

[Here is the full slide deck of the presentations](#) given by the panelists.
[View the September 16 Community Conversation: Housing for All.](#)

Questions that were unanswered during the Community Conversation:

Please explain to Broomfield residents the situation in Boulder where Wade Green had to have his 4 year old son test for HIV after finding a hypodermic needle.

Our understanding is that this was a 2019 incident, although we could not find any official statement or information. As this is not a Broomfield incident, we do not have any further information. Please contact the [City of Boulder's Communication and Engagement Office](#) for more information.

I heard people are homeless because they're abusing drugs or mentally ill or both. How can we help homeless people with these issues?

The National Coalition for the Homeless emphasizes that substance abuse can be both the cause and the result of homelessness, and that many people begin abusing alcohol or drugs after losing their homes in an attempt to cope with their situation. Broomfield's approach will be holistic and include wrap-around services in partnership with community organizations. This means Broomfield's approach will be designed for an individual or family and their specific needs including addiction, etc.

Why is a 2-day hotel voucher offered when enforcing the Broomfield Code?

Based on recent case law regarding camping ordinances, in order to issue a lawful citation on the overnight camping ban, there needs to be an option for sleeping indoors, and Broomfield is offering an alternative location when mandating the individual to move off the site. The relocation option need not be permanent nor long term, but rather, a very short-term solution for the individual to find another location/program/etc. (We have not issued any hotel vouchers for overnight camping and to date, only one person has been mandated to leave an open space site).

For enforcement means, how is a 2-day voucher a suitable solution? When the 2 days expire won't they just return to the camp? Can they be "evicted" from the open space at that point? Even with no voucher provided?

Broomfield has a four-step enforcement process that is completed by our CHART team: Campsite Housing Assessment & Response Team (CHART), to research best practices for removal and clean-up of campsites on public land and related policies. CHART includes representatives from Public Health; Human Services; Open Space and Trails; Parks, Recreation and Senior Services; Police; and Legal (as required).

4-STEP PROCESS TO ENFORCE OVERNIGHT CAMPING RESTRICTIONS

Step 1: Initial Contact

Once a prohibited camp is identified, a Response Team of Broomfield employees will respond and: Review condition of camp, Provide notification, education, and resources to the individual(s)

Step 2: Response Team meets with Camping Housing Assessment Response Team (C.H.A.R.T.)

Discuss condition of camp to determine if there is a concern in terms of public health, safety, and/or hazardous, Collaborate on recommendation to issue the individual(s) a 2-day notice (health/safety/hazardous concern) or 7-day notice (regular clean-up) to vacate the area

Step 3: Follow-up Response: Notice/Alternatives

Response Team provides a written and verbal notice to the individual(s) if they are present in the area and also posts the written notice, Offers an alternative housing resource

Step 4: Final Response: Clean-Up

Contract company conducts clean-up

Response Team - (1) observes clean-up, (2) reinforces alternative housing resources and provides hotel voucher, if wanted, (3) writes completion report
Broomfield Police Department on stand-by (summons discretionary)

If the individual returns to the original site, they will be mandated to move - as they had already moved through the four-step process noted above. Given that Broomfield has not issued a hotel voucher, nor did the one individual return to the original open space site, we haven't experienced that challenge.

Broomfield is committed to continuing to explore housing for all solutions, and plans on spending 2022 to reach out to the community, in partnership with our non-profits, and faith based communities to develop and gather feedback on a Broomfield specific solution.

What is the income qualification? If you start making an income above the limit, will they no longer qualify?

There is no income determination when enforcing the Broomfield code relating to overnight camping and issuing the 2 night hotel voucher.

If \$500k is not spent on hotel vouchers, where does the remaining money go?

There is \$500,000 available for this use through the American Rescue Plan Act. At this time, there is no plan to expend the funds. Broomfield will be initiating a community outreach campaign over the next several months to collect feedback from residents, community

partners and stakeholders. Once the feedback is received, staff will develop a strategy to address housing for all in Broomfield and present the proposal to Council for consideration.

American Rescue Plan Act funding must be expended by December 31, 2026.

Do you have a stand on annexation of CU South and the Broomfield housing market and homeless hell?

No, Broomfield does not have a position. [According to a press release from the City of Boulder](#), on September 21, 2021, Boulder City Council gave final approval to the annexation of CU Boulder South bringing the 308 acre parcel at the southwest edge of the city into the Boulder city limits.

How does CCOB propose to raise minimum wage locally?

CCOB could, under HB 19-1201, raise the state's minimum wage via ordinance approved by the City Council following a public hearing or through its initiative or referendum powers. However, a proposal to raise the minimum wage in Broomfield is not currently being considered.

How will CCOB keep business from leaving Broomfield if labor is more expensive here?

Empirical research has shown that most businesses do not necessarily move from a community in response to varied labor costs, rather most businesses focus on the quality of the labor (e.g. skills and productivity). Further, many of the firms that have moved and expanded in Broomfield have come from significantly higher costs (housing, labor and transportation) markets.

How did Boulder come to 7,000 unit goal? What metric did they use?

% of households

% of population (total)

Projected from current homeless population & forecasted

This answer was provided by the panelist from the City of Boulder and not a representative of the City and County of Broomfield: "City of Boulder has had a long time goal to secure 10% of residential units to be permanently affordable. As we approached reaching that goal a few years back, the City Council approved increasing the goal to 15% by 2035 to continue the city's commitment to meet the diverse housing needs of our community. The goal took into consideration the assessed housing needs of our community and our projected build out and growth rate. Given that the goal includes transitional housing to multifamily to single family, varying size, new construction to preservation, ownership and rental, it is defined by unit, not person."

To learn more about our goal and outcomes, please visit [Affordable Housing in the City of Boulder | City of Boulder \(boulder.colorado.gov\)](#)

Homelessness goals and outcomes are related but part of the City's Homelessness Strategy, which can be reviewed here [Homelessness in Boulder | City of Boulder \(bouldercolorado.gov\)](https://www.bouldercolorado.gov/homelessness). This work is pursued in collaboration with Homeless Solutions for Boulder County [Homeless Solutions for Boulder County Services - Boulder County](#)

Sunshine homes is an organization that matches a senior with a home, with a person that needs a home. The person that moves in with the senior and pays a lower rent in exchange for helping the senior.

Thank you for sharing this information with us!

Nobody is here because they don't want "couch surfers" in Broomfield. They are here because they see the homeless problem plaguing Denver and they do not want what they see in Denver in Broomfield. Would you like to clarify your "white supremacist" comment?

This comment was shared by one of the panelists who were representing separate, external organizations and is not a representation of the City and County of Broomfield.

Is there means testing? Can you earn your way out?

There is no income determination when enforcing the Broomfield code relating to overnight camping and issuing hotel vouchers.

If I am a homeless person in need of mental health counseling, how would I get help?

Residents who want behavioral health or substance abuse counseling can contact:

- Mental Health Partners at 303-443-8500 to complete an initial registration and receive instructions on how to obtain a clinical assessment.
- Community Reach Center at 303-853-3500 to be scheduled for an intake at the Broomfield office or go to our Thornton Intake location(8989 Huron St., Thornton, CO 80260) and request Broomfield Office for ongoing services.

Are there incentives offered to private homeowners to encourage lower rents?

Broomfield does not offer any programs at this time.

As a citizen/community member, how do we help those who want to have a more stable housing situation, by stressing career counseling, education, budgeting, etc.

As a taxpayer, how do we make sure we effectively and efficiently support helping people yet make sure the dollars are not being abused or misused?

Community members looking to help unhoused residents can volunteer and/or donate to Broomfield FISH, The Refuge, A Precious Child, Broomfield Community Foundation, or other community organizations that develop skills for housing stability.

How are you going to keep our kids safe when you start to build the housing in the neighborhoods? As sex offenders, drugs, needles, what is your safety going to be effected. When there are so many safety concerns. Who will be paying for all of housing once the 5m is used? Tax payers?

The Broomfield Police Department prides itself on providing public safety throughout our community. Attainable housing and affordable housing in Broomfield is primary at 60-80 AMI.

The Community and City Council has identified affordable/attainable housing as a priority which resulted in City Council's adoption the Inclusionary Housing Ordinance 2100, in 2020. The ordinance requires developers to provide 10% of for sale units or 20% of for rent units at a cost that a person making 60-80% of the area median income (AMI) in Broomfield could afford.

In Broomfield, the area median income (AMI) is \$96,000/annually.

60% AMI = \$57,500

80% AMI = \$76,800

It is important to note, the average teacher in Colorado makes \$56,000/annually and the average police officer in Colorado makes \$65,000/annually. Neither workforce category would be considered low-income and a teacher would barely qualify for the 60% AMI unit.

As we all move forward, it is important we all understand what is meant by affordable in Broomfield.

Sex offenders currently live throughout Colorado. Here is the link for more information <https://apps.colorado.gov/apps/dps/sor/>. All sex offenders living in Broomfield are required to register with the Broomfield Police Department and are monitored for compliance. Homelessness and criminal conduct are not synonymous with sexual offenses, and the Broomfield Police Department investigates all reported crimes, makes arrests, and pursues justice for victims. Drug use/addiction occurs at every social, economic, and demographic group within society; including the homeless. Developments that are secured with some Federal/state dollars generally include rules of conduct that prohibit these activities from occurring, or result in removal.

Housing First model - Boulder and Denver reps have mentioned using housing first model. HUD does not allow ANY requirements of the people being housed. Under the Housing First model we must put someone in housing without the ability to require mental health services, case management, drug and alcohol services. Under the law, we cannot require someone to send their kids to school.

Housing First is a recovery-oriented approach to ending homelessness that centers on quickly moving people experiencing homelessness into independent and permanent housing, then provides support and services as needed. HUD encourages service providers to not exclude or deprioritize households on the basis of criminal history, with the exceptions of restrictions

imposed by federal, state, or local law or ordinance (e.g., restrictions on serving people who are listed on sex offender registries). Service providers may request identification or information related to a potential program participant's criminal background history and use this information in determining the most appropriate housing placement and not to screen out an otherwise eligible individual or family.

Thank you for your feedback. As mentioned above, we look forward to the future Community Conversations about all types of housing solutions.