

City of Delta Fast Track Program

Focus Group Meeting #1
November 18, 2025

Sarah Brown McClain, President | Western Spaces

Ethan Mobley, Owner/Manager | Dynamic Planning + Science

Raini Ott, Principal Planner | Dynamic Planning + Science



Agenda & Goals

- Welcome & Introductions
- Overview of Proposition 123
- Discussion: Fast Track Review Process 
- Discussion: Affordable Housing Incentives 
- Closing & Next Steps

Meeting Goals

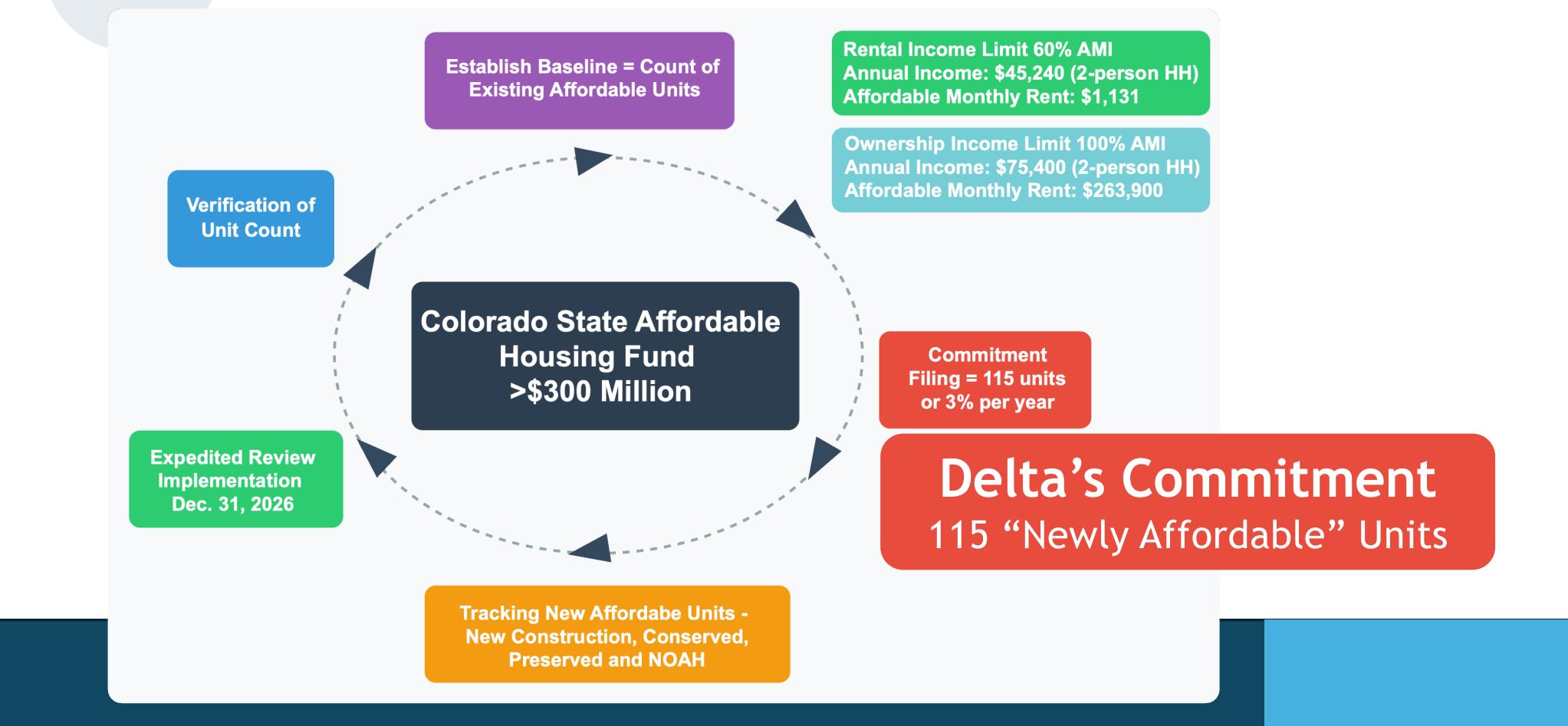
1. Understand Prop 123 Basics
2. Consensus on Fast Track Process
3. Consensus on Incentives



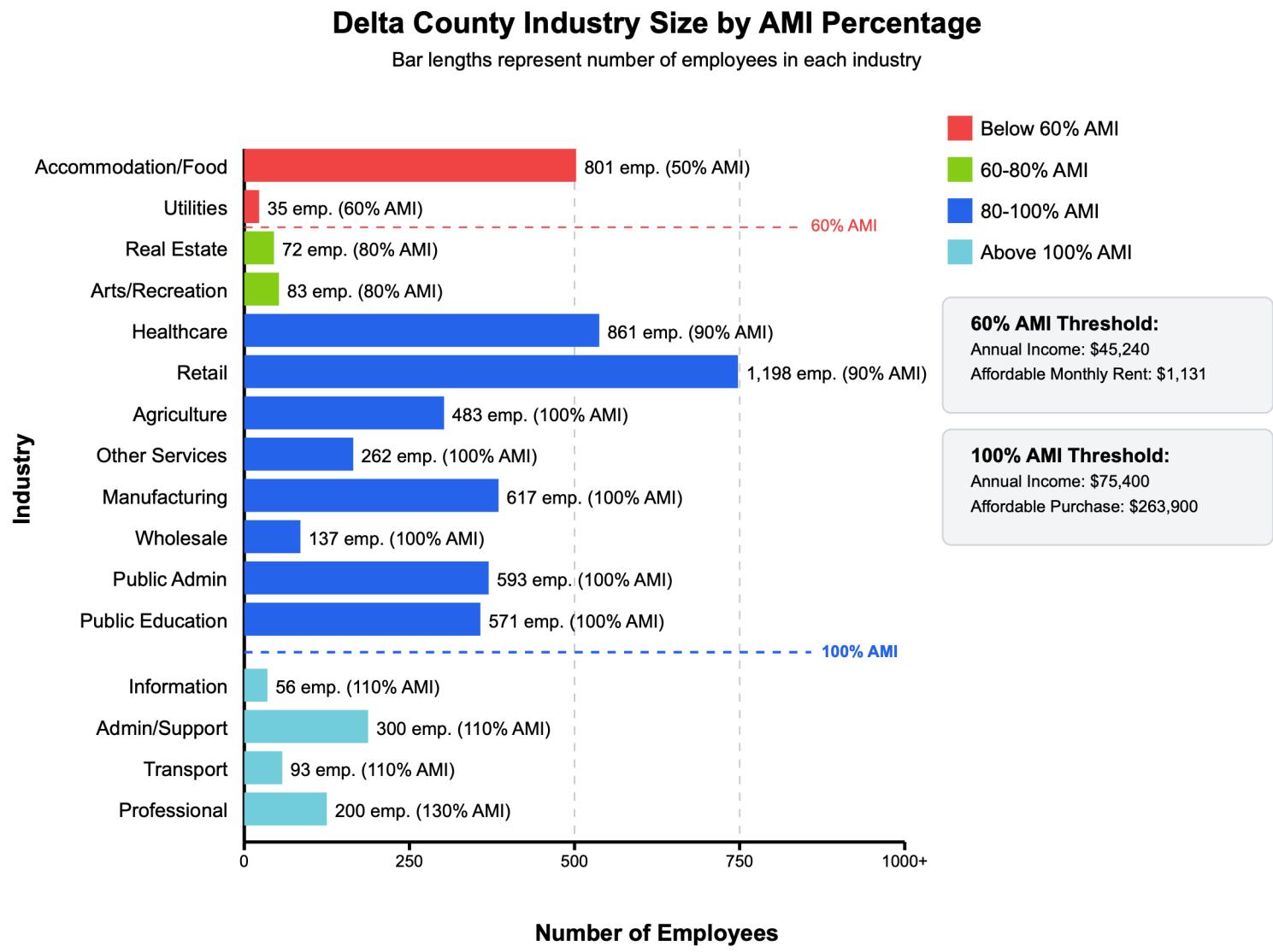
Prop 123 Basics

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Proposition 123 Overview



Housing for Whom?



Fast Track

- Expedited review process for applications for housing projects that contain **at least half (50%)** of the units as affordable
- Affordable defined in statute as...
 - **Rental:** Household income = 60% or less of AMI
 - **For-Sale:** Household income = 100% or less of AMI
 - **Both:** Monthly housing costs = 30% or less of monthly income
- A final decision (approved or denied) must be made within **90 calendar days**



Key Program Elements & Discussion

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1 Eligibility

- Residential or mixed-use residential projects
- **25% or more** of proposed units reserved as affordable
- Affordable units secured for **15+ years**
- Rental = **80% or less** of AMI
- For-Sale = **100% or less** of AMI

Option A: 5 Years

Cost per year: **\$148,880**
After 5 years: **Start over**
20-year cost: **\$2,977,600**

Option B: 20 Years

Cost per year: **\$37,220**
After 20 years: **Done**
20-year cost: **\$744,400**

Option C: 30+ Years

Cost per year: **\$24,813**
Permanent community asset
Matches neighbors

Are eligibility requirements reflective of Delta's housing needs and development demands?



2 Application Types

- Site Plans, Use Permits, and Managed Use Permits
- Building, Floodplain, and Grading/Stormwater Permits
- Conditional Use Permits, Variances, Administrative Modifications
- Final Plats and Development Agreements
- Planned Unit Development (PUD) Plats and Plans

Are there application types that should / should not be included?

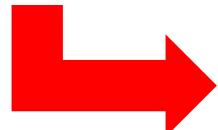


3 90-Day Process

Pre-Application Phase

- Mandatory pre-application meeting for discussion and guidance
- If required, neighborhood outreach and consultation
- Not included on 90-day clock

Reasonable timeline for applicant, staff, and external reviewers?



Application

- 3 business days for completeness review
- If incomplete, returned to applicant for revision (clock not started)
- If complete, 90-day clock starts



5 Community Input

- During Pre-Application Phase
- Required for **discretionary review applications** (e.g., Conditional Use Permit, Variance)
- Notice to **adjacent property owners**
- After notice, **14-day consultation** period via mail, email, or meeting
- All comments and responses must be **submitted with application**

Should more / less community input be required?



3 90-Day Process

Administrative & Referral Agency Review

- 21 calendar days for administrative review
- Includes 14-day referral period to external agencies
- Review comments provided after 21 days

Reasonable timeline for applicant, staff, and external reviewers?



Post-Review & Application Revision

- Mandatory post-review meeting for discussion of review comments
- Application revisions
- Optional extensions



4 Extensions

- **Applicant Request:** One-time 90-day extension for compliance or coordination
- **City Extension:** 30-day extension under extreme circumstances (e.g., public hearing delays)
- **Applicant Opt-Out:** Available anytime upon written notice

Additional limitations on City extension option?

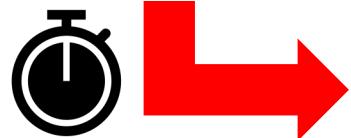


3 90-Day Process

Final Decision

- By Administrator, Planning Commission, or City Council
- If required, public hearings scheduled on next agenda or as special joint session to accommodate timeline
- Clock stops upon final decision, whether approval, conditional approval, or denial

Reasonable timeline for applicant, staff, and external reviewers?



Post-Approval Phase

- If approved, compliance with any conditions of approval
- Not included on 90-day clock





Discussion: Fast Track Review Process

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6 Incentives

Density Bonus

- Available for projects with **4+ units**
- Allows 1 additional unit or **up to 20% increase**, whichever is greater
- **50% of bonus units** must be affordable for **15+ years**

Balanced between developer and community needs?



6 Incentives

Fee Adjustments

- Base **application fees** waived
- **Park fee-in-lieu** waived, when required
- Reduced **utility and system fees** for increased affordability term:
 - 20 years = 30% reduction
 - 30 years = 60% reduction
 - 50 years = 100% reduction

Balanced between developer and community needs?



6 Incentives

Adjustments to Site Development Requirements

- Reductions for **open space** and **landscaping**
- **On-site parking** substitutions for compact, EV charging, bicycle, and on-street spaces
- Dimensional flexibility with **building setbacks, max height, and spacing**

Balanced between developer and community needs?



6 Incentives

Balanced between developer and community needs?

+ DEVELOPER'S BENEFITS

- Fees waived: **\$84,400**
- Density bonus: **\$660,000**
- Time savings: **\$50,000**

\$794,400

- DEVELOPER'S COST

Lost rent from affordable units:
6 units × \$400/mo × 20 years

\$576,000

**NET DEVELOPER GAIN
= \$218,400**





Discussion: Affordable Housing Incentives

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Thank You! Questions?

Sarah Brown McClain, AICP

President, Western Spaces

sarah@westernspaces.co

970-275-3154

Ethan Mobley, AICP

Owner/Manager, DP+S

ethan@dynamicplanning.co

970-323-4331

Raini Ott, AICP, CFM

Principal Planner, DP+S

raini@dynamicplanning.co

970-323-4335

Next Steps

- Permitting Software Deployment
- Unified Development Code Adoption
- Focus Group Meeting #2 (*if needed*)
- Public Review of Affordable Housing Code
- Planning Commission and City Council Review

