

180-2.8. Fast Track for Affordable Housing Developments

- A. Purpose: The purpose of this section is to facilitate the development of attainable and affordable housing by reducing regulatory barriers, providing development flexibility where appropriate, and supporting a range of housing types and densities.
- B. Qualifying Projects: A housing or mixed-use development project in which 50% or more of the dwelling units are either rental housing at or below 100% AMI or are for-sale housing at or below 150% AMI, and costs the household less than 30% of its monthly income. This definition also applies when the proposed housing includes a deed restriction in accordance with the Town of Frisco's affordable housing covenant, as amended. The Town's expedited review process for affordable housing projects does not apply if an applicant chooses to opt-out of the process.
 - 1. The Fast Track review process will apply to the following types of applications:
 - i. Major or Minor Site Plan
 - ii. Conditional Use Application
 - iii. Building Permit Application
 - iv. Variance from Zoning Regulations
 - v. Planned Unit Development Approval or Amendment that does not require zoning approval or subdivision of land
 - vi. Modifications of site plan , development permit, variance, or required construction or engineering documents following initial approval of an Affordable Housing project
 - 2. The applicant shall submit a complete application in which the Director shall review and prepare a staff report and recommendation in accordance with Section 180-2.
 - 3. *Scheduling and Notice of Public Hearings.* If required per Section 180-2, the application shall be scheduled for the next available public hearing before the Planning Commission, once the application is deemed complete, project referrals have been received, and noticed in accordance with Section 180-2.
 - 4. The applicant shall be provided with a decision on the application within 90 days of a complete application submission, unless
 - i. An agreed-upon 90-day extension is in place between the applicant and the Director; or
 - ii. As may be extended for any time period as defined by state law or court order; or
 - iii. As may be extended to comply with comments from any external review agency that has approval authority over the project and when the required review timeline for that agency is out of the control of the Town; or
 - iv. As permitted by C.R.S. 29-32-105(2)(b) and (c)
 - 6. *Review and Decisions.* The reviewing authority shall review the plan application and approve, approve with conditions, or deny the plan in accordance with the approval criteria in Section 180-2.