

Affordable Housing Land Use Code Update

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House Bill HB23-1304 and SB26-040

- Requires municipalities to Create a fast-track review (90 days)
- Review through Basic Development Review.
- Define affordable housing to align with the State

Doing so will help affordable housing projects receive funding made available through PROP 123



Proposed Edits to Division 5.2 Affordable Housing

(C) Affordability Standards. To qualify for the fast-track review outlined in C.R.S. § 29-32-105 Rental and For-sale projects shall provide one of the following minimum unit options:

(1) Rental Units:

(a) 10% units at 60% AMI; or

(b) 20% units at 80% AMI

(2) For-Sale Units:

(a) 10% units at 80% AMI; or

(b) 20% units at 100% AMI; or

(c) 50% units at 120%

Staff recommends the Planning and Zoning Commission to recommend approval of the proposed Land Use Code changes.