

**TOWN COUNCIL
TOWN OF GYPSUM, STATE OF COLORADO**

RESOLUTION NO. 10 (SERIES 2026)

**A RESOLUTION OF THE TOWN OF GYPSUM ESTABLISHING EXPEDITED
REVIEW POLICIES FOR AFFORDABLE HOUSING PROJECTS**

A. The Town of Gypsum, Colorado ("Town"), is a home rule municipality of the State of Colorado, duly organized and existing under Article XX of the Colorado Constitution and the Gypsum Home Rule Charter effective October 21, 1982. The Town has the power and authority to adopt regulations regarding the processing of land use permits.

B. 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.

C. The Town is eligible for Proposition 123 funding and programming.

D. The Town has adopted the Gypsum Municipal Code ("Code") addressing zoning, land use, and building permits and recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents.

E. The Town has set a baseline and commitment to increase affordable housing as defined in C.R.S. § 29-32-105.

F. The Town's current process for reviewing proposed housing development projects already meets the requirement for a 90-calendar day review process.

G. The Town 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 Community Development Department.

H. The Town 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.

I. The Town recognizes the following application types to require expedited review: Site Plan, Design Review Board Development Plan, Conditional Use Permit, Building Permit, Special Use Permit, and Variance.

J. The Town's expedited review process for affordable housing projects does not apply if an applicant chooses to opt-out of the process.

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

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN GYPSUM, COLORADO, THAT:

Review Policy. The Town Council shall establish a formal policy, consistent with the Code, that any complete application received by the Town for an affordable housing development as defined per C.R.S. § 29-32-104(1)(a) will be

A. Expedited and reviewed in a timely manner; and

B. If required by the Code, placed on the next available agenda once proper public notice has been posted; and

C. A decision rendered on the application.

These steps will be conducted within 90-calendar days, with the intent to comply with the requirements in C.R.S. § 29-32-105(2) *et seq.*

1. Effective Date. This Resolution shall become effective and be in force immediately upon approval.

2. Severability. If any portion of this Resolution is found to be void or ineffective, it shall be deemed severed from this Resolution and the remaining provisions shall remain valid and in full force and effect.

Approved and resolved this 12th day of May, 2026, at a regular meeting of the Town Council of the Town of Gypsum, Colorado by a vote of 4 in favor and 0 against.