



METRO DISTRICT SUPPORTERS

March 2023

metrodistrict
EDUCATION COALITION

ACCOUNTABILITY TRANSPARENCY AFFORDABILITY



RESIDENTS OF METRO DISTRICTS

"I am a resident of Stonegate Village Metropolitan District located in Parker. I urge you to vote no on HB23-1090... it threatens to take away a critical financing tool that is used to build infrastructure in communities just like Stonegate. When deciding to purchase our home, we were specifically looking for a house in a metro district due to the access to parks, trails, and our community pool. We have a 2-year-old Labrador Retriever and it's our favorite thing to take him to the Stonegate Village Park to run and play frisbee. We also greatly enjoy spending time at the Stonegate pool during the summer. All of these amenities were funded by the metro district and passing HB23-1090 will prevent developers from having the tools to construct these wonderful additions to our community."

– Sydney, Stonegate Village in Parker

"I've lived in Central Park for 14 of the last 15 years. We moved here specifically because of the community feel, which exists because of the many amenities the Westerly Creek district provides. Miles of trails, parks, rec centers, and town centers make our neighborhood unlike any other in the metro area. In fact, we moved away and then quickly moved back after realizing how unusual it was to find a neighborhood like ours. We pay more in taxes than the rest of Denver, but residents here are willing to do it because we know we are getting something that wouldn't be provided anywhere else. Raising kids and living in this community is truly special and would not be the same without the things provided by our local district."

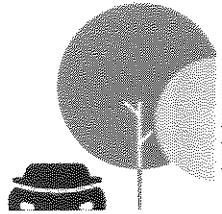
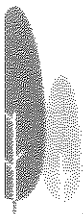
– Deserai Crow, Central Park in Denver

"My family and I love this community for the running trails, the open space, the golf course and our great neighbors who are like family to us. When we were shopping for a home, this was the only place where we could afford to get that many benefits and the amount of house we needed for our family."

– Mizraim, Reunion in Commerce City

"One of the most impressive aspects of Sterling Ranch is its sustainable infrastructure, which will support 12,000 homes at build-out. This was only made possible by the type of financing mechanism offered by metro districts."

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– Amy Sherman, Sterling Ranch in Douglas County

"I am and have been a resident of Dove Valley Metropolitan District located in Arapahoe County since 2018. One of the main reasons I enjoy living within the District is because of the 8 miles of walking and biking trails that are owned, operated, and maintained by the District – and the additional 9 trail miles planned in the near future. From my front door I can walk or ride my bike along Happy Canyon Trail to the E-470 Trail, the Cherry Creek Trail, or to the Parker-Jordan Centennial Open Space. Compared to other suburban locations, the walking and bike accessibility options in the District are fantastic."

– Megan, Dove Valley in Arapahoe County

"I have one small kid and chose this neighborhood for its amenities – a pool, playgrounds, a new elementary school that will be built, and quick access to a golf course. The additional property tax I pay is negligible compared to the benefits this community offers."

– Andrew, RainDance in Windsor

"We moved to Ridgeway for the amenities such as trails, parks, maintained roads, and recreation. The districts in the area make these amenities possible which we pay for through our property taxes. Without a metro district, many of the amenities would likely not be available."

– Resident in RidgeGate in Lone Tree

"I love living within our Metro District where we have access to multiple parks, trails, and a community pool. Majority of my family lives in the Midwest and they are constantly impressed by the community and amenities when they come to visit. Without the metro district, these amenities would have never existed. I encourage you all to vote no on HB23-1090 to ensure future homeowners and Colorado residents have access to housing choices with these amenities as well."

– Tristan Pohren, Stonegate Village in Parker

"I have lived in Tallyn's Reach since 2014. Before moving to Aurora, I lived in Highlands Ranch Colorado. Before that in 2 locations around Omaha Nebraska. My last 4 homes have been in Metro Districts, 2 in Colorado, 2 in Nebraska. I am a big believer in Special Districts. In both Nebraska and Colorado, cities and towns are unwilling (or unable) to fund

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improvements necessary to develop new neighborhoods. Those improvements include roads, water & electric utilities, and parks and recreational facilities. The benefits of paying over time is well documented by the fact that few people can afford to pay for a home all upfront, but many can do so over time. In effect, special districts allow for the improvements (road & utilities) and amenities (parks and recreational facilities) to be paid for like a mortgage. In each of the 4 communities I have lived in I have found the amenities to be well worth the "mortgage" that came along with the home. Each community was relatively new when I purchased, so I enjoyed new streets, new plumbing, and nice parks and playgrounds and pools for my children. The financing options of a special district allowed me to pay over time for these benefits. And I do like "new". "New" also addresses the current housing shortage, I believe without Metro District financing many new neighborhoods simply cannot be built."

– Harry Yosten, Tallyn's Reach in Aurora

STAKEHOLDERS

"All of the homes, affordable housing, civic facilities, retail, art, parks and open space, corporate campuses and light rail transit connections in RidgeGate were only able to happen due to the special district structure, given that municipalities and utility districts rely on these developer districts to fund and build public infrastructure to support new growth."

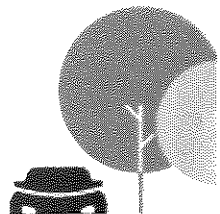
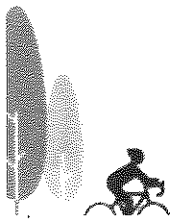
– Keith Simon, Development Director, RidgeGate in Lone Tree

"Our workforce is moving further and further away to afford a home. Colorado is experiencing a workforce housing crisis, and we must come together to ensure everyone has access to achieve their dream and begin their pathway to the middle-class. Metro districts are an important, integral tool required to spur building workforce housing and supply a lifeline to kick-off development projects."

– Dave Davia, Chair of the Homeownership Opportunity Alliance

"Existing employers and potential new primary employers look at housing when determining where to expand and locate their operations. Metro districts help provide neighborhoods with homes people can afford, and they are a critical component to addressing our severe housing deficit."

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– Dave Dazlich, Colorado Springs Chamber of Commerce & EDC

“Without a metro district, these costs would either be put into the upfront cost of a home, pricing many homebuyers out of the market, or requiring all taxpayers, not just the new property owners, to help pay the costs of the infrastructure. The creation of metro districts ensures that growth pays its way and that new homeowners are paying for the streets, parks and other amenities where they live.”

– Chris Romer, President & CEO of the Vail Valley Partnership

POLICYMAKERS

“As a result of TABOR, metro districts have emerged as one of the few viable financing mechanisms to build infrastructure and homes. In many ways, they operate like a mortgage company, but at far greater economies of scale. Just as most homeowners would be unable to purchase a home outright, the same is true of these master communities due to the lack of a functioning tax base at the time of construction.”

– State Sen. Rachel Zenzinger

Jefferson County democrat and co-sponsor of SB23-110

“This [passing of SB23-110] is a major victory for homebuyers around the state at a time when Colorado’s housing shortage is at critical mass. This law puts guardrails into place for homeowners while providing a path forward to build desperately needed homes utilizing the metro district financing tool.”

– State Rep. Rick Taggart

Mesa County republican and co-sponsor of the bill

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