



City Council Communication

AGENDA DATE: June 15, 2026

LEGISTAR ITEM #: Res 2026-080

PRESENTER: Nicole Bush
Development

DEPARTMENT: Community

<input type="checkbox"/> Ordinance	<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Public Hearing
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REQUEST

Approval of Resolution 2026-080 where the City Council establishes a policy that any complete application received by the City for the subject application types for an affordable housing development will receive a decision within ninety (90) calendar days, either administratively or by the appropriate approval body, unless an allowable extension is used, 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. 29-32-101(2) and 29-32-105(2) et seq.

BACKGROUND

Proposition 123's Fast Track Review Process requires local governments to make final decisions on eligible affordable housing applications within 90 calendar days. The City of Commerce City has implemented a system to expedite the development review process for affordable housing projects, along with other development projects and application types in its Light Speed 3-2-1 Review Process policy - 3 weeks first review, 2 weeks second review, and 1 week third review. By December 31, 2026, jurisdictions must demonstrate they have implemented a Fast Track process to remain eligible for future Proposition 123 funding, with early adoption offering up to \$45,000 in grant funding.

JUSTIFICATION

<input checked="" type="checkbox"/> Council Goal	<input type="checkbox"/> Strategic Plan	<input type="checkbox"/> Work Plan	<input type="checkbox"/> Legal
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CITY COUNCIL COMMUNICATION CONTINUED

Citation	<p>City Council Goals:</p> <p>Protect resident health, safety, and education by promoting public safety, environmental health, and sustainability.</p> <p>Address the full spectrum of housing needs, encourage sustainable development, and protect residents through enhanced oversight and balanced residential growth.</p>
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AVAILABLE ACTIONS

- Available Action #1: Approve Res 2026-080 as submitted.
- Available Action #2: Opt not to approve and forgo accepting \$45,000 for early adoption and all future funding opportunities through Prop 123 funding.

STAFF RECOMMENDATION

e.g. Staff recommends action #1, approval of the item.