

## HAS IT REALLY BEEN THAT LONG?

*By Jim Spehar, former member of the Grand Junction City Council, who also served on the CML Executive Board and as League president in 2006–2007*

“YOU KNOW, I LOBBIED HORACE TABOR at the state capitol,” Sam Mamet quipped at his retirement shindig at Colorado Municipal League headquarters March 21.

Perhaps a slight exaggeration, typical Mamet, but those unfamiliar with Colorado’s legendary 19th-century Silver King might be forgiven if they had to think about that for a moment. Sam’s four decades of CML service might span more time than some current local government officials have been alive. Among those celebrating Sam’s milestone was his predecessor, Ken Bueche. Their combined leadership tenures encompass a major portion of CML’s 96-year history.

Several past CML presidents offered memories of Sam’s service as he approached his final day at 1144 Sherman Street. Words such as “gracious,” “professional,” “innovative,” “visionary,” “effective,” and “articulate” came up often, as did “commitment to local government.”

Susan Thornton, who served on the Littleton City Council, remembers Bueche saying Sam had several strikes against him when he was hired in 1979. Among other things, Ken was concerned a series of employment stops in the previous five years might indicate a tendency toward job-hopping.

“I promised him 30 years,” Sam recalled during the well-attended celebration. “I reminded him that I have been here for 40.”

Another former Littleton councilmember, Jim Taylor, served on the CML Executive Board three different times in three different decades, as well as on the Board of Directors of the National League of Cities (NLC).

“Sam traveled the state, meeting with city councils and town boards as part of the outreach he felt the League needed to provide,” Taylor said. “As always, his charisma in these meetings was contagious and tended to bring people together.”

Another former CML Executive Board president has similar memories.



*Photo by Maria Poland.*

“[Sam] has been tenacious, sometimes controversial, and never shy to hold or voice his opinion,” Grand Lake Town Manager Jim White offered. “His advocacy role extends beyond Colorado, throughout our region, and all the way to Washington, D.C.”

White also offered a personal aside.

“It always amazed me that not only would he remember my name, but also my wife’s name and likely my daughter’s too, but that incidentally he might even be able to mention where she went to college.”

Others have similar memories.

“Sam has a unique ability to be able to remember people’s names,” former Aurora Councilmember Barbara Cleland said.

“I was always amazed with his knowing about each person.”

Longtime Municipal Manager Gary Sears offered another personal remembrance.

“I would like to thank Sam for his incredible sense of humor and his ability to make me and others in our business take ourselves a little less seriously, and laugh at some of the impossible circumstances that we sometimes find ourselves in,” he says.

Former Durango Mayor and Councilmember Christina Rinderle weighs in similarly.

*“Has It Really Been That Long?”  
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## ANOTHER TOWN ADOPTS STANDARDIZED SALES TAX DEFINITIONS

VAIL JOINS THE 46 SELF-COLLECTING sales tax municipalities having adopted the standardized sales tax definitions in their local tax code. This continues the work undertaken by the municipal tax and finance administration community, originating with a request by the legislature (SJR 14-038) to work on a uniform set of sales tax definitions that could be adopted in the self-collecting jurisdictions for tax simplification.

The following are the cities or towns that have previously adopted the definitions: Alamosa, Arvada, Aspen, Aurora, Avon, Black Hawk, Boulder, Broomfield, Cañon City, Carbondale, Centennial, Cherry Hills Village, Cortez, Craig, Crested Butte, Dacono, Denver, Edgewater, Evans, Federal Heights, Fort Collins, Frisco, Golden, Glenwood Springs, Greeley, Greenwood Village, Gunnison, Gypsum, La Junta, Lamar, Littleton, Longmont, Louisville, Montrose, Mountain Village, Mt. Crested Butte, Northglenn, Parker, Sheridan, Silverthorne, Snowmass Village, Steamboat Springs, Timnath, Westminster, Wheat Ridge, and Windsor.

CML would like to congratulate the staff, appointees, and elected officials of Vail for their work and leadership in adopting their ordinances. We now have a total of 47 self-collecting municipalities that have adopted!

## CLASSIFIED CORNER

### To place an ad ...

Contact Traci Stoffel, CML communications & design specialist, by email at [tstoffel@cml.org](mailto:tstoffel@cml.org).

## NEW EXECUTIVE DIRECTOR LISTENING TOUR



EACH SPRING, CML HITS THE ROAD TO visit our members around the state. This year, Kevin Bommer, executive director as of April 1, will travel solo around the state for the CML Spring Outreach Meetings.

As always, the CML Spring Outreach Meetings are free and provide the opportunity to network with colleagues from neighboring communities and talk about implications of the legislative session. Additionally, Bommer would like to hear from CML members about their interaction with CML, what they would like to see more or less of, and the CML of the future they envision.

Locations and RSVP information are available on the CML website at [www.cml.org](http://www.cml.org), under Events. Each meeting will last one and a half hours (with the exception of the May 9 District 1 CML Spring Outreach Meeting in Julesburg, which will include a social hour and dinner, as well as a cost of \$25 to attend). Elected officials will receive 1.5 MUNiversity credits for attending a CML Spring Outreach Meeting, as well as for the business meeting in Julesburg.

Dates, times, and locations:

### Monday, May 6

10 a.m. in Steamboat Springs  
2 p.m. in Craig

### Tuesday, May 7

9 a.m. in Grand Junction  
2 p.m. in Carbondale

### Wednesday, May 8

9 a.m. in Vail  
2 p.m. in Black Hawk

### Thursday, May 9

9 a.m. in Greeley  
Evening District Meeting in Julesburg (details coming soon)

### Friday, May 10

10 a.m. in Burlington

### Monday, May 13

9 a.m. in Limon  
2 p.m. in Lamar

### Tuesday, May 14

9 a.m. in Trinidad  
2 p.m. in Pueblo

### Wednesday, May 15

9 a.m. in Colorado Springs  
2 p.m. in Castle Rock

### Thursday, May 16

10 a.m. in Fort Collins  
2 p.m. in Boulder

### Monday, May 20

10 a.m. in Alamosa  
3 p.m. in Pagosa Springs

### Tuesday, May 21

10 a.m. in Durango  
3 p.m. in Montrose

### Wednesday, May 22

10 a.m. in Gunnison  
2 p.m. in Poncha Springs

### Thursday, May 23

10 a.m. in Buena Vista  
2 p.m. in Leadville

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Subscriptions to *CML Newsletter* are offered as a portion of member dues. Cost to nonmembers is \$300 a year.

## WEBINAR: AMENDMENTS TO SEC RULE 15c2-12

Presented by Dee Wisor, Butler Snow partner

May 20, 2019, Noon–1 p.m.

Effective Feb. 27, 2019, the Securities Exchange Commission (SEC) adopted amendments to Rule 15c2-12 that impact secondary market disclosure for bonds issued by state and local governments. Review the rule changes and learn how to adjust policies and procedures to reflect the changes. This webinar will be of interest to municipal attorneys, finance staff, and city

and town managers. CLE credits have been applied for. One MUNiversity credit is available to elected officials for this training.

This webinar is free for attorneys employed by a municipality and municipal officials; however, registration is required. Registration is \$25 for individuals that serve as the primary legal counsel (attorney of record) for a municipality or individuals that are employed by an organization that is a CML associate member. Registration is \$50 for all others. To register, visit [bit.ly/2Txs0Lg](http://bit.ly/2Txs0Lg). Registration closes **May 19**.



*Attendees at the retirement party for CML Executive Director Sam Mamet.*

“I will never forget the grin on Sam’s face as he announced me as ‘Madam President’ during my tenure, and I appreciated everything he taught me over those years, from Durango to Denver to D.C.,” she said. “Sam truly went above and beyond in his service with CML and NLC, and I felt like he cared and advocated for every one of us in the time he took to get know us and our families personally.”

Former Lakewood Mayor Steven Burkholder offers this recollection.

“When I was the 2005–2006 CML president, one of the most important decisions the executive board made, after a nationwide search, was the hiring of Sam Mamet as the new Colorado Municipal League executive director,” he recalls. “Sam has served CML as a visionary force for the past 14 years as its executive director.”

“Sam’s contributions to municipal government in Colorado have been extraordinary, and his dedication has been unwavering through the years,” said another longtime Colorado municipal manager, Greg Clifton. Now Vail’s town manager, Clifton calls Sam

“a relentless champion of local control, and a great person all around.”

My own association with Sam began 26 years ago, well before I joined the Grand Junction City Council and became active in CML affairs.

The Colorado legislature, wrestling with revenue and budget concerns following passage of the Taxpayer Bill of Rights (TABOR), thought it would be a good idea to include three non-legislators on an interim committee charged with studying government finance issues. Surprisingly, Mamet and Bueche, along with the Special District Association, agreed that a Mesa County commissioner barely a year into his first term who also happened to chair the new Tax and Finance Committee of Colorado Counties Inc. could be trusted to represent local governments.

Needless to say, Sam was looking over my shoulder at every meeting of that committee, cautioning that, too often, many state lawmakers assume that “local control means control the locals.” I left each encounter and so many others over the ensuing quarter-



*During the recent CML Executive Board Meeting, CML Executive Director Sam Mamet (right) was recognized for his 40 years of service to the League. Fort Collins Mayor and CML Executive Board President Wade Troxell presented the award.*

century better off from the benefit of his advice and friendship.

“Management,” business guru Peter Drucker once said, “is doing things right.”

“Leadership,” he went on to say, “is doing the right things.”

Thankfully, over many decades, the Colorado Municipal League has had the benefit of both efficient management and effective leadership from Sam, who has not just “done things right” but has also “done the right things.”

The 1979 long, dark hair and moustache in the series of pictures displayed at retirement festivities morphed over 40 years into a graying buzz cut and a clean-shaven face. Those with long memories know his attitude and enthusiasm have not aged. He is exchanging bosses from 270 Colorado cities and towns for just three, wife Judith and sons Abe and Elliott. But we have likely not heard the last from Sam Mamet.

## **WEBINAR: ENERGY PERFORMANCE CONTRACTING FOR WATER EFFICIENCY AND WATER METER UPGRADES**

*Presented by Mirka della Cava, Colorado Energy Office senior program manager, and Taylor Lewis, P.E., Colorado Energy Office senior program engineer*

**May 16, 2019, Noon–1 p.m**

While the Colorado Energy Office (CEO) Energy Performance Contract program is best known for energy savings benefits, there are also substantial water efficiency opportunities. Public building owners can save water and

money through water fixture replacements, cooling tower retrofits, and landscape improvements. Water providers can reduce water losses and increase revenue through water meter replacement/upgrade projects. By partnering with prequalified companies that can identify and guarantee water efficiency opportunities, the CEO helps to facilitate the development, financing, and implementation of efficiency upgrades that routinely go unfunded. Discuss the unique opportunity for

increasing water efficiency, reducing water loss, and ultimately providing substantial savings for both public-sector buildings and water providers.

This webinar is free for CML municipal members; however, registration is required. Registration is \$25 for CML associate members and \$50 for all nonmembers. One MUNiversity credit is available to elected officials for this training. To register, visit [bit.ly/2YmkCWF](http://bit.ly/2YmkCWF). Registration closes **May 15**.

# COLORADO LEADERS MEET IN WASHINGTON

By Sam Mamei, CML executive director

NEARLY 90 COLORADO MUNICIPAL leaders representing 24 cities and towns recently visited Washington, D.C., as part of the annual National League of Cities Congressional Cities Conference. Youth commissioners from Boulder, Brighton, Denver, and Loveland also joined the group, helping Colorado to have one of the largest state delegations. The purpose of this annual meeting is to connect local leaders with key decision makers in the federal government, as well as develop policy proposals affecting cities and towns and attend leadership training.

While in the nation's capital, CML facilitated a Colorado issues briefing on transportation, and met with U.S. Department of Transportation intergovernmental senior staff members Chris Mitton and Anthony Bedell.

Colorado delegates also had lunch with members of their House delegation, hearing from Reps. Ken Buck, Jason Crow,



Joe Neguse, Ed Perlmutter, and Scott Tipton. Rep. Diana DeGette was unable to attend but sent her legislative director, Tommy Walker, in her place.

Finally, Colorado leaders had a terrific breakfast meeting with Sen. Cory Gardner,

and Sen. Michael Bennet's senior staff members Jonathan Davidson and Brian Appel, facilitated by CML Executive Board President and Fort Collins Mayor Wade Troxell. CML thanks Mike Dino at Squire Patton Boggs for hosting the breakfast.

## CML ACCEPTING APPLICATIONS FOR LEAGUE EXECUTIVE BOARD

LETTERS OF APPLICATION ARE BEING accepted to fill 10 positions on the CML Executive Board. Municipal officials wishing to be considered for one of these positions should follow the instructions below. Members whose names are placed on the ballot by the CML Nominating Committee will be voted on by the membership at the CML Annual Business Meeting scheduled for Thursday, June 20, beginning at 1:45 p.m., during the 97th CML Annual Conference in Breckenridge.

The vacancies to be filled at the election are:

- one position from municipalities with a population of 250,000 or more for a two-year term;
- three positions from municipalities with a population of at least 60,000 but less than 250,000 for two-year terms;
- three positions from municipalities with a population of at least 8,000 but less than 60,000 for two-year terms; and
- three positions from cities and towns with a population of less than 8,000 for two-year terms.

Each CML participating member municipality is entitled to vote to fill all vacancies on the board regardless of the population categories.

### Nomination Procedures

Under CML bylaws, CML Executive Board members must be elected or appointed officials of member cities and towns. Any official who desires to be nominated for a position on the CML Executive Board can ensure nomination by:

- filing an application for nomination, in letter or other written form, with the CML Nominating Committee (the application must be received in writing by the CML office at least 15 days prior to the annual business meeting, that is, by 5 p.m., Wednesday, **June 5**; and
- including with the application an endorsement in writing from the applicant's city council or board of trustees, which also must be received by the CML office by Wednesday, **June 5** (a city council or board of trustees may endorse the nomination of only one official from the city or town for election).

Municipal officials who meet the above qualifications will be placed on the nominating committee's slate for consideration at the election during the annual business meeting. If there are not enough qualified candidates to satisfy the minimum slate requirement, the committee may request that one or more additional officials become nominees to satisfy the minimum slate requirement. The minimum requirement under the bylaws is equal to the number of vacancies to be filled in each population category. Any officials added by the committee to meet the minimum number of candidates do not need the endorsement from the official's city council or board of trustees, nor do they need to have filed an application with the committee.

Finally, no later than five hours before the annual business meeting, other nominations for CML Executive Board members may be made

by petition to the committee. The petition must be signed by at least 10 municipal officials representing at least 10 municipalities in attendance at the conference. Officials who are placed on the ballot by petition do not need the endorsement of their city council or board of trustees.

### File Applications by Wednesday, June 5

Municipal officials who wish to pursue nomination and election to the CML Executive Board are encouraged to file a written application with the CML Nominating Committee. The application must be received by the League by Wednesday, June 5, and must be accompanied by the required written endorsement from the official's city council or town board of trustees.

These materials should be mailed or delivered to the CML office at 1144 Sherman St., Denver, CO 80203, or faxed to 303-860-8175. Sample application and endorsement letters are available by visiting the CML website, [www.cml.org](http://www.cml.org), under About > CML Executive Board.

Under League bylaws, population figures for the June 2019 election will be based upon population estimates from the Department of Local Affairs. These are the same figures that were used in computing 2019 municipal dues for member municipalities. Questions may be directed to Kevin Bommer at [kbommer@cml.org](mailto:kbommer@cml.org), 303-831-6411, or 866-578-0936.

## EXPLORING IDEAS TOGETHER



CONFERENCE REGISTRATION IS IN full swing!

CML members should have received this year's conference flyer in the mail this month. It provides a snapshot of the topics

and schedules, registration information, lodging fees,\* and more.

More than 600 municipal officials and other key stakeholders have already taken advantage of the early registration discount, and some of the ticketed events are filling up quickly! The deadline for discounted registration is Friday, **May 10**. The fastest and most secure way to register is by going online at [www.cml.org/annual-conference](http://www.cml.org/annual-conference).

Need to view the sessions and their details? An up-to-date schedule of the program is available to view and download from [www.cml.org/annual-conference](http://www.cml.org/annual-conference). You also can download Attendify from your app store; once you have Attendify on your device,

search for "97th CML" to have all the conference information at your fingertips.

Want to sponsor the conference? There is still time; however, exhibit space is almost full! For more information, visit [bit.ly/2H8LrZ6](http://bit.ly/2H8LrZ6) or contact CML Communications Coordinator Christine Taniguchi at [ctaniguchi@cml.org](mailto:ctaniguchi@cml.org) or 303-831-6411 / 866-578-0936.

*\*As of March 29, both contracted lodging properties (Beaver Run Resort and Conference Center and DoubleTree by Hilton) are currently sold out. CML is working to secure additional lodging at nearby properties and will update its website ([www.cml.org/annual-conference](http://www.cml.org/annual-conference)) when details are confirmed.*

## RECENT ECONOMIC FORECAST REFLECTS UNCERTAINTY

THE COLORADO GENERAL ASSEMBLY'S Legislative Council released its updated economic forecast on March 15, and the predictions for future economic growth reflect uncertainty about the ongoing strength of the economy.

While the state's economy continues to be strong, forecasters updated their previous estimates to reflect a belief that the economy will slow down. Smaller increases in state tax revenues are forecast, as compared to December 2018. This led to an outlook for a \$260 million drop for the current budget year

and a \$249 million reduction for fiscal year (FY) 2019–2020. The uncertainty mainly centers around the federal tax cut act affecting tax returns from last year and going forward, as well as the impact of tariffs on certain state sectors.

With the state's proposed budget for next year now closed and its introduction as legislation in the Colorado Senate pending, much of the discussion will center on whether or not a significant TABOR refund is expected. This also becomes a factor connected to recently introduced legislation proposing a fall ballot

question to allow the state to permanently retain any TABOR refunds for higher education, K–12, and transportation. The TABOR refund for next fiscal year is projected at nearly \$65 million. Earlier forecasts showed a larger amount and continued refunds in future years. The reduction in estimated revenues now reflect no TABOR refunds in the three years following FY 2019–2020.

The next forecast will occur in June, after the legislature adjourns, and will be an early indicator as to whether or not the economy is tracking with predictions.

## FIND VENDORS AT PURCHASING EXPO

JOIN COLORADO'S PURCHASING & Contracts Office and Minority Business Office on **May 16** for the 2019 Annual Advance Colorado Procurement Expo! With an expected attendance of more than 750, this is the chance to meet a wide variety of vendors (both large and small) looking to work with municipalities.

This year the event, run by state agencies, will be held at the McNichols Civic Center Building in downtown Denver. Buyer tables will only need to be "open" during the morning. Even if a municipality is able to send only one representative, this will allow that buyer to participate in the one-on-one sessions in the afternoon. Tables for all local government agencies are free and include lunch.

It is important that local governments are well represented in order to make this a successful, meaningful event for Colorado's procurement and vendor community. Registration and detailed event information are available online ([www.coprocedurexpo.com](http://www.coprocedurexpo.com)). For more information, contact Barbara Musick, supplier diversity liaison, at [barbara.musick@state.co.us](mailto:barbara.musick@state.co.us).

## OPPORTUNITY ZONE TECHNICAL SUPPORT GRANTS

OPPORTUNITY ZONE (OZ) TECHNICAL support grants, offered by the Colorado Office of Economic Development and International Trade (OEDIT), are designed to help community-oriented Opportunity Zone projects come to fruition. Some examples of potential uses of funding include project feasibility studies, developing a project RFP, developing an investment memorandum or marketing materials, or legal or accounting support on

project structure (firm must give government discount).

OEDIT expects most grant applications to be less than \$10,000, though communities can ask for any amount. OZ technical support grants should be requested once other options for funding are exhausted.

Projects can be privately or publicly funded and/or organized, but they must have broad community support. Matching funds can be provided by any entity.

Projects should be driven by Opportunity Fund capital, and reasonably well-developed by the time of application. If communities are still in the planning phase, they should first look at grant funds from the Colorado Department of Local Affairs (DOLA). If a community does not qualify for DOLA funding, it can still apply for an OZ technical support grant.

For more information and instruction on how to apply, visit [bit.ly/2ul8w2c](http://bit.ly/2ul8w2c).

# COURSE NOTEBOOK



## SOCO Tourism Summit

Find a mentor or be one, travel to three different destinations, hear what others are doing to attract visitors to their destinations, and find opportunities to collaborate at this three-day tourism summit, **April 3–5**, from La Junta to Trinidad. For more information, visit [socotourismsummit.com](http://socotourismsummit.com).

## Sustainable Infrastructure

The Symposium for Sustainable Infrastructure, SSI-3, takes place **April 5–6** in Denver. The focus is on “The City We Have, the City We Want.” This is an important topic considering Colorado’s growth is projected to increase by 39 percent to 7.8 million in 2040. To register, visit [www.sustainabilitysymposium.org](http://www.sustainabilitysymposium.org).

## Downtowns

Downtown Colorado Inc.’s IN THE GAME, a Vibrant Downtowns Event, takes place **April 9–12** in Aspen. To register for this interactive educational experience for rural downtown champions, visit [www.downtowncoloradoinc.org](http://www.downtowncoloradoinc.org).

## Fleet Electrification

This workshop, **April 16** in Denver, will provide extensive information, tools, and resources to realistically assess the possibility of electrifying an organization’s fleet. Topics covered include questions to ask, calculating realistic usable range, seasonal variability, fleet transition planning, and more. For more information and to register, visit [bit.ly/2XhBQnA](http://bit.ly/2XhBQnA).

## Energy and Environment

The 7th Annual Energy & Environment Symposium, **April 17–18** in Rifle, helps local leaders navigate energy industry issues. Topics include mineral revenue projections, oil and gas development issues in the urban environment, emergency preparedness, air quality, economic impacts, and more. For more information, visit [conta.cc/2SjWJe7](http://conta.cc/2SjWJe7).

## Road Maintenance

The West Slope branch of American Public Works Association Colorado and the Colorado Association for Roadway Maintenance will present the 32nd Annual Spring Street Conference, **April 17–18** in Grand Junction. Visit [colorado.apwa.net/EventDetails/17485](http://colorado.apwa.net/EventDetails/17485) to learn more about fiber-reinforced asphalt, innovations in traffic control, pavement evaluation scoring, concrete pavement rehabilitation, sidewalk maintenance and ownership issues, welding safety, and more.

## Water

The water future of the Arkansas River Basin depends on education, dialogue, and a deeper understanding of all sides of water issues. The Arkansas River Basin Water Forum, **April 24–25** in Pueblo, has been at the forefront of this conversation for 25 years. To learn more and register, visit [www.arbwf.org](http://www.arbwf.org).

## Liquor Licensing

The Colorado Municipal Clerks Association (CMCA) has two trainings related to liquor licensing lined up. “PDO: From Basic Liquor License Types to Backdoor Transfers,” **April 26** in Wheat Ridge, looks at different types of liquor licenses and permits and the application process for each, including all necessary documentation to complete an application, while “PDF: Half-Day Liquor Training,” **June 7**, in Bennett, covers the basics of licensing, as well as special event permits and modifications of premises. Visit the CMCA website ([cmcaclerks.com](http://cmcaclerks.com)) for more details.

## Women Leading Government

Register now for the first-ever Colorado Women Leading Government (CWLG) Conference, **April 29**, in Arvada. CWLG is committed to advancing the role of women and helping them succeed in the public sector through professional development, networking, and career

building opportunities. Sessions include Own Your Expertise, Lead Authentically, and Communicate with Confidence. The conference will help improve your skill set and grow your network to take your career on any trail you would like! Visit [bit.ly/2SVbOD2](http://bit.ly/2SVbOD2).

## Records Management

Learn how to develop a records management program, including how to determine what a record is, how to conduct and create record inventories, how to develop a records management plan, and how to write a records management manual for staff. This program by the Colorado Municipal Clerks Association takes place **May 10** in Gunnison. To register, visit [bit.ly/2Un5d68](http://bit.ly/2Un5d68). Another opportunity to learn about records management takes place **June 7** in Bennett. For more information, visit [cmcaclerks.com](http://cmcaclerks.com).

## Snow Conference

The American Public Works Association will host more than 2,000 snow fighters and other public works officials to share the latest and greatest from the world of winter maintenance in Salt Lake City, **May 19–22**. For details, visit [snow.apwa.net](http://snow.apwa.net).

## Elections

“PDO: Beyond Election Basics” is geared toward clerks with some election administration experience. This class, **May 17** in Loveland, will delve more completely into FCPA; petitions, including initiative, referendum, and recall; protest hearings; and working with Titles 31 and 1. To register, visit [bit.ly/2OoRucM](http://bit.ly/2OoRucM).

## Women in Government

Join Women in Government at its 2019 National Legislative Conference in Chicago, **June 13–15**. The event brings together women state legislators and policy experts to engage across a variety of top issues and network. Visit [www.womeningovernment.org/attend/upcoming-events](http://www.womeningovernment.org/attend/upcoming-events) for more information.

## Watershed Summit

More than 200 water utility executives, business leaders, conservation experts, and other professionals will come together to share tested solutions at the Watershed Summit on **June 27** in Denver. Gain new insights and ideas to help position your organization for success. The event seeks to add new voices to the discussion, introduce innovative ideas, and break down silos. The goal is to bring local influence to global freshwater issues. To learn more and register, visit [bit.ly/2Fzmrbrbx](http://bit.ly/2Fzmrbrbx).

## RESEARCH CORNER: THE AFFORDABLE HOUSING GAP

By Melissa Mata, CML municipal research analyst

EACH YEAR, THE NATIONAL LOW INCOME Housing Coalition (NLIHC) releases data underscoring the insufficient supply of affordable rental housing nationwide. Roughly 25 percent of the 43.3 million renter households in the United States are considered extremely low-income, defined as either “at or below the poverty level” or “at or below 30 percent of the area median income,” whichever is higher. Forty-eight percent of extremely low-income renter households are seniors or have a disability, and 39 percent are in the workforce. In Colorado, 46 percent of extremely low-income renter households are seniors or have a disability, while 45 percent are in the labor force.

The United States has a shortage of 7 million rental homes that extremely low-income households could afford. In fact, for every

100 of these households, there exist only 37 affordable and available homes. In Colorado, there are 28 affordable homes for every 100 extremely low-income renter households, for a statewide shortage of almost 115,000 homes.

Because of this shortage, a large number of extremely low-income renter households are cost-burdened, defined as spending more than 30 percent of its income on rent and utilities. A household is considered severely cost-burdened when that number surpasses 50 percent. When a household is cost-burdened or severely cost-burdened, families have less money available for other important items such as food, transportation, or healthcare. Seventy-six percent of extremely low-income renter households in Colorado are severely cost-burdened.

It is not only the extremely low-income renter households that feel the pinch in this state, however. Twenty-four percent of middle-income households, those making between 81 percent and 100 percent of the area median income, are cost-burdened.

CML recognizes the importance of affordable and habitable housing, and accordingly supports an adequate supply of diverse housing options, increased financial assistance from the federal government and state government for housing needs of low- and moderate-income housing, and supports the creation of an adequately financed statewide housing trust fund.

For more information on the NLIHC Gap Report, visit [reports.nlihc.org/gap](http://reports.nlihc.org/gap).

For CML resources on the topic of affordable housing, visit [bit.ly/2OjuxaH](http://bit.ly/2OjuxaH).

## KNOWLEDGE NOW LOOKS AT OPPORTUNITY ZONES

OPPORTUNITY ZONES WERE ENACTED as part of the 2017 tax reform package to address uneven economic recovery and persistent lack of growth that have left many communities across the county behind. Through Opportunity Zones, there is now a federal tax incentive for investors to support distressed community through private equity investments in businesses and real estate ventures.

A recently released CML Knowledge Now white paper takes a look at the role municipalities can play to make the most of the Opportunity Zone program. Read about how municipalities around Colorado are collaborating with the state, regional agencies, and private developers to set the stage for smart, deliberate, and necessary investment in their communities.

The publication was sent to all recipients of this *CML Newsletter*, and is also available at [www.cml.org](http://www.cml.org), under Resources > Periodicals > Knowledge Now, along with more white papers on a variety of topics.

Keep an eye out for an upcoming webinar on Opportunity Zones at noon on Wednesday, **June 5**. Registration information to come.

## CML SCRAPBOOK



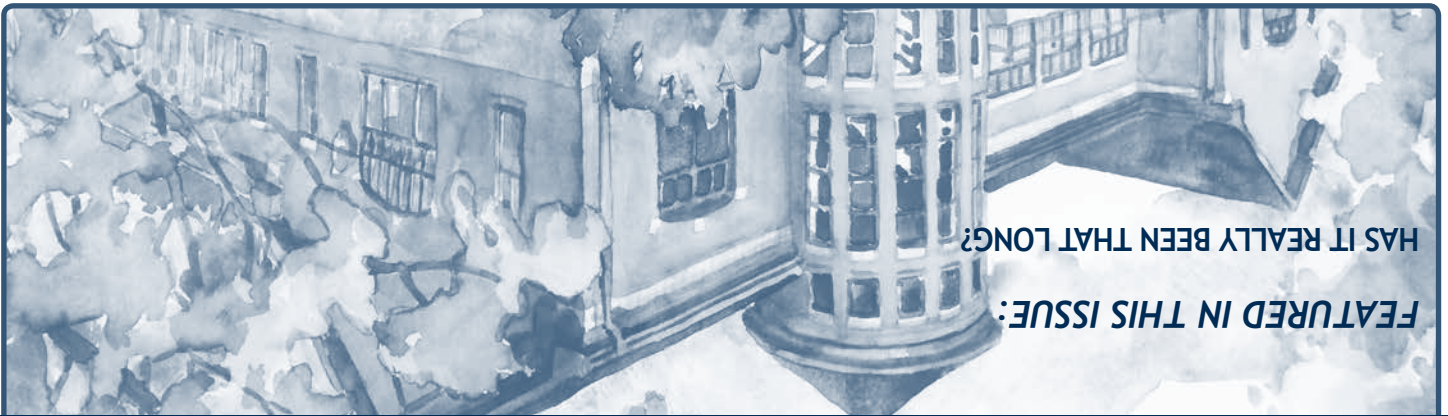
CML staff at the CML offices. Photo by Maria Poland.



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HAS IT REALLY BEEN THAT LONG?

FEATURED IN THIS ISSUE:

**INSIDE THIS ISSUE:**

NEW EXECUTIVE DIRECTOR LISTENING TOUR; ANOTHER TOWN ADOPTS STANDARDIZED SALES TAX DEFINITIONS; WEBINAR: ENERGY PERFORMANCE CONTRACTING FOR WATER EFFICIENCY AND WATER METER UPGRADES; COLORADO LEADERS MEET IN WASHINGTON; AND MORE

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**NEWSLETTER**

