**RESOLUTION NO. 26-63**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO, ADOPTING AN EXPEDITED REVIEW PROCESS FOR QUALIFIED AFFORDABLE HOUSING DEVELOPMENT AS PART OF A COMMITMENT TO PROPOSITION 123, AS ADOPTED BY COLORADO VOTERS IN 2022**

**WHEREAS,** the voters of the State of Colorado approved Proposition 123 (codified at C.R.S. § 29-32-101, *et seq.*) (the "Prop 123 Program"), establishing a state affordable housing support fund that allows local governments to receive grant funding under the Prop 123 Program if a local government takes specific actions set forth in the Prop 123 Program, including: (1) the filing of a commitment to increase affordable housing stock within the boundaries of the local government pursuant to a percentage rate set by the Prop 123 Program ("Commitment") with the Colorado Department of Local Affairs ("DOLA"); and (2) implementing an expedited review process for new affordable housing development projects submitted to the local government for development within the local government's boundaries ("Expedited Review Process"); and

**WHEREAS**, the City of Castle Pines ("City") submitted a Commitment to DOLA on September 12, 2023, thereby making grant funding under the Prop 123 Program eligible for qualified affordable housing development within the City once the City implements an Expedited Review Process; and

**WHEREAS**, the City desires to take advantage of the grant options available under the Prop 123 Program by adopting an official policy that implements an Expedited Review Process that complies with the requirements of the Prop 123 Program; and

**WHEREAS**, the City Council finds that expediting the review of qualifying affordable housing development projects, while preserving appropriate oversight, will further the public's health, safety, and welfare by increasing the supply of housing that is affordable to low- and moderate-income households; and

**WHEREAS**, the City Council finds that the land development application review procedures set forth in the Castle Pines Municipal Code may be supplemented by policies and procedures adopted by resolution of the City Council that do not directly conflict with express review procedures set forth by ordinance adopted by the City Council; and

**WHEREAS**, the City Council determines that the *Castle Pines Expedited Review Process for Qualified Affordable Housing Development* policy, attached hereto as **Exhibit 1**, contains expedited review procedures and policies that will complement the City's existing development review procedures for qualifying affordable housing development applications submitted to the City; and

**WHEREAS**, the City Council desires to adopt the *Castle Pines Expedited Review Process for Qualified Affordable Housing Development* policy, attached hereto as **Exhibit 1**, as an official policy of the City.

**THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CASTLE PINES, COLORADO, THAT:**

**Section 1.** The foregoing recitals are adopted by the City Council as its findings and determinations and are incorporated herein for all purposes.

**Section 2.** The City Council hereby: (1) approves and adopts the *Castle Pines Expedited Review Process for Qualified Affordable Housing Development* policy, attached hereto as **Exhibit 1** (the "Policy"), as an official City Council adopted policy of the City, and the expedited review processes provided for in the Policy shall become effective on November 1, 2026; (2) authorizes and directs the City Manager, and the designees thereof, to take all actions necessary to prepare and promulgate informational documents to implement the Policy.

**Section 3.** This Resolution shall take effect immediately upon its approval.

**INTRODUCED, READ, AND ADOPTED AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CASTLE PINES BY A VOTE OF 6 IN FAVOR, 0 AGAINST, AND 1 ABSENT ON THIS 13TH DAY OF OCTOBER, 2026.**

CITY OF CASTLE PINES CORPORATE SEAL 2008 COLORADO

**CITY OF CASTLE PINES, COLORADO**

Tracy Engerman (Oct 20, 2026 16:13:43 MDT)

Tracy, Engerman, Mayor

**ATTEST:**

Tobi Duffey

Tobi Duffey, MMC, City Clerk

**APPROVED AS TO FORM** *(excluding exhibits)*

Linda Michow

Linda Michow (Oct 19, 2026 12:26:29 MDT)

Linda C. Michow, City Attorney

**EXHIBIT 1**
To City Council Resolution 26-63

*{See attached* Castle Pines Expedited Review Process for Qualified Affordable Housing Development*}*

CITY OF CASTLE PINES

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**Policy Title:** City of Castle Pines Expedited Review Process for Qualified Affordable Housing Development

Type of Policy: Legislative

Adopting Resolution: Resolution 26-63

Adoption Date: October 13, 2026

Effective Date: November 1, 2026

Policy Custodian: Department of Community Development

## A. Purpose

The purpose of this policy is to establish an Expedited Review Process for qualifying Affordable Housing Developments consistent with Proposition 123 requirements, that allows qualifying projects to be reviewed and a final decision rendered within 90 calendar days of a complete application.

## B. Applicability

An Expedited Review shall apply to the following:

1. The Expedited Review Process applies to Affordable Housing Developments, including mixed-use projects, where at least 50 percent of the residential units are designated as affordable housing, as defined by C.R.S. § 29-32-101, *et seq.*, as amended, for the following application types:
    a. Site Improvement Plan
    b. Major Revision to an Approved SIP
    c. Minor Modification to an Approved SIP
    d. Planned Development
    e. Use by Special Review
    f. Variance
    g. Building Permit

2. An applicant eligible for expedited review may voluntarily elect to opt out of the Expedited Review Process and follow the applicable review process under the City of Castle Pines Municipal Code ("Code").

## C. Review Process

Review of a qualified Affordable Housing Development shall comply with the otherwise applicable procedures, submittal requirements, and review criteria set forth in the Code in addition to the requirements herein:

1. Submittal Requirements. In addition to all otherwise applicable application materials of the Code, an applicant requesting expedited review shall submit the following:

    a. Documentation that shows intent to comply with affordability requirements and long-term compliance mechanisms.
    b. A written request for an expedited review, if applicable.

2. Review Procedures.

    a. Upon determination that the application is complete pursuant to the completeness review procedures of applicable Code, a review and final decision on the application shall be rendered by the applicable decision-making body within 90 calendar days. This period shall include any required public hearings under City Code.

    b. The 90 calendar day review timeframe may be extended under the following circumstances:
        i. One extension of up to an additional 90 calendar days may be granted upon written request of the applicant to the Director.

        ii. To the extent necessary to comply with a state law or court order.

        iii. To allow additional time for review and determination by an external agency whose approval is required prior to final determination by the City. Any such extension shall be limited to the time reasonably necessary to obtain the agency's determination.

        iv. The City may implement one or more 30 calendar day extensions during the development review in the event of unique circumstances or delays outside the control of both the applicant and the City. The Director will provide written documentation of the extension to the applicant when a decision to implement the extension is made.

## D. Implementation

City staff shall prepare the necessary procedural and checklist documents to assist applicants in submitting a complete application for a qualifying affordable housing development, so the City can process the application within the 90-day timeframe.