



2020 ANNUAL RETREAT

Saturday, January 11

8:00 am – 3:30 pm

Opera Colorado

4121 S. Navajo Street, Suite 100, Englewood, Colorado

Sponsored by



Opening Remarks Governor Jared Polis

- Mechanisms to address transportation regionally
 - Statewide perspective - many parts of the state aren't part of these regions and can't be a part of the tax base
 - Need a statewide solution so that areas don't get left behind
 - How to move rural and urban populations forward at the same time
 - 109, 110, and CC failed because voters are afraid the money is going to other communities
 - Being able to tie the money to specific projects will help gain voter approval
 - Project-based asks are more likely to pass
- Affordable housing – long range focus and plans
 - Need to be creative in this area
 - Identified inventory of all State land for affordable housing
 - Potentially a bill to get longer term leases on affordable units
 - Implementing financing and tax credit programs
 - Need to focus development around corridors and affordable housing closer to where jobs are

Distilling the Secret Sauce — What Makes MMC & Our Region Unique

- Former Lakewood Mayor Bob Murphy
 - MMC has been a national model because it sets aside localism aside for regionalism

- “Collaboration is the new competition.” – Hickenlooper
- Our region is more competitive in the national market because we work together

Not-So-Trivial Pursuit: 27 Years of MMC

- MC Jackie Millet, Lone Tree

Colorado’s Fiscal Challenges, Mobility Infrastructure & Legislative Priorities

- House Speaker Representative KC Becker
- Transportation funding attempts at statewide level have failed (all 3)
- Having separate competing issues on the ballot causes issues
- Not supportive of raising fees unless it is bipartisan effort
 - Republicans have indicated support of charging EV users
- Empowering Transportation Planning Organizations
 - Concern that some areas will get left behind
 - Need to ensure that funds are not simply shifted around (hold harmless)
 - Having it on the table will help stimulate discussions with rural communities about statewide funding
 - Need consensus and unity amongst businesses
 - “Easy to get folks to ‘no’”
- Unwilling to fund transportation by cutting education or health care
- Amendment 23 mandates K-12 spending
- Medicaid is federally mandated and turning away Medicaid turns away federal dollars
- Would like to see a referred measure on ballot
- Rs want another \$300M on top of the \$550M going in from COPs and hospital provider fee
- Fiscal Reform
- Outside measures from Fiscal Policy Institute
 - Not sure that those will move forward

- Doesn't think that there will be efforts inside Capitol for fiscal reform after failure of CC
- RTD
- Senator Tate's legislation on Increasing audits and board seats at RTD
 - Not structurally significant
- Front Range Rail
- Not supportive of it until funding, technology, subsidy, ROW, etc. are identified
- I70 and RTD are higher priorities
- CDOT needs to look at a variety of solutions and not just pursue this one
- Per person subsidy on NW rail is over \$50/per ride
 - Didn't know this when voted on
 - This is the type of info you need prior to approving a district or major project
- Title 32 reform – Special Districts under heightened scrutiny
- CML advocating for added municipal oversight of metro districts
- Possible cap on interest rates that developers set by developers
- Conversations – no drafts yet of reforms
 - Transparency and something on MLS as disclosure
 - Several cities looking at special district reform — model ordinance being evaluated by Lone Tree that caps interest rate on debt
 - Uniform elections and election reform might be a worthwhile
- Remove ability of the developer to refinance debt without homeowner approval – resetting debt clock
- Why does it cost so much to run a district?
- Need a better model that works under TABOR
- Homelessness
- TABOR cap means some funding approved in 2019 will not be accessible
- Mental health and substance abuse funding are key to tackling crisis
- State need a comprehensive approach that spans departments
- Housing
- Construction defects issues and condos
- Garnett was key to passage of reforms in 2017

- Will not want to see hard won compromise undone
- Bill advanced by CML to allow cities to use inclusionary zoning

Growth on the Ballot

- Elena Wilken, Housing Colorado
 - Housing Colorado has fought anti-growth measures since 2002
 - Working with the coalition against 122
- Sophia Mayott-Guerrero, Conservation Colorado
 - Conservation Colorado focuses on climate specifically
 - Growth at heart of work that she does
 - Statewide 60,000 member organization with offices across state
 - Growth caps increasingly disguised as pro-environment policy
- Simon Lomax, EIS Solutions
 - Advisor and researcher for free enterprise groups, coalitions, and trade associations
 - Advisor against Initiative 200 in Lakewood
- 122 – Anti-growth ballot initiative
 - Status
 - Filed last year and affirmed by Supreme court Mid-December
 - Token senior and affordable housing
 - Definition of affordable senior housing – not industry standard and hard to measure
 - Capped in 11 Front Range counties at 1% per year with 1.15% for senior & affordable
 - Proponents cleared to file petition language and collect signatures
 - Cannot challenge constitutionality unless it passes
 - What have we learned from prior growth initiatives?
 - Messaging is challenging – cap growth is easy to message
 - Key messaging on aging, health, affordability isn't sexy
 - Messaging is incredibly challenging
 - Big picture – beatable but must take seriously

- Symptom of the resurgence of populism in national dialogue
 - Exploiting reasonable grievance by offering simple and heavy handed solutions that won't work and probably will make problems worse
 - Superficial "face value" appeal
 - Need to convey that you hear legitimate and reasonable gripes and that you are working on solutions
 - Populist campaigns focus negative emotion on outsiders "those people" – there is a moral dimension (Freedom! Happiness!)
- How can we message more effectively that growth limits are not the solution?
 - Show that you are listening and acting
 - Build biggest tent you can
 - Communicate the diversity and connectedness of the work already being done
 - E.g. the work that was already being done with citizens in Lakewood on how to manage growth for 2 years prior
- Growth cap messaging is typically xenophobic, classist and/or racist – but messaged broadly enough that it is hard to fight
 - Need to recognize the ways your constituents are different and what they bring to the community (how they add to the community – put a face to those "new" people)
 - Regular people that you know
- Need to build big tent and scope of initiative makes this critical
 - What will resonate in your community – what issues plague your residents? Who are your allies that are working on these issues? Work together together on outreach and share messaging
 - Talk about choice — why is this one size fits all – we are all individual cities and counties
 - Climate issue – Boulder's growth limit has helped create a jobs/housing imbalance that has resulted 60k-70k driving into Boulder each day through many communities

- Emissions, maintenance, other impacts
 - Business community – Colorado Chamber of Commerce
 - Need to engage local Chambers and co-message
- Did the ballot issue fall along ideological lines for Lakewood?
 - Supporters had own big tent
 - Cuts across partisan and ideological lines
- Are there things you wish you could have communicated on moral dimension?
 - Wish we could have heard more from teachers about the struggle to afford to live in the community they work in
 - Need to be careful of the gentrification backlash of people saying no more
 - Trickle down impacts of antigrowth measures, for example on neighborhood schools not well understood
 - Until transportation issues are resolved – things like this will pass
 - #1 impact of growth in citizen minds is traffic
 - Need to talk about TOD and provide transit
 - Persuasive NO arguments are impacts on tax bills (seniors) and rent (younger people)
 - Arm yourself of facts about growth from State Demographer
 - Perception that they cannot afford housing because of other people
 - Need simple messaging in short term with storytelling and putting faces to issues
 - Nuanced messaging requires trustworthy messengers
 - Get backing and support of trusted organizations
- Don't have to wait for a ballot issue to be filed to start making the messages known
 - “parks and open space disappearing” what is actually happening?
 - “roads are not being maintained” what is actually happening?
 - We need to catalog information, repaired XX lanes of road, added XX parks
- Get the facts out
- How do we create a uniform story that we can share?

- CRED and Church of Christ - LDS campaigns as examples that effectively humanized issue
- Need to be thinking about the macro conversation but also about the local fact gathering and how you could work with your local chamber to show what you have been doing to grow in a way that cities
 - Need to look at where we have succeeded and fell short
 - Facts don't move people emotion does
 - Development community as funder of campaigns but seen as bad guy – link to community benefits
 - Need a communications campaign and policy discussion

Lunch with Special Performance by Opera Colorado Artists in Residence

Report of the Nominating Committee (attached)

Standing Committee Report Out (attached)

- Housing Homelessness & Hunger Committee
 - Mayor Bud Starker, Wheat Ridge
- Transportation & Mobility
 - Mayor Jackie Millet, Lone Tree

Small Group Discussion of Priority Issues for 2020 (Results Attached)

- Brainstorm Potential Priority Issue
 - Choose Top Priority
 - Role of MMC in effort?
 - Potential Meeting Topics?
 - Ad Hoc Committee?
 - Key activities or steps related to priorities?
 - Key Partners?
- Report Back Priority Selected, Key Activities & Key Partners

Adjourn