

## **RESOLUTION NO. 2025-11-01**

### **A RESOLUTION ESTABLISHING EXPEDITED REVIEW POLICIES FOR FUTURE 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**, the City of Fort Morgan, Colorado has been duly organized and is validly existing as a home rule city under Article XX, Section 6 of the Colorado Constitution and the City Charter; and,

**WHEREAS**, the City of Fort Morgan has not adopted zoning regulations, however, recognizes the importance of allowing affordable and attainable housing to be developed for its workforce and its residents; and,

**WHEREAS**, the City of Fort Morgan has set a baseline and commitment to increase affordable housing as defined in Proposition 123; and,

**WHEREAS**, the City of Fort Morgan's current process for reviewing proposed housing projects is typically completed within 60 days per application; and,

**WHEREAS**, the City of Fort Morgan also creates a policy for expedited review to ensure that affordable housing projects are always reviewed and a decision rendered within 90 days of a complete application, in alignment with C.R.S. § 29-32-105(2), et seq.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT MORGAN, COLORADO, CREATES THE FOLLOWING POLICY FOR THE USE OF PROPOSITION 123 FUNDING:**

**Section 1:** The City Council of the City of Fort Morgan authorize Brent Nation to assist with policy implementation and applying for future funding on behalf of the City of Fort Morgan for the development of affordable housing as defined by C.R.S. § 29-32-104.

**Section 2:** The City Council establishes a formal policy that any complete application received by the City 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.

INTRODUCED, PASSED, APPROVED AND ADOPTED this 4th day of November 2025, the vote upon roll call being as follows:

Ayes: Mayor Lindell, Councilmembers Boyett, Garcia, Kaper, Morford, Parks, Schossow

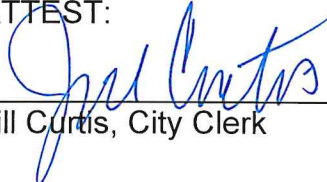


THE CITY COUNCIL OF THE CITY OF  
FORT MORGAN, COLORADO

BY: 

Mayor Kevin Lindell

ATTEST:

  
\_\_\_\_\_  
Jill Curtis, City Clerk

STATE OF COLORADO                    )  
COUNTY OF MORGAN                 )     ss.  
CITY OF FORT MORGAN )

### CERTIFICATE

I, Jill Curtis, City Clerk for the City of Fort Morgan, Colorado, do hereby certify and attest that the foregoing **Resolution** is a true, perfect and complete copy of the **Resolution** adopted by the Council of Fort Morgan, Colorado, and is identical to the original thereof appearing in the official records of the City of Fort Morgan, Colorado, and that the same has not been, since its adoption, in any respect, rescinded or amended.

IN TESTIMONY WHEREOF, I have hereunto set my hand and have affixed the seal of the City of Fort Morgan this 4th day of November, 2025.

  
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Jill Curtis, City Clerk