



METRO DITRICTS:

A Primer for Policymakers



AFFORDABILITY

Colorado's massive housing shortage can only be met through a combination of financial, policy, and regulatory tools.

The state is already over 500,000 housing units short between now and 2030, according to the Bell Policy Center.

Without metro districts, Colorado families would be forced to pay significantly higher home prices for the same quality and amenities in existing neighborhoods.

TRANSPARENCY

Metro districts are a form of local government approved and overseen by a municipality and regulated by the State of Colorado.

A city or county must approve limits on taxation, fees, and services before a metro district can form.

State laws require transparency and accountability, including homebuyer notifications and homeowner protections.

Retiring debts on time, community engagement, and transitioning to resident-controlled boards are all best practices supported by MDEC.

Metro districts are governed under Title 32 and are subject to the same laws as other special districts such as CORA, conflict of interest, and sunshine laws.

Additionally, each locally-controlled metro district is required to comply with the Code of Ethics in Colorado law which are applicable to other elected officials.

ACCOUNTABILITY

Metro districts created after Jan. 1, 2000 are required to have a public-facing website that includes contact information of board members, audited financial statements, boundary information, and other information.

Metro districts created after Jan. 1, 2000 must file an annual report to include status of construction of public improvements, audited financial statements, and other transparency measures. Districts created before 2000 must file a report to the city or county as identified in its service plan.

In metro districts created after Jan. 1, 2000, every registered elector within a metro district must receive notice about the call for nomination for the upcoming board election.

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.

Learn more about our work at www.metrodistricteducation.com