

9 HOUSING

A. HOUSING VISION

BROOMFIELD PROMOTES A RANGE OF HOUSING OPTIONS THAT WILL MEET BOTH CURRENT AND FUTURE RESIDENTS' CHANGING NEEDS AND CONDITIONS, AND THAT SUPPORT THE COMMUNITY.

B. CURRENT SITUATION & FUTURE TRENDS

Addressing housing needs, concerns, issues, and opportunities is a complex and often emotional task, but the ability to maintain a diversified housing stock that can provide options for a wide range of incomes and life stages is an important consideration for Broomfield's livability and resilience. Making sure that those who work in Broomfield can afford to live in Broomfield is also a pressing concern. Available housing must be suitable and accessible for all life stages and lifestyles in order to attract and keep residents as they start families, downsize, or transition to assisted-living facilities.

In 2010, the Boulder-Broomfield HOME Consortium released the [2010-2014 Consolidated Plan](#), which identified local and regional housing needs. This plan, coupled with recent American Community Survey data, provides baseline information to better understand the existing housing conditions within the community. Some key findings and observations included the following:

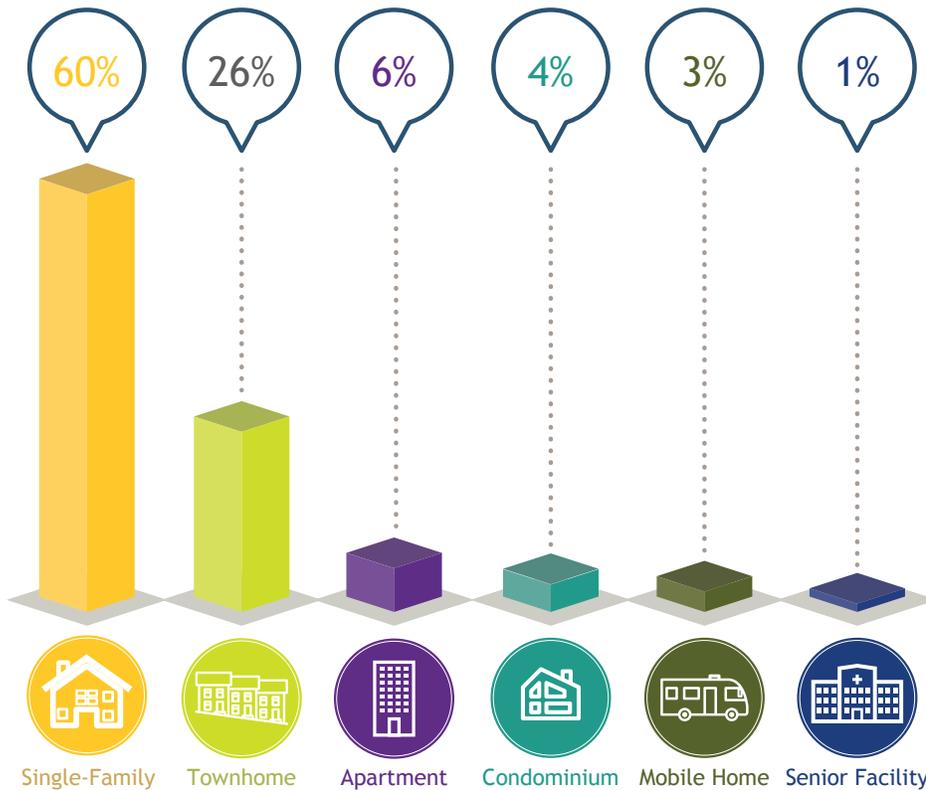
- Growth rates of housing units and population are now slowing, after a rapid increase in the late 2000s.
- Finding housing for sale is very difficult for low- and moderate-income households. In 2012-2013, a household looking to buy a median-priced home for sale would have needed to earn at least \$68,000.
- Broomfield's mix of housing types is composed mostly of single-family residences, though apartment and condominium development has moderately increased the relative proportion of multifamily units since 2005.
- There is a need within Broomfield for rental units that are affordable/attainable for very low-income households, especially since the very low-income population is increasing.



MIX OF HOUSING TYPES

Broomfield’s mix of housing types is composed mostly of single-family residences, as shown in [Map 30](#), though apartment and condominium development has moderately increased the relative proportion of multifamily units since 2005. Looking forward toward buildout, the mix will shift to more multifamily development and senior housing as the demographics of the population change.

Chart 18. Broomfield Housing Units by Type



Source: Broomfield Community Development Division 2015

As shown in [Chart 18](#), single-family homes currently make up nearly 60 percent of all unit types; apartment units are at 26 percent; condominium units are at 6 percent; mobile homes are at 4 percent; townhomes units are at 3 percent; and senior facilities represent 1 percent.

Broomfield’s mix of residential housing types will continue to be primarily single-family residential, though construction of apartments and condominiums are changing the housing mix. The relative proportion of multifamily units (condominiums, townhomes and apartments) are anticipated to increase with future residential development.

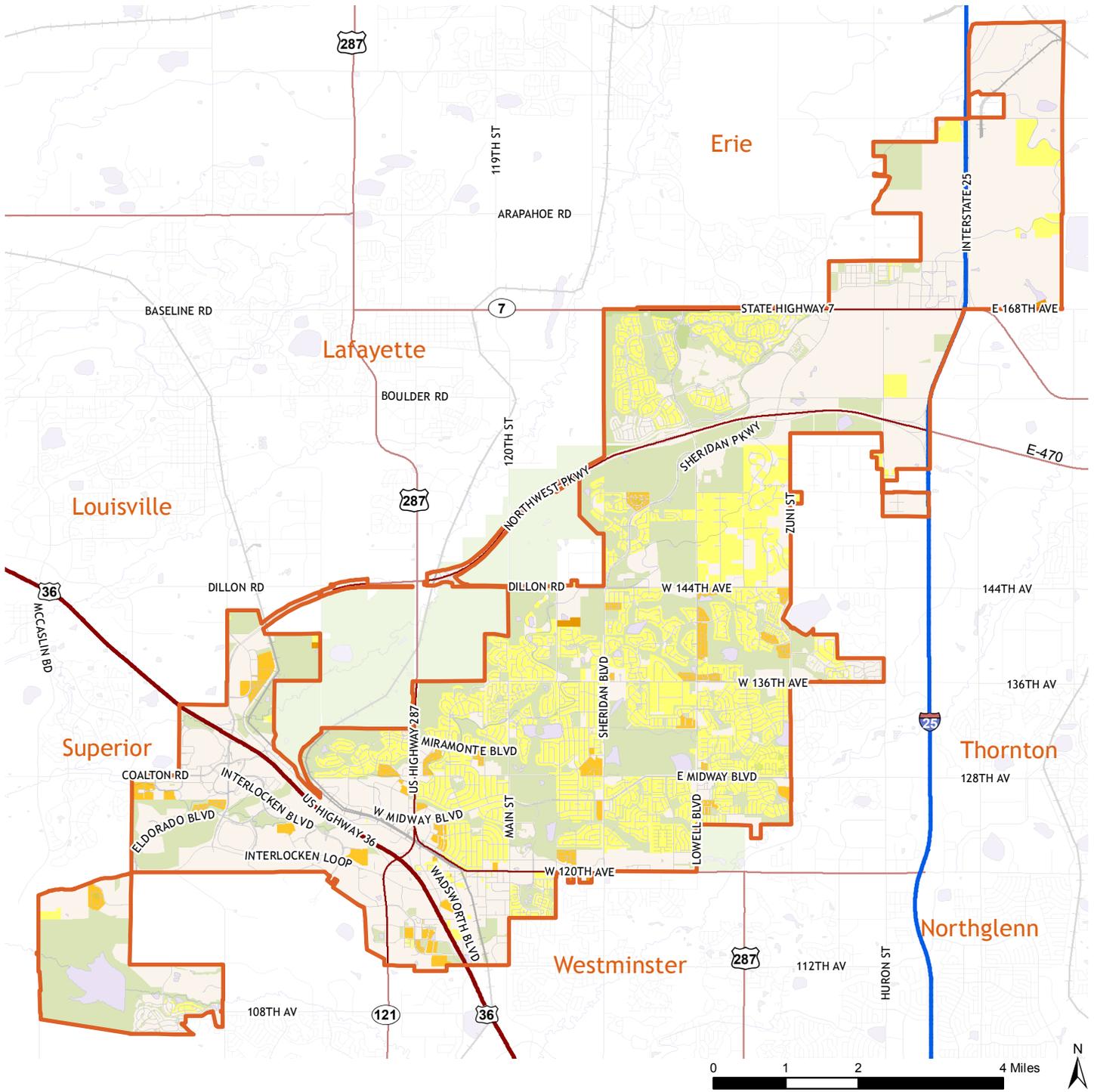
HOUSING AFFORDABILITY & ATTAINABILITY

The Broomfield 2015 public surveys indicated that many are unable to afford to live in Broomfield but enjoy the amenities. Housing commonly is defined as “affordable” or “attainable” when a household spends no more than one-third of its gross income on housing. A barrier to affordable housing is low vacancy rates. The lack of housing availability puts continued pressure on already-high prices to own and to rent in Broomfield.

While Broomfield generally can be described as a fairly affluent community, approximately 30 percent of Broomfield households have incomes at or below the low-income level of \$46,000. [Chart 19](#) depicts the distribution of Broomfield households falling within different household income levels. The ability for low- and moderate-income households to find housing for sale is quite difficult; a household looking to buy a median-priced home (\$275,900) would need to earn at least \$68,000 in Broomfield. Broomfield’s estimated annual median income was \$77,998 per household in 2014. [Chart 20](#) shows the distribution of Broomfield’s assessed home values by price range.

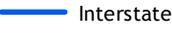
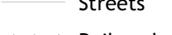
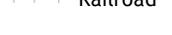


Map 30. Housing Type



Source: Broomfield GIS Department; CDOT

LEGEND

- | | | | | | |
|---|-------------------------------|---|----------------------------|---|-----------------------------|
|  | City and County of Broomfield |  | Creeks, Ditches and Canals |  | Single Family Residential |
|  | Interstate |  | Waterbody |  | Multifamily Residential |
|  | Highways |  | Open Lands |  | Mixed Use Residential |
|  | Streets | | |  | Non-Residential/Undeveloped |
|  | Railroad | | | | |

FOR SALE HOUSING

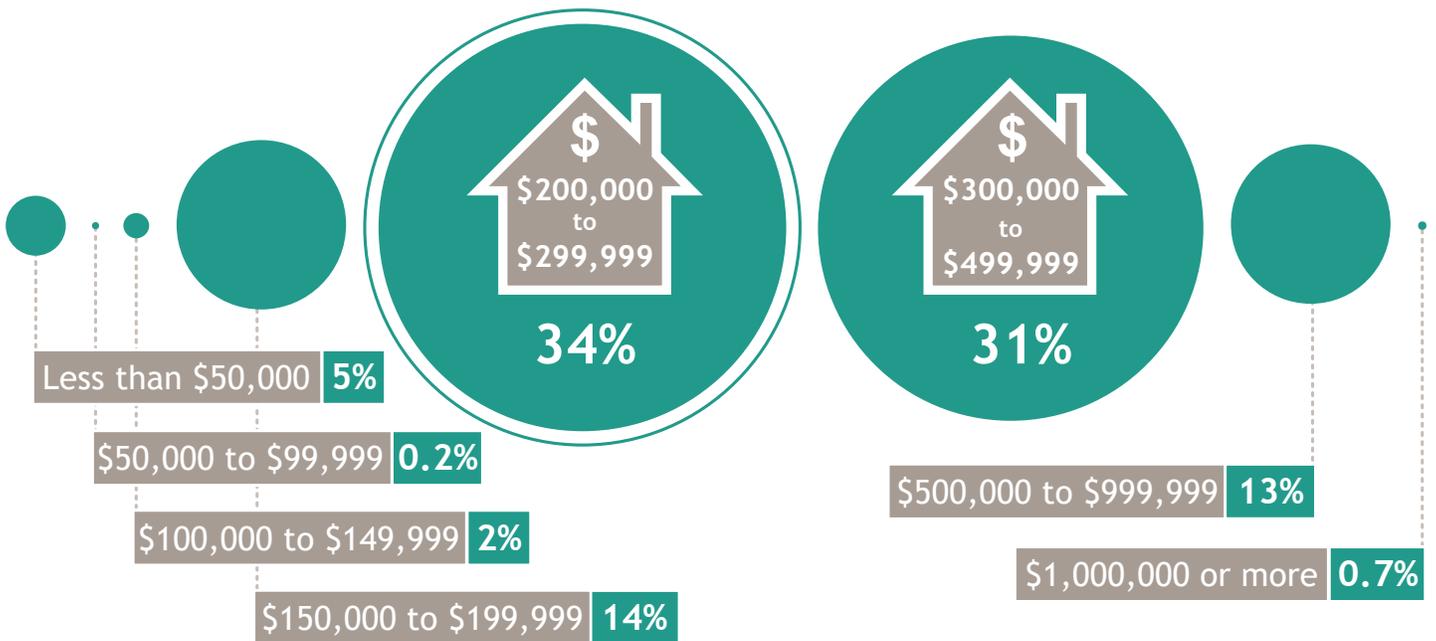
The supply of for-sale housing has been balanced to the demand of middle-income buyers but that has changed in recent years. In addition, as shown in [Chart 20](#), 21 percent of Broomfield’s total housing stock is valued at \$200,000 or less, providing a segment of more affordably priced housing units. Many of these homes are purchased by first-time homebuyers and consist of previously owned houses and townhomes.

Past new construction in Broomfield mostly has served a “move-up” type of homebuyer (i.e., those looking to increase the size/amenities/value of their home). In general, when lower-priced homes become available, more renters are able to become homeowners. This is evident in the higher homeownership rate than in surrounding counties: 68 percent of residents own their home compared to approximately 66 percent in Adams County and 63 percent in Boulder County.

RENTAL HOUSING

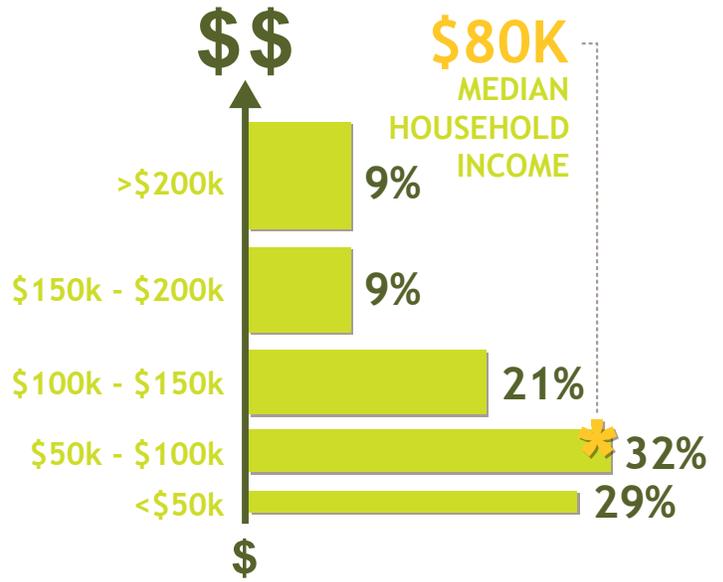
The 2013 American Community Survey estimated that just under 32 percent of the housing in Broomfield was renter occupied. This is slightly less than in both Boulder and Adams Counties. Rental-housing vacancy rates can reveal housing needs, affordability, and development potential. Of Broomfield’s rental units, 5.9 percent are currently vacant, while rental vacancy rates in Adams County is 6.5 percent and Boulder County is 3.1 percent. The median rent in Broomfield is almost \$1,165, and as of 2013, an estimate of 44 percent of renters allocated 30 percent or more of their income to rent.

Chart 20. Distribution of Broomfield’s Assessed Home Values



Source: 2014 American Community Survey

Chart 19. 2014 Broomfield Household Incomes



Source: 2014 American Community Survey

SPECIAL NEEDS HOUSING

Many of Broomfield’s special-needs residents have limited incomes and are a part of the demand for the community’s existing subsidized rental housing. In addition to this need for low-priced rental units is a need for accessible rental units. Special-needs populations that are described in the [2015-2019 HOME Consortium Plan](#) include undocumented residents and workers; pregnant young women who need both affordable housing and child

care; survivors of domestic violence seeking affordable rental housing; elderly residents living on fixed incomes; people with mental illnesses; and low-income workers seeking affordable housing. Within an already tight rental market, these low-income and special-needs renters often compete with student tenants, and have less social services resources due to recent cutbacks in food stamps and childcare subsidies.

EXISTING & PLANNED INCOME-RESTRICTED HOUSING

There is a limited supply of existing and planned affordable/attainable housing for low- and very low-income households in Broomfield. The current attainable housing efforts in Broomfield consist of projects and programs provided by a combination of public, nonprofit, and private agencies. The Boulder County Housing Authority, the Jefferson County Housing Authority and the Colorado Division of Housing administer the Section 8 Rental Assistance Vouchers to households in Broomfield. While Broomfield does not have any public housing developments, a few multifamily apartments and single-family landlords accept Section 8 voucher tenants in Broomfield. There are 7 vouchers currently being used in Broomfield for families, seniors, and people with disabilities.

The indigent homeless needs in Broomfield are relatively small, but there are individuals and families living with family and friends who are also classified as homeless. Broomfield relies heavily on the resources provided by Boulder County and the City of Denver to meet regional needs. Broomfield does, however, provide funds through the Community Service Block Grants (CSBG) for emergency assistance and homeless prevention. The partnership between Boulder and Broomfield Counties ensure homeless assistance throughout the region, including warming centers, overnight shelters, transitional housing, and permanent supportive housing. Supportive housing vouchers targeted to homeless people with serious mental illness are distributed throughout the Boulder and Broomfield Counties; and seven are currently being used in Broomfield.

C. GOALS & POLICIES

Goal HO-A: Existing Housing

Encourage public and private investment aimed at maintaining, rehabilitating, and enhancing Broomfield's older existing housing.

Policy HO-A.1: Encourage public and private investment in Broomfield's older existing neighborhoods, such as maintenance, rehabilitation, and enhancement of individual residences.

Action Step HO-A.1.1: Consider a housing rehabilitation program for single-family and multifamily housing.

Action Step HO-A.1.2: Consider various means by which private and public investments can be leveraged to contribute to housing rehabilitation.

Action Step HO-A.1.3: Continue to support community organizations involved in housing rehabilitation activities.

Action Step HO-A.1.4: Promote programs aimed at informing new homeowners, renters and landlords about the community's expectations for the maintenance and upkeep of residences within Broomfield's existing older neighborhoods.

Action Step HO-A.1.5: Maintain and enhance public infrastructure and amenities within older existing neighborhoods.

Action Step HO-A.1.6: Increase more public-private partnership with new developments and redevelopment of existing neighborhoods.

Policy HO-A.2: Ensure that all new development considers interconnectedness of neighborhoods through site and street design.



Goal HO-B: Maintaining Housing Affordability/ Attainability

Encourage an adequate supply of affordable/attainable housing for lower-income households.

Policy HO-B.1: Plan for future affordable/attainable housing that meets the needs for the workforce and special populations.

Action Step HO-B.1.1: Consider and establish affordable financing tools for new developments and redevelopment.

Action Step HO-B.1.2: Prepare and consider housing programs to meet identified housing targets.

Action Step HO-B.1.3: Identify possible regulatory modifications that may be appropriate to promote attainable, sustainable and quality housing for lower-income households. This may include evaluating residential design standards, review procedures, permit fees, density requirements, inclusionary and restricted housing, etc.

Action Step HO-B.1.4: Locate affordable/attainable housing proximate to transit and community services and within mixed-income neighborhoods.

Action Step HO-B.1.5: Facilitate partnerships between public- and private-sector organizations to create housing developments that are suitable and attainable.

Action Step HO-B.1.6: Consider a formal housing authority to allow increased opportunities for engagement and investment in public and private partnership.

Goal HO-C: Diversity of Housing Types and Ownership Options

Encourage a diversity of populations within developed areas by providing a variety of housing types that serve a broad spectrum of households.

Policy HO-C.1: Encourage opportunities for homeownership.

Action Step HO-C.1.1: Support homebuyer education and training opportunities for Broomfield residents and employers.

Policy HO-C.2: Promote a diversity of housing types, styles, and price points within individual neighborhoods to accommodate a range of affordability.

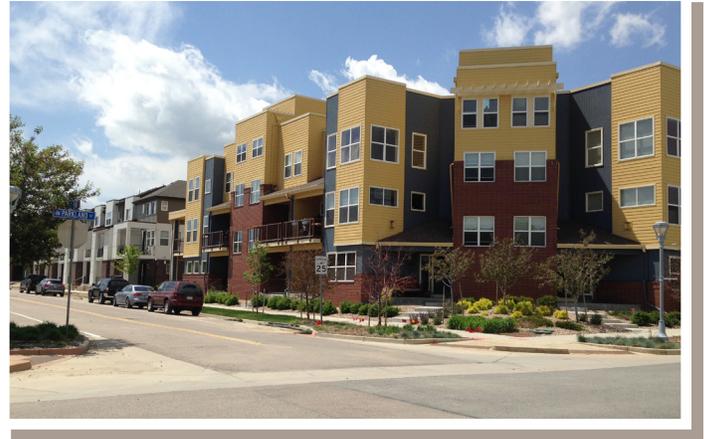
Action Step HO-C.2.1: Evaluate and establish potential locations for different housing types to provide a full spectrum of housing options.

Action Step HO-C.2.2: Identify potential gaps in the current and projected housing supply, and develop and consider programs to address these gaps.

Action Step HO-C.2.3: Determine the appropriate amount of housing for higher-income residents to support existing and new businesses.

Action Step HO-C.2.4: Enhance existing programs aimed at assisting senior residents to retain and maintain their homes so that these Broomfield residents can remain in Broomfield through the duration of their lives.

Action Step HO-C.2.5: Develop review process to encourage alternative housing options and to streamline necessary permitting to meet deadlines for grant money. This includes senior facilities, accessory dwelling units (ADUs), tiny homes, “granny homes,” etc.



Goal HO-D: Special Needs and Services Housing

Increase the supply of housing that is accessible and functional for seniors, single-parent households, and other residents with special needs.

Policy HO-D.1: Support housing that meets the health, access, childcare, transit, and social needs of households with special considerations, such as seniors, single-parent families, and people with special needs.

Action Step HO-D.1.1: Maintain safe housing for aging and other special-needs populations by offering handyman services and other community-based options instead of Red tagging violations.

Action Step HO-D.1.2: Evaluate and create a plan to coordinate Broomfield senior services with code compliance to simplify the experience for this population.

Policy HO-D.2: Encourage measures to streamline processes for proposed developments and redevelopments that would provide housing for seniors or people with special needs.

Goal HO-E: Residential Housing Design

Promote quality in terms of design, livability, aesthetics, sustainability, and construction in all housing types.

Policy HO-E.1: Promote residential development that is constructed of quality building materials, that incorporates good architectural and site design, and that reflects good land planning.

Action Step HO-E.1.1: Encourage new residential developments to provide diversity in design.

Action Step HO-E.1.2: For all planned construction or demolition of structure, encourage contractors to reuse or recycle as much construction and demolition debris as practical in order to divert materials from the landfill.

Action Step HO-E.1.3: Encourage builders of new construction and renovations to use concrete made with recycled concrete aggregate, fly ash or other industry best practice that is sustainable.

Action Step HO-E.1.4: Encourage new development and redevelopment projects to incorporate generation technology allowing for diversified electrical sources.

Policy HO-E.2: Promote the availability and use of renewable energy and prioritize energy efficiency.

Policy HO-E.3: Update zoning and building codes to reflect new techniques and materials.

