.
- In Nov, the Colorado Blue Ribbon Panel on Housing begins to meet. It is co-chaired by Kathi Williams, Division of Housing; Tom Ragonetti, Rocky Mountain Land Use Institute; and Marc Holtzman, University of Denver.

1st Qtr 2005

- The Coalition renames itself the Colorado Housing Investment Fund Coalition.
- The CHIFC works to add detail and definition to the proposal so that it can be created into legislation. It is determined that it would be best to focus on creating the structure in 2005 and waiting on the funding source for 2006.
- Rep. Betty Boyd (D – Lakewood) is primary sponsor of the bill and the proposal is drafted into legislation.
- Sen. Peter Groff (D – Denver) is the Senate sponsor and the bill attracts the following cosponsors: Marshall (D- Denver), Rep. Sullivan (R-Arapahoe), Rep. Stafford (R- Arapahoe, Elbert) and Rep. Larson (R- Archuleta, La Plata, Montezuma, San Juan) and Sen. Entz (R- Alamosa, Gunnison, Pitkin, Delta, Conejos, Costilla, Mineral, Hinsdale, Rio Grande, Saguache).
- HB 1331 “Concerning the Home Investment Fund” is assigned to Local Government committee. HB 1331 passes out of Local Government on a 7-4 vote.

For more information, contact Britta Fisher at 303-285-5252 or bfisher@coloradocoalition.org; visit our web site: www.coloradohousingtrustfund.org