

R-2025-66

A RESOLUTION

ESTABLISHING EXPEDITED REVIEW POLICIES
FOR AFFORDABLE HOUSING PROJECTS

WHEREAS, the voters of Colorado approved Proposition 123 in 2022 creating the State Affordable Housing Fund which uses existing state tax revenue to support local governments in developing and preserving affordable housing through various programs;

WHEREAS, the City of Lakewood (the “City”) is a municipal corporation duly organized as a home rule city under Article XX of the Colorado Constitution and under the Charter for the City and is eligible for Proposition 123 funding and programming;

WHEREAS, the City Council for the City established a 2025 goal to increase “incentives to support reduced costs and affordability” by “work[ing] toward a ninety-day approval process for affordable housing units”;

WHEREAS, to further this goal, the City applied for and received Proposition 123 grant funds to fund a Planning Coordinator for Fast Track & Affordable Housing;

WHEREAS, the City is committed to developing a policy for expedited review of affordable projects which would ensure affordable projects are reviewed and a decision rendered within ninety (90) days of a complete application in alignment with the requirements of C.R.S. § 29-32-105;

WHEREAS, the City recognizes that an affordable housing development project which has at least fifty percent (50%) of the units identified as affordable, as defined in statute, would be eligible for expedited review;

WHEREAS, the City’s expedited review process for affordable housing projects does not apply if a developer chooses to opt-out of the process or when the City is the applicant;

WHEREAS, the City recognizes the allowable extensions in C.R.S. § 29-32-105(2), both for applicants and for the City, and recognizes the circumstances under which the expedited review timeline may be extended or the application may be removed from the expedited review process; and

WHEREAS, the City Council hereby finds and determines that creating a ninety-day expedited review process for affordable development projects is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lakewood, Colorado, that:

SECTION 1. The City Council hereby finds and determines that creating a ninety-day expedited review process for affordable development projects shall be in the best interests of the City.

SECTION 2. The City Council hereby directs the City Manager or designee to finalize a ninety-day expedited review process that is compliant with C.R.S. § 29-32-105.

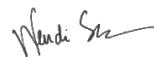
SECTION 3. This Resolution shall become effective immediately upon its adoption.

INTRODUCED, READ AND ADOPTED by a vote of 10 for and 0 against at a hybrid regular meeting of the City Council on October 27, 2025, at 7 o'clock p.m., at the Lakewood Civic Center, 480 South Allison Parkway, Lakewood, Colorado.

ATTEST:



Jay Robb, City Clerk



Wendi Strom, Mayor

APPROVED AS TO FORM:



Alison McKenny Brown (Oct 29, 2025 16:50:32 MDT)

Alison McKenny Brown, City Attorney