



Coloradans for Metro District Reform

12/5/2023 Metro District Task Force Meeting Response

[Coloradans for Metro District Reform](#) (CMDR) are citizen volunteers who have experienced abuses caused by the lack of accountability in developer-run metro districts. Our goal is to educate, identify opportunities for reform, and advocate for meaningful legislation that protects residents from abuses.

CMDR has helped residents in over 100 metro districts better understand their districts through analysis of those districts' legal documents. We also work to support the transition of metro district boards to resident control so those boards can restore residents' right to vote and establish accountability for government taxation and spending by the developer.

Below is CMDR's response to the first meeting of the Metropolitan District Homeowners' Rights Task Force held December 5, 2023. We welcome any requests to support the claims below or present our position to the Task Force.

Task Force Membership

The Task Force is composed of eleven members. The developer industry lobbying groups Metro District Education Coalition (MDEC) and the Special District Association (SDA) have direct representation on the Task Force. It is CMDR's assessment that two of the eleven members will advocate for resident interests and five favor the developer industry. The remaining four members were either absent or expressed mixed sympathies. To summarize, it is CMDR's opinion that only two of the Task Force's eleven members will be strong advocates for residents.

We encourage the Metropolitan District Homeowners' Rights Task Force to invite homeowners/residents and victims of metro district abuse to tell their stories and hear from experts whose income is not dependent on development financed through metro districts. Consider all perspectives and stop believing the lie that any narrative that opposes the industry perspective is misinformed or uneducated.

Discussion Topics

The legislation creating the Task Force included limited discussion topics. It is important to recognize that the industry lobbied for and heavily influenced those limited choices. During the December 5th meeting, the same industry voices on the Task Force indicated that they want to foreclose consideration of resident oriented issues by ignoring "wish list" items (Ms.

Tanaka's term) now offered by resident members who did not have the same industry lobbying power during the passage of the task force legislation.

We're doubtful that Ms. Tanaka's "we all need to compromise" approach will work in reality, as she has led the industry lobby in opposing all reform initiatives proposed by residents. We hope the Task Force will consider metro district issues identified by residents and resident members. The issues identified are clearly related to the prescribed topics and deserve independent evaluation.

Expert Speakers

Ms. McGeady and Ms. Tanaka appear poised to overwhelm the task force with testimony from professional "lobbyists," including themselves. If successful, in doing so, they will control the Task Force's output by controlling the input. Each of their proposed speakers has presented a "developer spin" on topics in previous public hearings and are likely to present similarly-biased testimony to the Task Force. This will essentially drown out resident input, just as it has during legislative hearings on reform attempts the past three legislative sessions.

Residents rarely have a voice or a seat at the legislative table. Who gets to tell their story to this Task Force is important and the development industry should not be allowed to try to, again, dominate and silence resident input. Resident stories were specifically requested by DORA leading up to the convening of this task force and many were submitted - it seems appropriate that DORA include resident experts and their advocates in this testimony.

Correcting Developer Spin

"Benefits of Metro Districts" - Developers claim the benefits are lower costs and "development paying its own way," however, the overwhelming benefits are to the developers who get to charge unearned profits with little to no accountability.

"Affordability" - There is no evidence metro districts improve housing affordability. On the contrary, metro districts obscure the costs of infrastructure and allow developers to profit on the financing. Homes in metro districts may even be paying twice for infrastructure as they've already paid for a developed lot! Hidden costs are not good for consumers and housing affordability is not improved by shifting a mortgageable expense into an opaque tax.

"Paying costs originally paid by cities and counties" - Developers have always paid for the cost of pipes in the ground and amenities through the cost of the developed lot. That is not something new.

"Misinformation" - The facts are in the developers' own documents, not the MDEC spin in powerpoint presentations. The industry's propaganda has severely compromised genuine education and transparency. They claim any information (including David Migoya's [articles](#)) that doesn't come from them is all "misinformation".

[Youtube Recording of 12/5/2023 Task Force Meeting](#)

[CMDR Summary of 12/5/2023 Metro District Task Force Meeting](#)

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