

Metro District Board Postpones Action on Senior Center Project

The Highlands Ranch Metro District 2020 budget contemplated design of a new senior center with construction anticipated to start in 2021. At the May 20 Metro District Study Session, staff presented an updated long-range revenue forecast to the board of directors. The updated forecast projects a significant decline in property tax revenue of 12% to 23% in 2022. Therefore, the Metro District Board of Directors has decided to delay certain new capital expenditures and will be facing other decisions to ensure the financial health of the Metro District.

Property tax revenue is the primary source of revenue for Metro District operations. The Colorado Constitution requires review and possible adjustment of the residential assessment rate at the same time properties are reassessed, every two years. The next reassessment will apply to property taxes collected in 2022. The state is projecting an 18% reduction in the residential assessment rate, from 7.15% to 5.88%. If the residential assessment rate drops, it will reduce the amount of property tax the Metro District will collect in 2022 and into the future.

Prior to the onset of the COVID-19 pandemic, the Metro District was in the process of continuing the site evaluation for the Highlands Ranch Parkway location and an associated public outreach process. The board, at the May 20 meeting, directed staff to look for possible interim options.

Discussions surrounding the future senior center will resume after the Metro District knows the results of the 2020 property tax reassessment and the new residential assessment rate, which are expected in early 2021.

To learn about the senior center project and see updates from the Metro District, please visit highlandsranch.org/seniorcenter. For questions, please contact Carrie Ward, director of parks, recreation and open space, at cward@highlandsranch.org.

Updates on other capital projects and ongoing effects of the COVID-19 pandemic will be posted to highlandsranch.org, shared via eNewsletters and through Metro District social media channels.

- Sign up for eNewsletters by visiting highlandsranch.org/newsletters.
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