

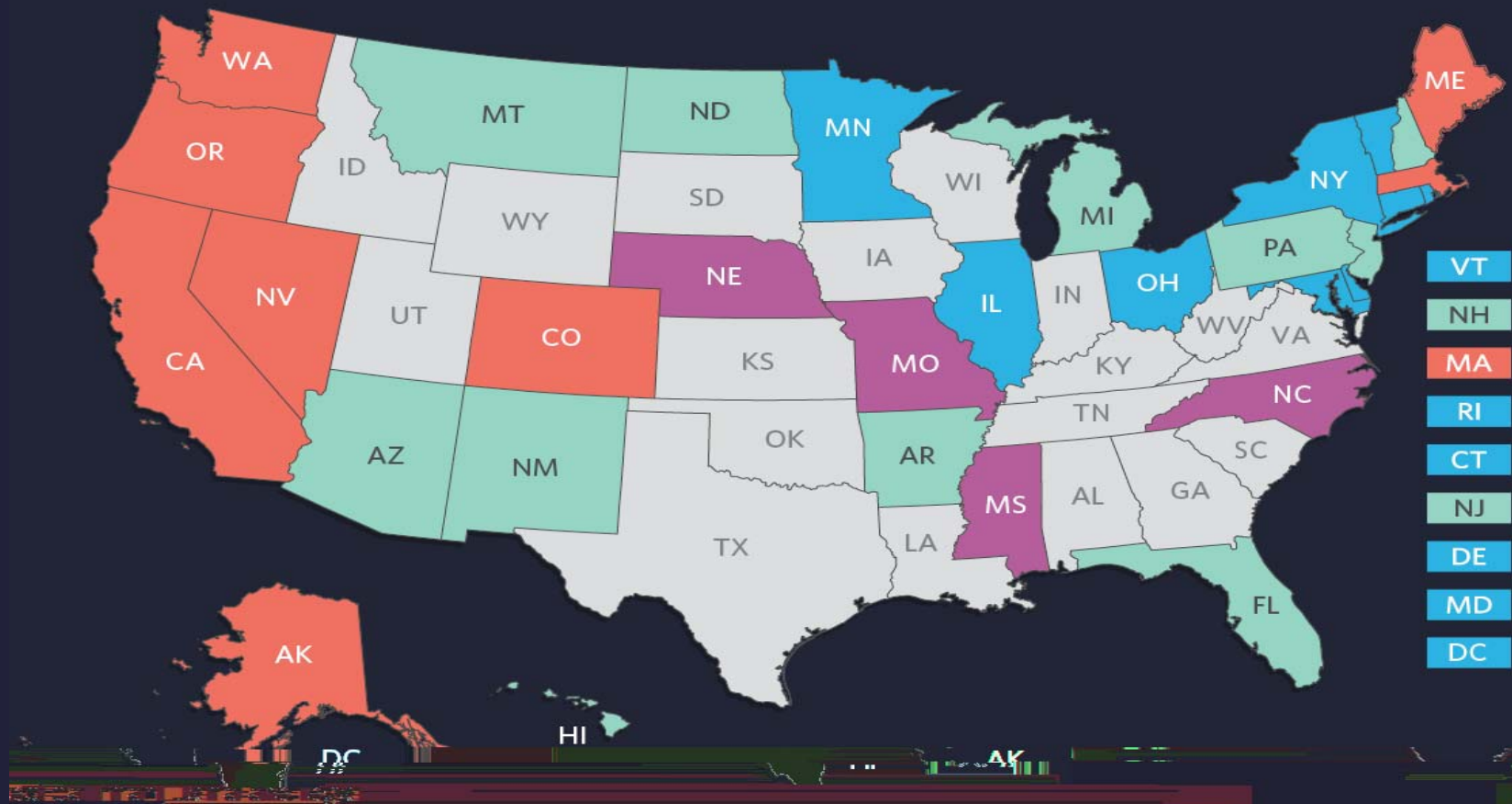


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GRADUATE SCHOOL OF SOCIAL WORK
Burnes Center on Poverty and Homelessness

Housing First, Homelessness and Legalized Cannabis: Challenges and Opportunities

Marijuana Laws



is legal

is legal and jail time has been eliminated for possessing small amounts of marijuana

eliminated for possessing small amounts of marijuana

Amendment 64: Use and Regulation of Marijuana

- Added to Colorado Constitution as Article XVIII Section 16
- Legalized recreational use of marijuana for persons 21+
- Continued legalization of medical marijuana
- Localities have the right to prohibit the operation of marijuana cultivation facilities, marijuana product manufacturing facilities, marijuana testing facilities, or retail marijuana stores



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Taxes: Where the Money Comes From

- Excise Tax rate is 15% on recreational marijuana only
- Retail Marijuana Sales Tax rate increased from 10% to 15% on July 1, 2017 on recreational marijuana only
- State Sales Tax rate of 2.9% now only applies to marijuana accessories (products that do not contain marijuana), medical marijuana, and medical marijuana products
- Marijuana application and license fees for businesses



Revenue Thus Far

Year	Excise Tax	Retail Marijuana Sales Tax	State Sales Tax	License and Fees	Total
2014	\$11,375,269	\$26,892,567	\$17,834,803	\$11,491,688	\$67,594,323
2015	\$33,417,833	\$55,616,540	\$26,968,987	\$14,407,811	\$130,411,173
2016	\$59,420,537	\$83,750,123	\$36,448,957	\$13,985,195	\$193,604,810
2017	\$71,965,028	\$131,512,818	\$30,536,901	\$13,353,727	\$247,368,473
2018 (Jan & Feb)	\$5,619,025	\$27,262,053	\$2,131,557	\$2,047,386	\$42,816,302
Projections for 2018	\$68,251,836	\$163,572,318	\$12,789,342	\$12,284,316	\$256,897,812



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Taxes: Where the Money Goes

- Excise Tax: first 40 million goes to the Public School Capital Construction Assistance Fund; excess revenue is allocated to the State Public School Fund
- Retail Marijuana Sales Tax: 15% distributed to local governments based off of what is sold within their boundaries; 85% goes to the Marijuana Tax Cash Fund (supports state programs and services)
 - Changes to 71.85% to MTCF; 12.59% to SPSF; 15.56% retained in the General Fund.
- State Sale Tax: all revenue is allocated to the Marijuana Tax Cash Fund



Collection of Data from responses collected from people reporting “Out of State” as their last permanent address

	Denver	Adams	Arapahoe	Boulder	Broomfield	Douglas	Jefferson	Total
2011	357 (14%)	26 (6%)	47 (11%)	118 (13%)	26 (23%)	16 (24%)	49 (10%)	639 (13%)
2012	444 (15%)	43 (5%)	52 (13%)	160 (18%)	5 (8%)	13 (21%)	47 (8%)	764 (14%)
2013	475 (16%)	25 (5%)	42 (12%)	195 (19%)	0 (0%)	19 (27%)	74 (14%)	830 (15%)
2014	374 (18%)	13 (8%)	18 (9%)	104 (21%)	0 (0%)	2 (7%)	41 (18%)	552 (18%)
2015	457 (17%)	39 (10%)	14 (7%)	104 (26%)	XX	2 (26%)	23 (10%)	659 (17%)
2016	430 (17%)	8 (9%)	28 (10%)	115 (24%)	2 (19%)	0 (0%)	23 (12%)	606 (18%)
2017	478 (17%)	9 (11%)	60 (15%)	123 (27%)	2 (13%)	2 (11%)	19 (11%)	693 (19%)



Point in Time Out-of-State Analysis

- Point-in-Time measures show no significant increase after legalization after 2014
- The Out-of-State percentage total showed a marginal increase, while each county stayed relatively consistently



Vacancy Rate Data

	Adams	Arapahoe	Boulder/ Broomfield	Denver	Douglas	Jefferson
2011	5.35%	6.08%	4.65%	4.50%	4.40%	4.50%
2012	4.53% (-.82)	5.40% (-.68)	3.53% (-1.12)	4.85% (+.35)	4.28% (-.12)	3.98% (-.52)
2013	5.00% (+.47)	4.53% (-.87)	3.30% (-.23)	5.18% (+.33)	4.48% (+.2)	3.90% (-.08)
2014	4.20% (-.8)	4.65% (+.12)	5.40% (+2.1)	5.13% (-.05)	3.80% (-.68)	3.53% (-.37)
2015	4.48% (+.28)	5.40% (+.75)	5.50% (+.1)	6.03% (+.9)	5.40% (+1.6)	4.25% (+.72)
2016	5.5% (+1.02)	5.50% (+.1)	5.80% (+.3)	6.08% (+.05)	7.68% (+2.28)	4.33% (+.08)
2017 (1-3)	5.70% (+.2)	4.70% (-.8)	4.70% (-1.1)	6.60% (+.52)	5.47% (-2.21)	4.43% (+.1)

*Data collected from Apartment Association of Metro Denver vacancy and rent survey from 2017 quarter 3



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Vacancy Rate Data Analysis

- There appears to be no relationship between the legalization of marijuana and vacancy rates.
- The majority of decreases in vacancy rates happened pre-legalization.
- Post-legalization increases in vacancy suggest different forces are pressing the market.



Population Growth Data

	Denver	Arapahoe	Adams	Boulder	Broom field	Douglas	Jefferson
2011	619281	585836	452040	330597	57245	292607	539865
2012	+14282 (2.31%)	+10230 (1.75%)	+8532 (1.89%)	-25247 (-7.64%)	+1685 (2.94%)	+6147 (2.1%)	+6215 (1.15%)
2013	+13870 (2.19%)	+11594 (1.95%)	+9535 (2.07%)	+4937 (1.62%)	+1186 (2.01%)	+7688 (2.57%)	+5832 (1.07%)
2014	+14992 (2.32%)	+10647 (1.75%)	+10339 (2.2%)	+2917 (.94%)	+1670 (2.78%)	+18539 (6.05%)	+7164 (1.3%)
2015	+17607 (2.66%)	+10934 (1.77%)	+10228 (2.13%)	+5554 (1.77%)	+3099 (5.02%)	+7400 (2.28%)	+6067 (1.09%)
2016	+13028 (1.92%)	+7827 (1.24%)	+7513 (1.53%)	+3468 (1.08%)	+1374 (2.12%)	-3749 (- 1.13%)	6694 (1.18%)

*Data collected from Colorado Department of Local Affairs, State
Demography Office population estimates



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Population Growth Analysis

- State of Colorado Demography office data shows a consistent growth throughout the metro area over the last 6 years.
- Growth in the counties stays consistent post legalization, minus two exceptions:
 - In Douglas County, they experienced a +3.48% increase in 2014, significantly larger than any other year
 - In Broomfield, they experienced a 5.02% increase in 2015, +2.24% larger in 2014



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