Living in a Metro District

metrodistrict EDUCATION COALITION

ACCOUNTABILITY TRANSPARENCY AFFORDABILITY

If you live in a metro district, welcome. You're amongst friends.

- Millions of Coloradans are past, current, or future residents of one of 1,800+ metro districts in the state.
- Metro district residents typically enjoy additional amenities (like parks, trails, and pools), pay higher property taxes in exchange for these amenities, and have a local governing board of directors.

Here are three things to know about living in a metro district.

- Unlike older neighborhoods that developed parks and trails over time, metro districts front-load the financing of amenities and public improvements within a new community to keep housing attainable.
- State and local laws provide significant protections for existing homeowners, and mandate improved financial transparency and regular public disclosures.
- Each metro district is required by law to include a public website for the benefit of local homeowners and prospective homebuyers.

Extra amenities are often found in metro districts.

- Amenities include parks and open spaces, trees and landscaping, trails and bike paths, playgrounds, community gardens, pools and rec centers, and much more.
- This is probably one of the main reasons you chose your home - and without the metro district these would not exist.
- The metro district also paid for the public infrastructure including streets, sidewalks, water and sewer lines and connections, etc.

Property tax rates may be different in a metro district.

- Your city or county entered into a service agreement with your metro district in order to pay for much of the public infrastructure and amenities in your new neighborhood.
- This ensures that residents of metro districts pay for the extra benefits through higher property taxes while non-metro district neighbors are not unduly burdened.

Now let's talk about your local metro district board.

- Metro districts are a unit of government with oversight from a board of directors, similar to a city council, that can borrow money at lower interest rates, allowing infrastructure and homes to be built more efficiently and affordably.
  - Developers initially sit on the Board of Directors because there are no homes built yet.
  - As soon as six months after the first home is built, residents can run for a board seat, allowing them to participate in important decisions.
- Board responsibilities include managing district finances, overseeing construction, working with homebuilders, and coordinating with the city/county governments.
  - Oversight and involvement by residents is the best way to ensure your metro district is following best practices, just as with any unit of government.

Learn more about our work at www.metrodistricteducation.com.