

## RESOLUTION 07-2026

### 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 to make certain funds available to local governments as defined by C.R.S. 29-32-104; and

**WHEREAS**, Washington 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 Constitution and laws of the State of Colorado and is eligible for Proposition 123 funding and programing; and

**WHEREAS**, Washington County, has not adopted zoning, however, recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents; and

**WHEREAS**, Washington County has set a baseline and commitment to increase affordable housing as defined in C.R.S. 29-32-105; and

**WHEREAS**, Washington County's current process for reviewing proposed housing development projects already meets the requirement for a 90-calendar day review process; and

**WHEREAS**, Washington County also creates this policy for expedited review to ensure that affordable housing development projects are reviewed and a decision rendered within 90-calendar days of a complete application in alignment with the requirements of C.R.S. 29-32-105(2) et seq., as determined by the Planning and Zoning Commission; and

**WHEREAS**, Washington County recognizes that an affordable housing development project, including mixed-use projects, which have at least 50% of the residential units as affordable, as defined in statute (C.R.S. 29-32-101 and C.R.S. 29-32-105(2)), would be eligible for expedited review; and

**WHEREAS**, Washington County recognizes the following application types which require expedited review: Site Plan, Development Plan, Conditional Use Permit, Building Permit, Special Use Permit, Variance or Waiver, Administrative Modifications, and

**WHEREAS**, Washington County's expedited review process for affordable housing projects does not apply if an applicant chooses to opt-out of the process; and

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

**WHEREAS**, the Board of County Commissioners finds it necessary and proper to establish this policy implementing a system to expedite the development review process for affordable housing.

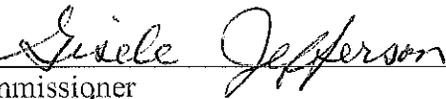
**NOW BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF WASHINGTON COUNTY, COLORADO:**

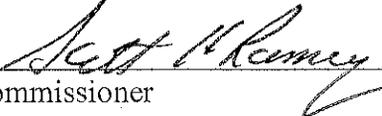
1. Any complete application received by Washington County for a Site Plan, Development Plan, Conditional Use Permit, Building Permit, Special Use Permit, Variance or Waiver in connection with an affordable housing development as defined under C.R.S. 29-32-101 et seq., will be placed on the next reasonably practicable regular meeting agenda for the Board of County Commissioners of Washington County, Colorado, once proper public notice has been posted.
2. Washington County shall render a decision on any application for a Site Plan, Development Plan, Conditional Use Permit, Building Permit, Special Use Permit, Variance or Waiver, Administrative Modifications submitted in connection with an affordable housing development as defined under C.R.S. 29-32-101 et seq., within 90-calendar days to ensure an expedited and timely review of the affordable housing project, with the intent to comply with the requirements in C.R.S. 29-32-105(2) et seq.

**DATED** this 10<sup>th</sup> day of February, 2026.

**BOARD OF COUNTY COMMISSIONERS  
WASHINGTON COUNTY, COLORADO**

  
Chair

  
Commissioner

  
Commissioner



**ATTEST:**

  
Annie Kuntz, Clerk to the Board