

Adopted January 2010

The Jefferson County Association of REALTORS concurs with the Coalition for Smart Growth. JCAR has a long-standing policy supporting transit. We do not believe, however, that 2010 is an appropriate time to ask voters in the region to increase the sales tax for the project. The framework presented by the Coalition for Smart Growth provides transit supporters the opportunity to re-engage the original FasTracks coalition, re-educate the voters on the importance of the project to the region's economic health, and move the project forward within a reasonable timeframe. This framework provides a realistic strategy for developing a regional consensus on key financial and political issues necessary for a successful ballot issue.

The framework includes the following criteria:

1. RTD completes revised cost estimates based on the latest available pricing and engineering information (to be completed as part of RTD's regular Annual Program Evaluation by January 2010);
2. RTD completes its Peer Review of sales and use tax forecasting methodology, and the Coalition is comfortable with the methodology and assumptions to be used in RTD's sales and use tax revenue forecasts, including the use of a range (conservative, moderate, optimistic) of revenue scenarios and the detailed assumptions that go into developing each scenario;
3. The cost and revenue forecasts must come together in a workable financial plan for the project, including ongoing operation and maintenance/replacement costs, which is acceptable to the Coalition (this financial plan will also be completed as part of the Annual Program Evaluation). Given the use of a range of revenue forecasts, the financial plan must have an overall system completion date (in years) as the chief variable among the three revenue scenarios;
4. There is broad (though not necessarily unanimous) political agreement among the region's elected officials and key civic organizations in support of the financial plan and any proposed tax increase, including the details of how the tax increase would be used;
5. The Coalition must be reasonably confident (though not certain) based on additional polling and focus groups that a proposed campaign could win;
6. The Coalition must be confident in our community's ability to raise the funds needed for a winning campaign (based on a campaign plan, budget and fundraising plan similar to the 2004 FasTracks campaign plan and budget); and
7. RTD must secure, or the Coalition must be very confident in RTD's ability to secure (based on achieving such milestones as final design approval and securing an Early

Systems Work Agreement from the FTA), the expected Federal funding for the Eagle Project (public/private partnership for DIA and Gold Line).