

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

**NO. 2026-080**

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 Colorado Revised Statute (“C.R.S.”) section 29-32-104;

WHEREAS, the City of Commerce City, Colorado (the “City”) is a home rule municipality duly and regularly organized and validly existing under and by virtue of the Constitution and laws of the State of Colorado and is eligible for Proposition 123 funding and programming;

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

WHEREAS, the City’s current process for reviewing proposed housing development projects already meets the requirement for a ninety (90) calendar day review process through the “3-2-1 timeline” for most development applications;

WHEREAS, the “3-2-1 timeline” consists of three (3) weeks for the first review, two (2) weeks for the second, and one (1) week for the final review;

WHEREAS, the City also creates this policy for expedited review to ensure that affordable housing development projects are reviewed and a decision rendered within ninety (90) calendar days of a complete application in alignment with the requirements of C.R.S. section 29-32-105(2), as determined by the City’s Community Development Department;

WHEREAS, the City recognizes that an affordable housing development project, including mixed-use projects, have at least fifty percent (50%) of the residential dwelling units as affordable, either rental housing at or below sixty percent (60%) area median income (“AMI”), or for-sale housing at or below one hundred percent (100%) AMI, which costs the household less than thirty percent (30%) of the household’s monthly income, as defined in state statute (C.R.S. section 29-32-101 and C.R.S. section 29-32-105(2));

WHEREAS, the City of Commerce City recognizes the following application types which require expedited review: Site Development Plan, Minor Site Development Plan, Administrative Adjustment, Development Plan, Planned Unit Development (PUD) Permit, Variance, Minor Modification, Building Permit, and Grading Permit;

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

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

**BE IT RESOLVED BY THE CITY COUNCIL OF COMMERCE CITY, COLORADO, AS FOLLOWS:**

**SECTION 1. Findings.** The recitals to this resolution are incorporated as findings of City Council. This resolution is found to be necessary to protect the integrity of the public health and wellbeing.

**SECTION 2. Approval.** The City Council establishes a formal policy that any complete application received by the City for an affordable housing development will be placed on the next available agenda once proper public notice has been posted and a decision rendered on the application within ninety (90) calendar days to ensure an expedited and timely review of the affordable housing project, with the intent to comply with the requirements found in C.R.S. section 29-32-105(2).

**SECTION 3.** These policies shall supersede all previous practices and all City-wide policies previously adopted.

RESOLVED AND PASSED THIS JUNE 15, 2026.

CITY OF COMMERCE CITY, COLORADO

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Steve J. Douglas, Mayor

ATTEST:

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Stephen J. Ruger, City Clerk