

RESOLUTION NO. 2025-012

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF CRESTONE,
COLORADO, ADOPTING AN EXPEDITED DEVELOPMENT REVIEW PROCESS
("FAST TRACK") FOR AFFORDABLE HOUSING PROJECTS IN ACCORDANCE
WITH PROPOSITION 123 AND C.R.S. § 29-32-105(2)**

WHEREAS, the voters of the State of Colorado approved Proposition 123 to support the development of affordable housing and require participating local governments to implement policies that expedite review of qualifying projects; and

WHEREAS, the Town of Crestone has filed a Prop 123 baseline and commitment with the Colorado Department of Local Affairs ("DOLA") and is an active participating jurisdiction; and

WHEREAS, DOLA has created a Fast Track Incentive Program offering up to \$50,000 in incentive funds to municipalities that adopt an expedited review process for affordable housing projects by December 31, 2025; and

WHEREAS, the Board of Trustees of the Town of Crestone wishes to formalize an expedited development review process consistent with **C.R.S. § 29-32-105(2)** to facilitate timely review and approval of affordable housing developments;

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE
TOWN OF CRESTONE, COLORADO, THAT:**

1. Adoption of Fast Track Policy.

The Town hereby adopts an expedited development review process ("Fast Track") for affordable housing projects that meet the eligibility criteria established by Proposition 123 and DOLA's Compliance Guidance.

2. Expedited Review Procedure.

Affordable housing development applications shall be prioritized and reviewed within 90 calendar days of receipt of a complete application, or a shorter period where feasible. Town staff shall ensure coordination among all reviewing departments to minimize unnecessary delays.

3. Eligibility Determination.

To qualify for Fast Track review, a development must:

- Include housing units that meet the affordability requirements under Proposition 123; and
- Comply with all applicable Town codes and regulations.

4. Administrative Oversight.

The Clerk, Treasurer & Administrator is authorized to coordinate interdepartmental review of qualifying projects, establish internal procedures to ensure compliance, and serve as the Town's liaison with DOLA regarding this policy.

5. Submission to DOLA.

The Clerk, Treasurer & Administrator is hereby directed to submit this Resolution and any required documentation to DOLA through the Prop 123 Portal for verification of compliance and to request Fast Track incentive funding.

6. Effective Date.

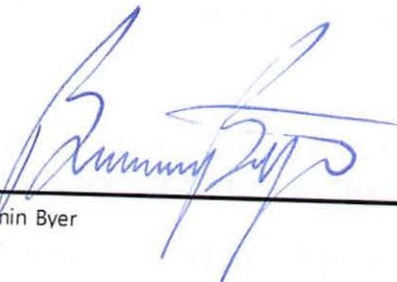
This Resolution shall take effect immediately upon adoption.

ADOPTED this 11 day of November, 2025, by the Board of Trustees of the Town of Crestone, Colorado.

TOWN OF CRESTONE, COLORADO

ATTEST:



X 
Benjamin Byer
Mayor