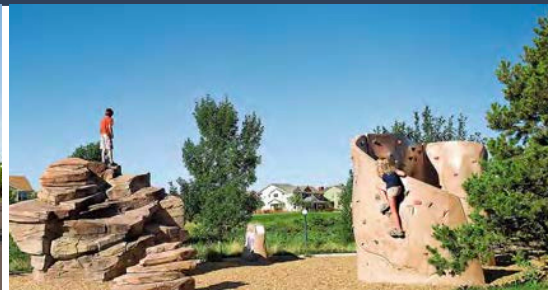




METRO DISTRICTS

Building communities with
amenities people love



Millions of Coloradans are past, current, or future residents of one of 2,200+ metro districts in the state, which offer amenities people desire and public infrastructure they depend on for a functioning neighborhood.

Public Amenities Include:

- Parks & Open Spaces
- Trees & Landscaping
- Trails & Bike Paths
- Playgrounds
- Community Gardens
- Pools & Rec Centers
- and Much More

Public Infrastructure Include:

- Streets
- Safe Crosswalks
- Sidewalks
- Water & Sewer Lines
- and Much More

RESPONDING TO THE SURGING DEMAND FOR HOMES.

Colorado has a housing shortfall of approximately 100,000 homes. This lack of supply while demand is growing has led to a statewide median house price of \$578k for a single-family home.

Metro districts create more affordable housing options by serving as a cost effective public financing tool to build large-scale housing developments.

Many metro districts are found in suburban and rural areas, where demand for new homes is high – given the availability and affordability of land.



Highlands Ranch, Central Park in Denver, and Anthem in Broomfield are examples of successful metro districts.



ENSURING GROWTH PAYS ITS OWN WAY.

Residents of metro districts enjoy greater amenities while paying higher property taxes – a system that ensures their non-metro district neighbors are not unduly burdened.

Our towns and cities can't cover those costs due to TABOR restrictions.

Without metro districts, these new communities and homes would not exist.

PROVIDING ASSURANCE THROUGH LOCAL AND STATE REGULATIONS.

A metro district is a form of local government that cannot form without approval from a local elected city council or county commission.

Once formed, metro districts must adhere to local government laws that place limits on taxation, fees, and services and state laws dealing with transparency accountability.

Homeowners also have oversight. They may attend public meetings and run for office, allowing them to influence metro district operations and financing.

FOR MORE INFORMATION, VISIT

www.metrodistricteducation.com

The Metro District Education Coalition is a nonprofit, nonpartisan network of financial, legal, and technical experts who provide expertise on metro districts. We promote improved transparency and accountability on behalf of homeowners and advocate for best practices in the formation and operations of metro districts.