

## Resolution Approval Staff Report

**Date:** May 27, 2026  
**To:** Douglas County Board of County Commissioners  
**Through:** Douglas J. DeBord, County Manager  
**From:** Kati Carter, AICP, Director of Community Development *K C*  
**CC:** DJ Beckwith, Principal Planner  
Lauren Pulver, Planning Manager  
Steven E. Koster, AICP, Deputy Director of Community Development  
**Subject:** **A Resolution Establishing Expedited Review Policies for Affordable Housing Projects**

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**Board of County Commissioners Business Meeting:**

**June 9, 2026 @ 1:30 p.m.**

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### **I. EXECUTIVE SUMMARY**

In 2022, the voters of Colorado approved Proposition 123, to increase affordable housing throughout Colorado. This vote established the State Affordable Housing Fund. These funds are available to Douglas County for the purpose of developing affordable housing. Per C.R.S. Section 29-32-105(2) & (3) the County is required to adopt by January 1, 2027, a “Fast-track approval process” (Fast-Track) for developments with 50 percent or more affordable housing units. The proposed Resolution would establish the County’s expedited review policies for affordable housing projects and meet the state statutory requirements, allowing for the County to continue to receive Proposition 123 funds.

### **II. REQUEST**

Approval of a Resolution Establishing Expedited Review Policies for Affordable Housing Projects to comply with C.R.S. Section 29-32-105(2) & (3).

### **III. BACKGROUND**

Participation in Proposition 123 requires the County to file a commitment to the Department of Local Affairs that the County will increase its affordable housing stock by 3% each year for a total of 9% over the next 3 years and establish a Fast-Track application process. The County filed a commitment approved by the Board of County Commissioners (Board) in 2023.

For continued compliance with Proposition 123, the County must adopt a Fast-Track policy for expedited project reviews. This approval process ensures that developments with 50 percent or more affordable housing units receive a final decision within 90 days of

submitting a complete application. This will include applications for Site Improvement Plan, Building Permit, Special Use Permit, or Variance that meet the 50 percent threshold of affordable housing units.

This Resolution recognizes that the County’s existing regulations allow for applications to be processed within the required 90 day period when an application has submitted all required materials and have been verified by the Department of Community Development. The proposed resolution will establish County’s Fast-Track policy, meeting the requirement of Proposition 123.

**IV. RECOMMENDED ACTION**

Staff recommends approval of the Resolution Establishing Expedited Review Policies for Affordable Housing Projects to comply with CRS Section 29-32-105(2) & (3).

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**RESOLUTION NO. 2026-\_\_\_\_**

**BOARD OF COUNTY COMMISSIONERS,  
COUNTY OF DOUGLAS, COLORADO**

**A RESOLUTION ESTABLISHING EXPEDITED REVIEW  
POLICIES FOR AFFORDABLE HOUSING PROJECTS**

**WHEREAS**, the voters of Colorado approved Proposition 123 in 2022, to increase affordable housing across Colorado and make certain funds available to local governments as defined by Title 29, Article 32, C.R.S., the Colorado Statewide Affordable Housing Fund (“Affordable Housing Fund”); and

**WHEREAS**, Douglas County, Colorado, is a statutory county duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the U.S. Constitution and laws of the State of Colorado and is eligible for funding and programming through the Affordable Housing Fund; and

**WHEREAS**, Douglas County has adopted zoning and land use regulations and recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and residents; and

**WHEREAS**, Douglas County has set a baseline and commitment to increase affordable housing, as defined by the Affordable Housing Fund; and

**WHEREAS**, Douglas County recognizes that an affordable housing development project with at least 50% of the units designated as affordable, as defined by the Affordable Housing Fund, is eligible for expedited review; and

**WHEREAS**, Douglas County through this Resolution establishes a policy for expedited review to ensure that affordable housing projects are reviewed and a decision rendered within 90 days of a complete application, in alignment with the requirements of the Affordable Housing Fund, as determined by the Douglas County Department of Community Development; and

**WHEREAS**, Douglas County recognizes the following application types as eligible for expedited review: Site Improvement Plan, Building Permit, Special Use Permit, or Variance; and

**WHEREAS**, developers may voluntarily opt out of expedited review by submitting a written request, which will revert the application to standard review timelines; and

**WHEREAS**, applications deemed incomplete will not trigger the 90-day review period until all required materials are submitted and verified by the Department of Community Development; and

**WHEREAS**, Douglas County acknowledges the allowable extensions C.R.S. Section 29-32-105(2)(b) and (c), both for applicants and for Douglas County, and recognizes the circumstances under which the expedited review timeline may be extended.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Douglas County, Colorado, that the County hereby creates and adopts the following policy to implement a system to expedite the development review process for qualifying affordable housing projects:

For any complete Building Permit, Site Improvement Plan, Special Use Permit, or Variance application received by Douglas County for an eligible affordable housing development, a decision shall be rendered within 90 days, unless extended under the conditions outlined above, in compliance with the Affordable Housing Fund.

**PASSED AND ADOPTED** this \_\_\_ day of \_\_\_\_\_, 2026, in Castle Rock, Douglas County, Colorado.

THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO

BY: \_\_\_\_\_  
Chair, Board of County Commissioners

ATTEST:

BY: \_\_\_\_\_  
Clerk to the Board