

Metro Mayors Caucus Policy Principles 2026

The Metro Mayors Caucus (MMC), as a 501(c)(3) non-profit organization, takes positions on a limited number of significant legislative bills. MMC does not automatically endorse proposals simply because they align with the policy statements outlined in this document. When a significant proposal is identified, MMC staff will brief the [Executive Committee](#), which will then determine whether to seek a consensus position (2/3 approval) from the Caucus. The Executive Committee also provides members and proponents with information regarding the proposal's potential impact on MMC member municipalities.

The *Metro Mayors Caucus Policy Principles 2026* highlights key areas of interest and consensus positions adopted by our 38 mayoral members from across the seven-county Denver metropolitan area. These policy positions are intentionally broad and are not intended to be exhaustive.

LOCAL CONTROL AND HOME RULE AUTHORITY

The diverse nature of Colorado's cities, towns, counties, and regions fosters a strong foundation for innovative local solutions and collaborative regional approaches to shared challenges. The Caucus emphasizes the following principles:

1. Oppose Preemption of Local Authority

The Caucus generally opposes legislation that restricts the existing authority and powers of municipal governments unless it serves a clear, overarching public interest outlined in this Policy Statement. [Colorado Constitution Article XX § 6](#)

2. Support Tools for Local Objectives

The Caucus supports legislative measures that enhance the authority and flexibility of municipalities, empowering them to achieve their unique local goals and objectives.

3. Encourage Regional Cooperation

The Caucus advocates for tools and initiatives that facilitate and incentivize intergovernmental collaboration to address common challenges effectively and efficiently.

4. Oppose Unfunded Mandates

The Caucus generally opposes unfunded mandates that compromise local control and fiscal responsibility, ensuring municipalities retain the ability to govern effectively within their financial means. [Colorado Revised Statute §29-1-304.5](#)

ADDRESSING THE FISCAL CHALLENGES OF COLORADO

The cumulative impact of several constitutional amendments has placed Colorado in a perpetual fiscal bind, simultaneously mandating increased spending while restricting revenue growth. This dynamic creates ongoing challenges in funding federally mandated programs, early childhood to higher education, and the construction and maintenance of multi-modal transportation infrastructure, among other critical state responsibilities.

Municipalities face parallel constraints and require greater flexibility to sustain and improve essential service levels. In response, the Metro Mayors Caucus generally supports policies aligned with the following principles:

1. Seek Voter Approval for Enhanced Fiscal Flexibility

The Caucus generally supports initiatives that provide Colorado voters with options to address the state's complex fiscal challenges, including opportunities to consider modifications to measures that help to untangle the state's financial constraints.

2. Preserve Taxation and Fee Authority of Home Rule Municipalities

The Caucus generally opposes any reductions to, or exemptions from, sales, property, or personal property tax bases, as well as restrictions on imposing service-related fees. These charges require a public vote to restore fees, limiting municipalities' ability to manage revenues effectively.

3. Sustainability of Economy

A thriving economy requires a balance between growth and regulation. The Caucus supports local and state policies that support businesses without creating unnecessary obstacles.

HOUSING

The Metro Mayors Caucus supports efforts to create, expand and preserve state and local government options to address Colorado's housing affordability crisis. This includes housing and supportive services for those experiencing or are at-risk of homelessness, and expanded housing opportunities for Colorado's low and moderate-income workers:

1. Strengthen Local Government Authority

The Caucus supports proposals that empower local governments to expand affordable housing initiatives through zoning reforms, financial incentives, and community input. The Caucus generally opposes state preemption of land use policies.

2. Local Control and Community-Specific Housing Solutions

The Caucus strongly affirms the importance of local control in housing policy, recognizing that Colorado communities differ widely in size, geography, infrastructure capacity, market conditions, and resident needs. No single approach will work for every city, and housing solutions are most effective when they are locally driven, community-informed, and aligned with adopted plans and priorities.

The Caucus supports state and regional policies that empower local governments with flexibility, provide resources rather than mandates, and respect the ability of communities to determine the housing strategies that best meet their unique circumstances—whether through middle housing, starter homes, transit-oriented development, preservation, or other locally appropriate approaches.

3. Promote Condominium Development for Affordable Homeownership and Housing Diversity

The Caucus supports addressing barriers to condominium development exacerbated by the Colorado Construction Defect Action Reform Act (CDARA) of 2001 and its 2003 amendment, CDARA II. These laws have significantly contributed to class action litigation, increasing insurance costs for condominium projects, making condominium development affordable and economically unfeasible.

To promote affordability and housing diversity, the Caucus supports measures to:

- Reduce the cost of insuring condominium developments.

- Mitigate risks associated with converting multi-family rentals into condominiums.
- Expand developers' opportunities to repair defects before litigation is initiated.
- Increase the threshold of HOA owner approval before litigation is initiated.

These initiatives aim to revive the viability of condominiums as a pathway to affordable homeownership while diversifying housing options across Colorado.

4. Protect Dedicated Housing Funds and Expand Investment in Middle Housing

The Caucus opposes the diversion of voter-approved housing funds established under Proposition 123 and supports preserving these resources for their intended purpose: increasing housing supply and affordability. We encourage additional state investment in the development of middle housing and starter homes, including townhomes, duplexes, and other attainable housing types that support workforce families, first-time homebuyers, and residents earning at or below the area median income.

The Caucus supports funding strategies that expand housing options, promote homeownership opportunities, and help communities meet housing needs without compromising local flexibility or voter intent.

5. Utilities, Infrastructure, and Housing Affordability

The Caucus supports studying:

- the role of utilities and infrastructure costs including water, wastewater, gas, and electricity
- how associated fees impact the feasibility of new housing development, particularly in transit-oriented and infill communities.

Understanding these costs is essential to identify opportunities to streamline processes, reduce financial barriers, and better align infrastructure policies with housing and sustainability goals.

The Caucus encourages strategies that support efficient, well-connected, and sustainable housing development while maintaining reliable utility service and long-term infrastructure planning for Colorado's growing population.

TRANSPORTATION & MOBILITY

Since 1993, the Metro Mayors Caucus has collaborated to identify and advocate for new funding sources to address Colorado's transportation and mobility challenges. Current funding is insufficient, and the lack of substantial investment in mobility infrastructure significantly impacts quality of life, transportation efficiency, the environment, and the economy. The Caucus supports modernizing and expanding the revenue structure, reassessing spending priorities, and adopting a more equitable approach to allocating resources to meet the diverse and evolving mobility needs of Coloradans.

1. **Transportation & Mobility: A Connected Regional System with Fair Local Funding**

The Caucus supports a coordinated, regional approach to transportation and mobility that reflects how people live, work, and travel across the Denver metropolitan region. Transportation solutions should improve connectivity, safety, multimodal access, and equity while honoring the unique needs and priorities of each community.

The Caucus advocates for equitable distribution of transportation funding that considers population, travel patterns, diverse mobility needs, and regional connectivity. We recognize that metropolitan areas carry the highest travel demand and require predictable, direct resources to maintain and expand infrastructure that supports residents, businesses, and quality of life.

The Caucus opposes new transportation revenue sources that exclude direct allocations to local governments, affirming that cities and towns are responsible for maintaining and managing the majority of transportation infrastructure and should have the flexibility to invest in locally appropriate solutions

Finally, the Caucus supports transportation planning that enhances multimodal options—including transit, active transportation, and emerging mobility technologies—and encourages regional partnerships that align state, local, and federal priorities for a more connected and sustainable system.

2. Promote Flexible Funding for All Transportation Modes

The Caucus supports funding mechanisms that provide flexibility to address the mobility, congestion reduction, and air quality needs of urbanized and metropolitan regions.

3. Regional Transit & Passenger Rail as an Integrated Mobility System

The Caucus supports a comprehensive, connected regional transit and mobility system that improves access, reliability, and economic opportunity across the Denver metropolitan area and the broader Front Range. Rather than focusing on individual projects in isolation, the Caucus encourages coordinated planning that considers how transit, rail, bus, roadway, and emerging mobility options work together as an integrated system serving residents, workers, and visitors.

The Caucus recognizes the importance of completing existing, voter-approved transit commitments, including FasTracks, and supports ongoing efforts to ensure those commitments remain viable and transparent.

The Caucus will actively monitor Front Range Passenger Rail (FRPR) and other major regional rail initiatives, recognizing both their potential regional significance and the outstanding questions related to funding, governance, implementation, and impacts on existing transit obligations. At this time, the Caucus does not take a position on FRPR or future rail expansions.

4. Coordination of Transit Services and First- and Last-Mile Connectivity

The Caucus supports enhanced coordination among transportation and transit providers to improve mobility, safety, and efficiency across the Denver metropolitan area. MMC prioritizes transit connectivity and multimodal accessibility, particularly around Transit-Oriented Developments (TODs), including areas subject to upzoning under HB24-1313.

To ensure a seamless, safe, and functional transit system, MMC advocates for:

- Collaboration among RTD, CDOT, local governments, and regional transportation agencies to better align transit routes, service levels, schedules, and first- and last-mile connections that reflect local context and community needs.

- RTD partnership with local governments in funding and delivering first- and last-mile solutions, recognizing that successful transit systems depend on safe, accessible connections between stations and neighborhoods. Communities such as Morrison, Golden, and Lone Tree demonstrate how coordinated planning and local administration—paired with RTD investment—can improve access, ridership, and community outcomes.
- Safety initiatives that address public security, lighting, pedestrian and bicycle infrastructure, and station-area design to ensure transit hubs are welcoming and safe for all users.
- Integrated planning that aligns transit investments with local land use policies, housing strategies, and infrastructure capacity to support higher-density, mixed-use development where appropriate.

MMC will continue to support policies that enhance transit accessibility and system connectivity while ensuring local governments have the resources, flexibility, and authority to implement solutions that work for their communities.

5. Prioritizing Safety Across All Modes of Transportation

The Caucus advocates for policies and legislation that fund innovative, data-driven, and multi-disciplinary strategies to enhance safety and accessibility for all transportation users. MMC supports a comprehensive, equity-focused approach that prioritizes safety improvements across roadways, transit systems, and active transportation networks.

Key priorities include:

- Driver safety initiatives to reduce collisions and improve roadway design.
- Protections for vulnerable road users, including:
 - Pedestrians
 - Cyclists
 - Motorcyclists
 - Micro-mobility users (e.g., scooters, e-bikes)
 - Wheelchair users
- Enhanced safety for transit riders and rail passengers, including improved station design, lighting, and security measures.

MMC will continue working with regional and state partners to ensure transportation infrastructure and policies promote safe, accessible, and efficient mobility for all.

SUSTAINABILITY & RESILIENCY

The Caucus supports initiatives that advance the environmental sustainability of the region both now and in the future. It advocates for scientifically grounded programs focused on protecting the natural environment and addressing climate challenges while balancing the need for a strong, inclusive economy. These efforts aim to restore, preserve, and safeguard natural resources for the well-being and enjoyment of current and future generations.

1. Strengthen the Electrical Grid

The Caucus recognizes the need for strategic investments to strengthen and modernize the electrical grid to support reliable service, community resilience, and local priorities. A robust electrical system is essential to meeting local matters of concern, including housing development, economic vitality, public safety, and infrastructure reliability.

As communities grow and evolve, grid capacity and reliability must keep pace with local land use decisions, redevelopment efforts, and increased demand. The Caucus supports policies and investments that ensure local governments have the infrastructure capacity and flexibility needed to serve residents, businesses, and future development without creating undue cost or constraints at the local level.

2. Promoting Water Conservation, Efficiency, and Sustainable Community Planning

The Metro Mayors Caucus (MMC) supports innovative, data-driven approaches to enhance indoor and outdoor water conservation and efficiency while ensuring that compliance does not place an undue burden on local governments.

Recognizing Colorado's semi-arid climate and the increasing challenges of drought and water scarcity, MMC advocates for sustainable community development that aligns with actual water availability. This includes:

- Integrating water-efficient design into new developments and infrastructure.
- Encouraging conservation strategies that support long-term water resiliency.

- Aligning land use planning with sustainable water resources to ensure future growth remains viable.

By prioritizing water-conscious planning and conservation, MMC aims to strengthen the region's resiliency while balancing economic growth and environmental stewardship.

3. Planning & Coordination for Fire and Flood Resiliency

The Caucus advocates for proactive planning, regional coordination, and strategic investments to enhance community resilience against wildfires and flooding.

Recognizing the increasing frequency and severity of these natural disasters, MMC supports policies that:

- Improve interagency collaboration among local, state, and federal partners to ensure coordinated emergency response and preparedness.
- Strengthen land use and infrastructure planning to mitigate fire and flood risks, including smart zoning, defensible space strategies, and resilient building codes.
- Expand data-driven risk assessments to identify vulnerable areas and prioritize investments in protective infrastructure.
- Support funding for mitigation efforts, such as wildfire fuel reduction, watershed protection, and stormwater management systems.

By prioritizing regional cooperation and proactive risk reduction, MMC aims to protect communities, infrastructure, and natural resources from the growing threats of wildfires and flooding.

4. Oppose Preemption of Local Utility Control

The Metro Mayors Caucus (MMC) firmly opposes any state or federal efforts to preempt local control over utilities, including broadband, energy, and water services. Local governments are best positioned to make informed, community-driven decisions that address the unique needs of their residents and businesses.

MMC supports policies that:

- Protect municipal authority over broadband deployment, energy regulations, and water management.
- Encourage local innovation and competition to improve utility services and expand access.

- Prevent one-size-fits-all mandates that undermine local decision-making and hinder economic development.

Preserving local control over utilities ensures that communities can develop tailored, forward-thinking solutions to meet their infrastructure and connectivity needs.

PUBLIC SAFETY

MMC is updating the Public Safety section and is in the process of forming a Public Safety Task Force to determine our public safety priorities for 2026. This will be added once it's completed.

1. Strengthening Public Safety & Local Authority

Public safety remains a top priority for the Metro Mayors Caucus (MMC), from addressing youth violence to responding to crises like 9/11, the opioid epidemic, and post-pandemic crime. Law enforcement is primarily a municipal responsibility, and local officials must have the flexibility to enforce laws fairly and equitably in alignment with community values.