

Town of Norwood

Town of Norwood, San Miguel County, Colorado

Resolution No 1210 Series: 2025

A RESOLUTION ESTABLISHING EXPEDITED REVIEW POLICIES FOR AFFORDABLE HOUSING PROJECTS

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 [C.R.S. 29-32-104](#); and

WHEREAS, Town of Norwood, Colorado is a statutory municipality duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado and is eligible for Proposition 123 funding and programing; and

WHEREAS, the Town of Norwood has not adopted zoning, however, recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents; and

WHEREAS, the Town of Norwood has set a baseline and commitment to increase affordable housing as defined in [C.R.S. 29-32-105](#); and

WHEREAS, the Town of Norwood's current process for reviewing proposed housing projects already meets the requirement for a 90-day review process; and

WHEREAS, the Town of Norwood creates this policy for expedited review to ensure that affordable housing projects are reviewed and a decision rendered within 90 days of a complete application in alignment with the requirements of C.R.S. 29-32-105(2) et seq., as determined by the Planner and Building Official.

WHEREAS, The Town of Norwood recognizes that an affordable housing development project which has at least 50% of the 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; and

WHEREAS, The Town of Norwood recognizes the following application types which require expedited review: Site Plan, Development Plan, Conditional Use Permit, Building Permit, Special Use Permit, Variance or Waiver, Administrative Modifications, and any other applications that meet the affordable housing requirement.

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

WHEREAS, The Town of Norwood recognizes the allowable extensions in C.R.S. 29-32-105(2), both for applicants and for the Town, and recognizes the circumstances

under which the expedited review timeline may be extended or the application may be removed from the expedited review process.

NOW, THEREFORE, BE IT RESOLVED by the Town Trustees of Norwood, Colorado, creates the following policy to implement a system to expedite the development review process for affordable housing. The Trustees establish a formal policy that any complete application received by the Town 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 90 days to ensure an expedited and timely review of the affordable housing project, with the intent to comply with the requirements in C.R.S. 29-32-105(2) et seq.


Adopted this __10th__ day of __December__, 2025.

TOWN OF NORWOOD



Mayor: Candy Meehan

ATTEST



Town Clerk: Cidney Ross