Tuesday, June 16, 2026, 6:00 PM
Council Chambers
One DesCombes Drive
Broomfield, CO 80020

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1. Concept Review

1.A. Concept Review for Interlocken PUD Amendment to Add Residential at 100 and 115 Edgeview Drive

2. Study Session

2.A. Housing Division Update 2026

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CITY AND COUNTY OF BROOMFIELD • COLORADO •

Date Posted: June 10, 2026

To: Mayor and City Council
From: Jennifer Hoffman, City and County Manager
Presented By: Lynn Merwin, Deputy Director of Community Development (Planning)

Meeting Date: Tuesday, June 16, 2026, 6:00 PM
Agenda Category: Concept Review
Agenda Item: 1A
Subject: Concept Review for Interlocken PUD Amendment to Add Residential at 100 and 115 Edgeview Drive

Goals: Thriving, Diverse, Safe and Welcoming Community

Overview

Correspondence and presentations for City Council agenda items, when available, can be viewed via links on the meeting agenda or the associated memo. Please note that not all items will have correspondence or presentations.

JP Colorado Land, LLLP, the applicant and property owner, has submitted a concept plan review application for a proposed planned unit development (PUD) plan amendment to allow multi-unit residential on two properties located at 100 and 115 Edgeview Drive, which are subject to the Interlocken Advanced Technology Environment Planned Unit Development (PUD) Plan, Eighth Amendment. The proposed densities are 9.5 du/ac for 100 Edgeview and 31 du/ac for 115 Edgeview, which would result in up to 345 new residential units. A PUD amendment is required because these properties do not currently allow any residential development and have been approved only for retail and office uses.

Attachments

Interlocken PUD Text Amendment = Concept Review Memo.pdf

Summary

View Correspondence and visit Broomfield Voice Webpage
View Presentation

Property Owner/Applicant: JP Colorado Land, LLP
Location: 100 and 115 Edgeview Drive, South of US 36 and East of Interlocken Blvd

JP Colorado Land, LLLP, the applicant and property owner, has submitted a concept plan review application for a proposed planned unit development (PUD) plan amendment to allow multi-unit residential on two properties located at 100 and 115 Edgeview Drive, which are subject to the Interlocken Advanced Technology Environment Planned Unit Development (PUD) Plan, Eighth Amendment. The proposed densities are 9.5 du/ac for 100 Edgeview and 31 du/ac for 115 Edgeview, which would result in up to 345 new residential units. A PUD amendment is required because these properties do not currently allow any residential development and have been approved only for retail and office uses.

The applicant has provided example site plans to show what could be developed at the proposed densities. These are examples only and separate concept reviews for each property would be completed in the future if the PUD plan amendment is approved.

Staff has identified three key issues for the concept plan proposal related to the potential fiscal impact of residential future projects, the required public land dedication calculations, and the site's proximity to the Rocky Mountain Metropolitan Airport. The key issues are described in greater detail below.

Links to Application Materials

- Project Description

Proposed Actions/Recommendations

Hold concept plan review discussion. There are no formal actions required.

Alternatives

No official action is taken at concept review.

Discuss any concerns regarding the proposed use of this property, such as the conversion from commercial to residential, pedestrian access, and/or vehicular access.

Prior Council or Other Entity Actions

- On September 11, 2007, Council approved the Interlocken Advanced Technology Environment PUD Plan Eighth Amendment, Final Plat, and Subdivision Improvement Agreement via Resolution No. 2007-141.

Quasi-Judicial Status

This application is not considered a quasi-judicial matter. No official action is taken on the concept plan review stage by either the Land Use Review Commission or the Council. Any comments submitted via email will be shared with LURC and Council as part of the public record for the application, and members of the decision-making body may discuss the concept plan review outside of the public meeting. Any comment, suggestion, or recommendation made by any member of the LURC or by a council member is gratuitous and does not bind or otherwise obligate either the LURC or the Council to any course of conduct or decision after an applicant makes an official submittal of a plan to the city. For additional information about quasi-judicial proceedings, please see the Frequently Asked Questions about Quasi-Judicial Land Use Proceedings on the City's website.

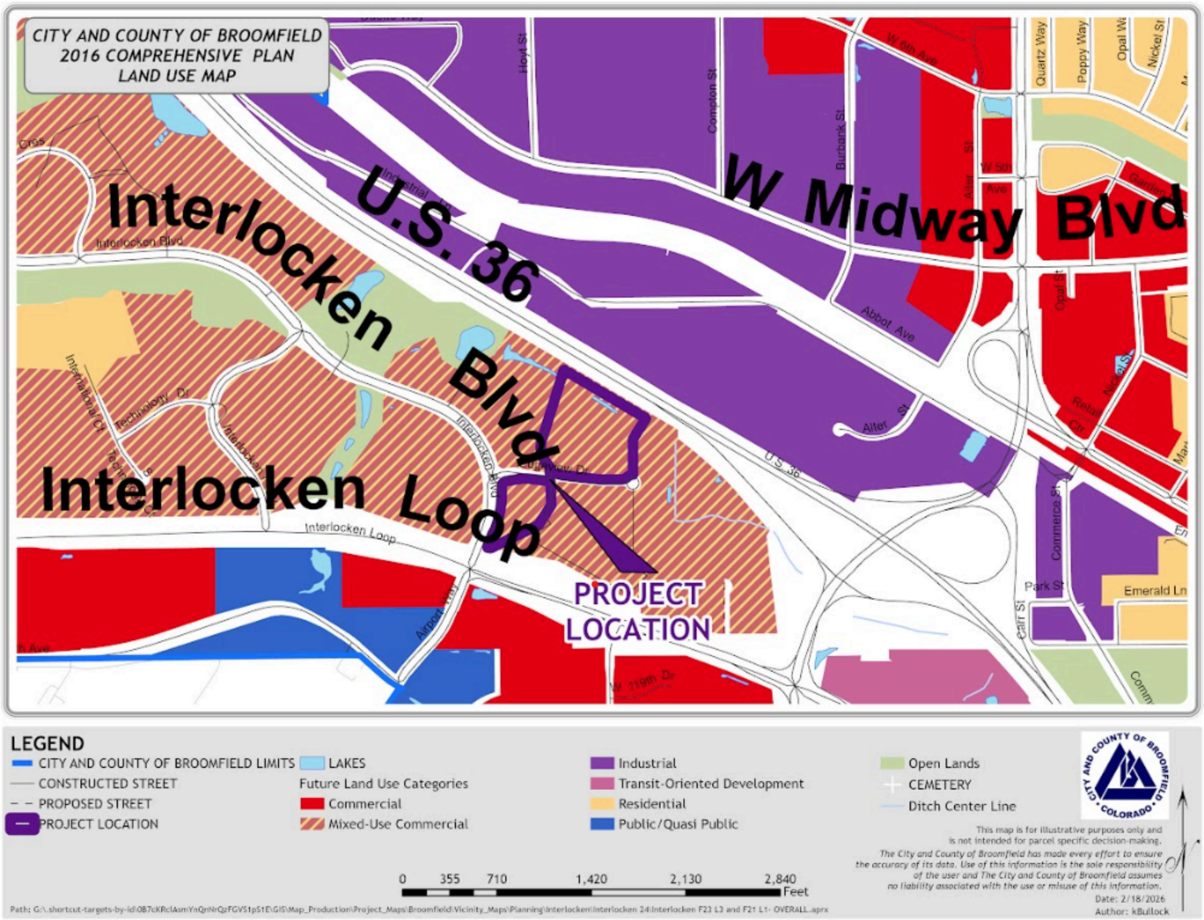
How to Submit Public Comments on this Proposal

Email directly to planning@broomfield.org
Provide comments on the BroomfieldVoice - Project Page

Applicable City and County of Broomfield Plans

Relationship to Comprehensive Plan

The *2016 Broomfield Comprehensive Plan* land use designation for the property is "Mixed-Use Commercial." The concept proposal is consistent with the intent of the Mixed-Use Commercial designation. This proposal would not exceed the Plan's guide, indicating no more than 30% of the land area within the Mixed-Use Commercial district will be utilized for residential uses unless approved through a PUD Plan. Currently, residential uses within the Interlocken PUD Plan comprise approximately 12% of Interlocken's mixed-use district. If a PUD amendment is approved, approximately 15% of the PUD Plan would be residential. The following image identifies the project location and the surrounding area within a portion of the Comprehensive Plan land use map.



Goals and Policies

Policy LUB: "Encourage and support mixed-use developments that provide the benefits of more compact, denser development with a mix of living, shopping, and working environments."

Goal HO-C: "Encourage a diversity of populations by providing a variety of housing types that serve a broad spectrum of households."

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

Economic Outcomes and Financial Plan

The proposed concept plan is for a future PUD plan amendment application that, if approved, may allow for a townhome and residential apartment community comprising approximately 354 units, with a mix of one-, two-, and three-bedroom units, and no commercial space. This site is part of a larger PUD plan. The PUD originally planned for the subject properties to be developed for retail and office uses with a commercial campus, likely including office, technology, and research-type space and activities, with limited residential. The greater area includes commercial, residential, and open land (a park and golf course) uses. The proposed request would allocate a larger area, approximately 13.44 acres, for residential uses currently intended for mixed-use commercial.

If future development reflects the proposed use and density shared in the examples, the housing would comprise 38 townhomes and 309 apartments (likely rental, and in two or three buildings). The estimated number of residents would be 600 persons, with a portion being school-age children living within the School District. (An estimate of the population proportions would occur once details are provided on the number of units, housing size (bedrooms), and tenure.)

Additionally, the proposal does not address whether the future development would incorporate income-aligned housing on the site, make a cash-in-lieu (CIL) payment to meet the obligation, or follow an alternative approach (such as a portion of CIL payment with a reduced number of income-aligned units on site). The current rate for meeting the requirement through a CIL payment is $109,407 (for each required rental unit), if the developer were to secure their permits at the current rates.

The greater Interlocken area has evolved from a traditional office park into a multi-use area, comprising a mix of commercial uses within the buildings - including traditional office activities, research and engineering, design and prototype development, and information technology - and a growing number of residential units. The residents and employees of the businesses and organizations operating in the area frequent nearby dining and retail businesses.

Many businesses in the area have expressed that in their employee recruitment efforts, their current employees have an increasing desire to both live in reasonable proximity to their work location and to easily walk to dining options and retail amenities near their workplace. Thus, it would be expected that a portion of the housing may be occupied by existing Broomfield residents or Broomfield firms' employees; and an increase in future customer spending and sales for local businesses (e.g. retailers, restaurants and entertainment, and professionals and personal services) would result from these new residents.

This property has high visibility to the primary highway corridor, U.S. 36 - and also the U.S. 36 multi-modal trail. The site has quick access to both the regional highway and the local road network.

The proposed concept plan project would result in a minimum net negative fiscal impact to Broomfield, estimated at $575,00 annually, based on the conceptual proposal to permit residential development as determined by the *draft* 2026 Long Range Financial Plan (LRFP) fiscal model analysis. (Note: Broomfield's LRFP fiscal model does not include the expected revenue or expenses for governmental organizations, such as the School District or North Metro Fire and Rescue District.)

The current planned land use envisioned commercial development, which would result in a positive net fiscal impact on Broomfield's annual and long-range fiscal sustainability. Given a similar development scale in the area, a commercial development would result in an estimated 275,000 square feet of mixed commercial on this property. Recent proposed uses for nearby properties include health tech, IT, and next-generation workspace. While no commercial development proposals are currently anticipated, the estimated fiscal impact outcome of the current land use would be a net positive $375-425,000 annual fiscal benefit (depending on specific uses and scale).

On June 2, 2026, Council considered the first reading of proposed Ordinance No. 2306 regarding adding fiscal impact review criteria for new applications for PUD Plans, PUD Plan amendments, and rezonings. The proposed ordinance was approved with an amendment to include use by special reviews (USRs) in the consideration of fiscal impacts to Broomfield. Any future applications for new PUD plans, PUD Plan amendments, rezonings, and USRs will be subject to LURC and Council's consideration of the amended review criteria as part of their formal review of an application.

Relationship to US 36 Sub Area Plan

This property is within the boundaries of the US 36 Sub-Area Plan. The Sub-Area Plan designates this area as "Employment/Mixed-Use Commercial." The proposed land use for the subject properties is consistent with the Sub-Area Plan land use map. This proposed development and the approved Interlocken PUD Plan are generally consistent with the standards of the US 36 Sub-Area Plan.

Zoning, Previously Approved Plans, and Status of the Development

Zoning and Previously Approved Plans

Since the original Interlocken PUD Plan was approved in 1990, there have been 13 amendments, five of which have collectively resulted in 84.85 of the overall PUD Plan being rezoned to allow residential uses. The Eighth Amendment, of which the properties are subject to, is a larger 50-acre area zoned Planned Unit Development (PUD). The Eighth Amendment allows a maximum of 650 multi-unit residential units, 678,250 sf of office, 44,000 sf of retail, and a hotel. The Eighth Amendment designated retail uses for 100 Edgeview and office uses for 115 Edgeview Drive.

The site is also within the Interchange Influence Area (IIA) based on its proximity to the Wadsworth Interchange. The IIA is a zoning overlay established in the Broomfield Municipal Code, Chapter 17-29. The overlay design standards were considered when developing the PUD plan for the property and are intended to "encourage and foster high-quality development in the area."

Status of the Development

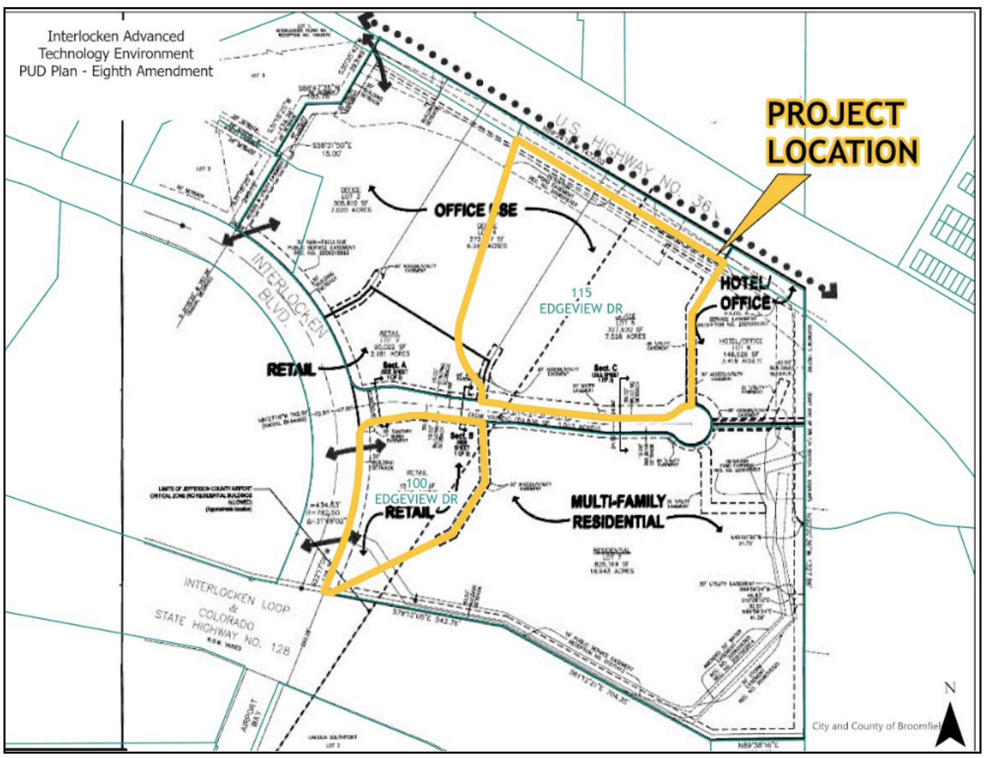
The entire Interlocken Advanced Technology Environment PUD Plan area comprises approximately 1,000 acres. The area is primarily developed as an office park that includes mixed-use commercial, hotels, and new residential being added incrementally over the past approximately 10 years. Overall, there are approximately 100 acres of vacant property remaining within the designated PUD Plan area that are available for further commercial development. There are also multiple existing residential developments within the Interlocken PUD, with 1,933 dwelling units. The majority of these units are completed, except for 13 townhomes under construction within the Camden Flatiron community.

Within the Eighth Amendment area, 437 residential units have been approved (Camden Flatirons) east of 100 Edgeview Dr. The property to the west of 115 Edgeview Drive has a four-story, 192,400 sf office building. The property to the east is developed with a hotel.

Area Context

The properties are located on the northeast edge of the Interlocken subdivision, south of US 36, and approximately one-third of a mile north of the northern boundary of the Rocky Mountain Metropolitan Airport. The closest public park is the 12.8-acre Interlocken East Park located approximately one-third of a mile northwest. The immediate surrounding area, which is subject to the Eighth Amendment, is comprised of a mix of open lands, residential, and commercial uses. All adjacent properties are also subject to the Interlocken PUD Plan. The lot to the west of 115 Edgeview Drive contains a 192,400 sf office, and the lot to the east is a hotel. US Highway 36 is to the north of 115 Edgeview Drive. The lot to the east of 100 Edgeview Drive is a 437-unit apartment complex (Camden Flatirons). The property to the west and across Interlocken Boulevard is currently vacant. The property west of 100 Edgeview and Interlocken Boulevard, is currently vacant.

The map below shows the limits of the Eighth Amendment in context with the subject properties.



Interlocken Eighth Amendment Boundaries

Current Application – Detailed Description and Staff Review

Description

The concept plan is for a future amendment to the Interlocken PUD Plan specific to the properties located at 100 and 115 Edgeview Drive to allow for residential uses and to increase the maximum number of residential units permitted from 650 to approximately 995.

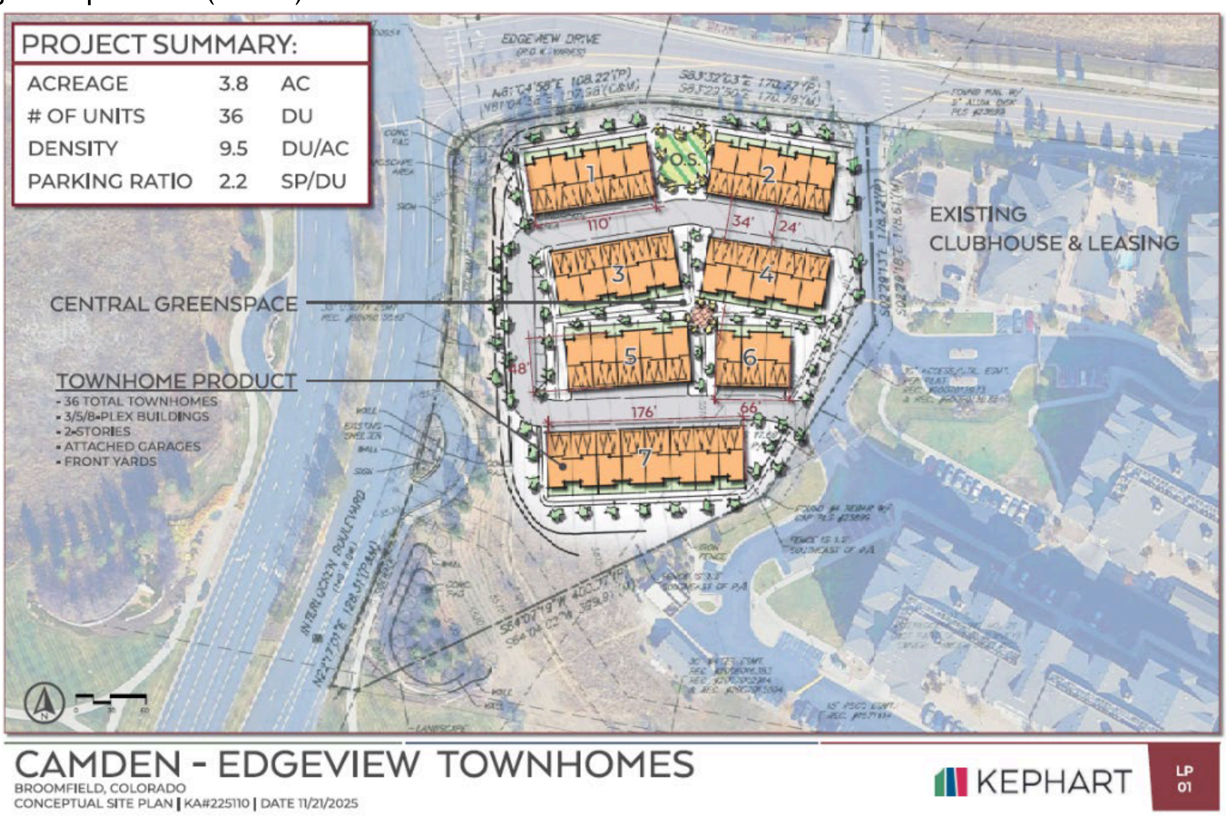
Currently, the allowed uses on the subject properties are retail (100 Edgeview) and office (115 Edgeview). The Eighth Amendment allocated up to 650 residential units to the property immediately to the east of 100 Edgeview Drive; however, only 437 residential units were constructed. This concept plan proposal includes a request for 345 residential units that would be applied to the subject properties (36 for 100 Edgeview and 309 for 115 Edgeview).

The proposed densities are 9.5 du/ac for 100 Edgeview and 31 du/ac for 115 Edgeview. For comparison, the apartment complex to the east of 100 Edgeview is 23 du/ac and was approved for 437 units.

In summary, the proposed PUD plan amendment (14th Amendment) will need to capture the increase in the number of dwelling units, the allowed uses specific to 100 and 115 Edgeview Drive (changing from commercial/office to residential), address public land dedication requirements, and revise the parking criteria to align with the current minimum parking requirements in the Broomfield Municipal Code.

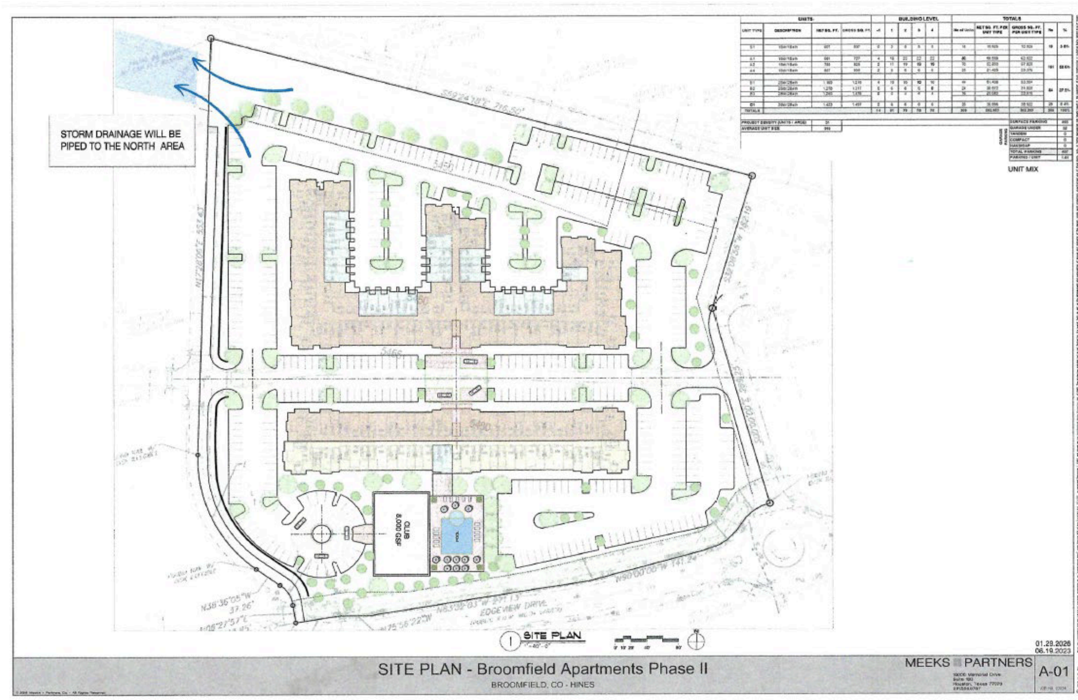
While the subject concept review is limited to reviewing the PUD amendment only at this time, the applicant provided example layouts of how the proposed density could be achieved for each of the two sites. Future developers will be required to submit a separate concept review prior to proceeding to a site development plan for residential projects specific to each property.

The example layout for 100 Edgeview includes 36 townhome units, with a density of approximately 9.5 dwelling units per acre (du/ac) as shown below.



100 Edgeview Drive (example layout)

The example layout for the approximately 9.97-acre lot at 115 Edgeview Drive shows approximately 309 apartments with an overall 31 du/ac as shown below.



115 Edgeview Drive (example layout)

Income-Aligned Housing

New residential developments are required to comply with Broomfield's income-aligned housing requirements in the Broomfield Municipal Code. The specific housing requirements will need to be determined during the next phase of each project, when a proposal proceeds to a site development plan, and when the residential developer is able to confirm the exact number of proposed units and the types of units proposed.

The Broomfield Municipal Code(BMC) Chapter 17-76 requires income-aligned housing for apartment complexes that are for rent at the following ratio: 20% of the units at 60% area median income (AMI), a cash-in-lieu fee, or an alternative negotiated proposal if approved by the Council. For-sale residential units are required to provide a minimum of 12% of the units at 90% AMI.

Alternatively, developers may enter into an agreement with CCOB that allows for a portion of the units on site, or cash in lieu (CIL) of providing the required number of on-site affordable units, or a combination thereof. The amount of the CIL will be calculated at the time of building permit and will reflect the CPI-U adjustment in effect at that time.

Vehicular Access and Circulation

Access to both sites will be via Edgeview Drive, north of Interlocken Boulevard. The property at 100 Edgeview Drive includes a 30 ft shared access easement with the property to the east (Campden Flatirons apartment complex). A traffic study will be required with the PUD Plan amendment and will be reviewed as part of the formal development review process. Furthermore, if the PUD plan amendment is approved and subsequent site development plans are submitted, each site will be evaluated to ensure adequate access for vehicles, pedestrians, and bicycles a traffic study will be required for each site development plan.

Parking

The Interlocken Eighth Amendment established parking requirements for “multifamily residential at 1.5 spaces/each 1-bedroom unit plus 0.5 for each additional bedroom.”

The subject properties are not within a parking reduction area. Within each development, guest parking, electric vehicle charging stations, bicycle parking, and ADA parking would need to comply with applicable Broomfield Municipal Code requirements.

Transit Access and Walkability

Existing sidewalks provide pedestrian access along Interlocken Boulevard and Edgeview Drive. The sidewalks along Edgeview Drive provide access to a public trail through the hotel property to the US 36 Bikeway trail. At the time of development, the site at 115 Edgeview will need to construct a trail connection to the trail that deadends on the westernmost edge of the hotel property. Should these properties be developed with apartments, the developer will be required to include internal sidewalks that connect the parking lots and apartment buildings to the existing sidewalks along Edgeview Drive.

The closest public transit is provided by the Regional Transit District (RTD) bus stop along southbound Wadsworth Parkway north of the Arby’s site near 7-Eleven, approximately one mile to the south of the subject properties. A northbound bus stop is provided on the east side of Wadsworth Pkwy, approximately one mile south.

The property is also served by RTD’s Call-n-Ride program, which provides curb-to-curb service within a defined service area. The Broomfield Station is located approximately 1 ½ miles to the east, across Wadsworth Parkway, in Arista, and is accessible via walkways and on-street bike lanes along Interlocken Boulevard, Wadsworth Parkway and within the Arista development. The bus rapid transit (BRT) station provides high-frequency bus service between Denver and Boulder. The closest BRT, Broomfield Station, is approximately one-half mile from the US 36 commuter bicycle trail.

Landscaping and Amenities

This conceptual phase for the PUD text amendment to allow for residential uses on the subject properties does not include details about landscaping and amenities. Specific outdoor amenities will need to be included with each formal SDP, such as a private dog park and additional green space.

The PUD Eighth Amendment indicates that the general landscaping character should “contribute to the overall visual character of the Broomfield Interchange Sub-Area. To foster the urban character of the mixed-use zone, the respective character of the other zones…and the development of an ecologically sensitive landscape to capture the spirit of Colorado.” Landscape plans are required with the formal development review of an SDP and will be reviewed based on requirements outlined in the Broomfield Municipal Code, Chapter 17-70, Landscape Plan.

Public Land Dedication

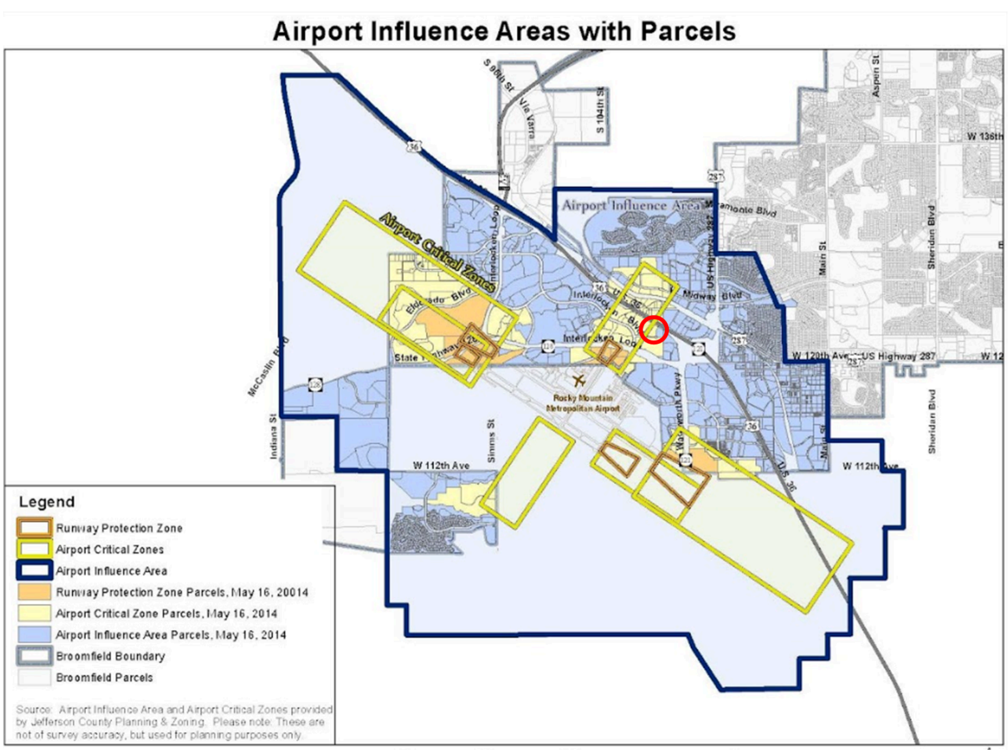
Chapters 16 and 17 of the BMC set forth the public land dedication (PLD) obligations for new residential development. The PLD obligation is calculated at 24 acres per 1,000 residents generated by the development. Calculations are typically specified during the site development plan review, and any cash-in-lieu fees are finalized when building permits are issued based on the rates in effect at that time. Details regarding the total number of residential units, the number and type of inclusionary housing units, and other site-specific factors will be considered when finalizing the PLD calculations.

The Interlocken PUD Plan, Eighth Amendment, established a PLD calculation method for meeting a residential development's obligation. This approach was approved in 2011, before Broomfield adopted Ordinance No. 2273 in 2025, which codified the current PLD requirements. The Interlocken Eighth Amendment currently takes precedence over the new PLD code and includes an Interlocken-specific methodology and cash-in-lieu rate of $43,560 per acre. It also allows 50% of the public land dedication obligation to be met by allocating a credit to the development from the existing Interlocken Open Lands Inventory. This unique methodology has been utilized throughout Interlocken to take into consideration the significant open lands established within the Interlocken development area.

While there is additional capacity within the Interlocken Open Lands Inventory to account for the proposed residential units within this concept proposal, staff believes that the PLD cash-in-lieu calculation should use the most current cost per acre rather than the PUD-established rate of $43,560 per acre. The current Broomfield rate for PLD cash-in-lieu is $86,000 per acre. Since the applicant is proposing a potential PUD amendment to permit new residential development on the property, this would be an appropriate time to update the cash-in-lieu rate established 15 years ago. Broomfield's PLD regulations now include a specific methodology for establishing the cash-in-lieu value for PLD. If the PUD Plan amendment proceeds, the PUD amendment should reference that the cash-in-lieu for PLD shall be per the current established value per acre for vacant land consistent with BMC 16-28-140(C)(2).

Airport Proximity

The project area is located to the east of the Rocky Mountain Metropolitan Airport (RMMA). The map below shows the approximate location of the properties with a red circle. The subject properties are near two airport runways within the RMMA-established Airport Influence Area. Runway 3/21 runs north/south, with air traffic patterns flying directly over these properties.



Airport Influence Area and Airport Critical Zones Map

The Jefferson County Environs Land Use Plan 2010 established a primary objective to evaluate land use options that minimize impacts to the Airport Critical Zones (ACZ) when considering incompatible uses. The Land Use Plan indicates that certain uses should be discouraged in the ACZs, including residential, schools, libraries, and hospitals. The western portion of the property at 115 Edgeview Drive underlies the RMMA's mapped ACZ. All of the property at 100 Edgeview Drive is also subject to the ACZ. RMMA is currently discussing potential closure of Runway 3/21 and if this runway is closed, these properties would be removed from the ACZs, but would remain in the Airport Influence Area.

RMMA staff has reviewed the concept proposal for residential units at 100 and 115 Edgeview Drive and indicated that, since these sites are located within the Airport Influence Area and ACZ of Runway 3/21 and directly underneath the traffic pattern for one of RMMA's primary runways (Runway 30R/12L), the sites could experience a significant amount of aeronautical activity in the airspace above. Considering all runways, RMMA experienced over 294,000 operations (takeoffs and landings) in 2024.

The review letter from RMMA indicates the closure of Runway 3/21 is not a certainty. The Jeffco Airport Advisory Board requested that airport staff reevaluate an alternative to the runway closure. Determining the status of Runway 3/21's future long-term use is a part of the next airport master plan goals that will be updated by 2027. If Runway 3/21 remains operational, the properties will remain impacted by the ACZ, which considers residential as an incompatible use.

If Runway 3/21 is closed in the future, RMMA indicates that Broomfield should be aware that approving residential units in this location will likely still lead to additional aircraft-related noise complaints due to the two properties' location underneath the traffic pattern for the airport's primary runway. In this scenario, the RMMA recommends the developer provide airport proximity disclosures to prospective buyers or renters to inform them of the site's location underneath the traffic pattern of Runway 30R/12Land that the developer design structures to be sound attenuated to achieve a 25-dB sound reduction of outside to inside noise levels.

Sustainability

Sustainability initiatives are not addressed at this stage. Both EV parking and low-water landscaping are required per the BMC. In addition, if the applicant proceeds, they will be invited to address any other voluntary sustainability measures they anticipate incorporating in the project.

Schools

The project area is located within the Jefferson County R-1 School District. Staff sent the school district a referral regarding the concept plan application. The district has not provided any written comments to date. Should the project proceed to formal development review, the school district will be included as a referral agent. The school district typically provides an analysis of the schools' respective capacities and any anticipated impacts to the schools as a result of this development.

Oil and Gas Facilities

The project areas do not have any pre-production, producing, shut-in, or plugged and abandoned wells within the respective boundaries of the properties or within 2,000 feet of the site.

Neighborhood Outreach and Communication

The City and County of Broomfield standard public notice requirements have been met for this case. These requirements include:

- Mailed notices to all property owners within 1,000 feet of the project boundaries a minimum of ten days in advance of the meeting.
- Posted sign(s) on the property a minimum of ten days in advance of the meeting to advertise the public hearing.
- Publication in the newspaper (Broomfield Enterprise) more than five days before the hearing.

A neighborhood meeting has not been held. Before any development proposals are submitted for either site, respective neighborhood meetings will be required.

A project website was created for this development on the BroomfieldVoice platform (linked at the top of the staff report) for general information and public engagement. Staff provided general information and shared submittal documents on this page. Any public comments received by 12 Noon in advance of the hearing on June 16, 2026, will be added to the correspondence folder for this application.

Staff Review of Key Issues

Staff has identified the following key issues with the subject proposal:

- **Proximity to the Rocky Mountain Metropolitan Airport (RMMA) -** The subject properties are within the RMMA's Airport Influence Area. The western portion of the property at 115 Edgeview Drive is within the RMMA's mapped airport critical zone (ACZ). All of the property at 100 Edgeview Drive is also in the airport critical zone (ACZ). RMMA recommends a land use that is more compatible with airport operations, such as strictly commercial, industrial, or institutional uses. The proposed residential use is not compatible with the ACZ. Since these sites are located within the Airport Influence Area, underneath the ACZ of Runway 3/12 and directly underneath the traffic pattern for one of RMMA's primary runways (Runway 30R/12L), the sites will experience a significant amount of aeronautical activity in the airspace above. Even if Runway 3/12 is closed, RMMA does not recommend residential uses for these sites and indicates there will still be significant air activity above these sites. Should these sites be approved for a PUD amendment to allow for residential buildings, they will need to be constructed with materials that provide for sound attenuation to achieve a 25 dB sound reduction of outside to inside noise levels. Also, leasing or real estate agents should provide airport proximity disclosures to prospective tenants or buyers to inform them of the site's location underneath significant air traffic.

- **Potential Fiscal Impact to CCOB with the proposed Land Use Change to Residential -** The PUD amendment specific to the two lots discussed above will need to be amended to permit the proposed residential use. Based on CCOB's preliminary analysis, this change in use is expected to result in a net negative impact on Broomfield's Long Range Financial Plan.

  On June 2, 2026, Council considered amending Title 17, Rezoning and Planned Unit Development Plan (PUD), of the Broomfield Municipal Code, with an amendment to include Use by Special Reviews (USRs). If approved on second reading, the proposed ordinance will require the Land Use Review Commission and Council to consider fiscal impacts to CCOB with respect to rezonings, PUD Plans, PUD Plan amendments, and USRs and will apply to the potential future application for a PUD Plan amendment for the subject properties on Edgeview Drive.

- **Public Land Dedication -** The PUD Eighth Amendment establishes the public land dedication (PLD) requirement for the cash in lieu (CIL) payment at $43,560 per acre. However, since CCOB adopted Ordinance No. 2273 in 2025 regarding the PLD requirements, and the owner is proposing to amend the land uses on the property to permit new residential development, the PUD amendment should include an update to the PLD requirements to comply with the BMC method for calculating cash-in-lieu., The CIL value will need to be updated to correspond with the BMC-required “average value per acre as published by Broomfield” (BMC 16-28-140(C)(2)), which is currently $86,000 per acre. The CIL would be calculated at the rate in effect at the time of permitting.

Next Steps

Should the applicant opt to proceed with a formal development proposal, the next step would be for the applicant to hold a required neighborhood meeting, followed by submittal of a formal development application for a PUD Plan Amendment applicable to the specific lots, two final plats, and two site development plans for each property.

To: Mayor and City Council
From: Jennifer Hoffman, City and County Manager
Presented By: Sharon Tessier, Housing Policy and Development Manager

Meeting Date: Tuesday, June 16, 2026, 6:00 PM
Agenda Category: Study Session
Agenda Item: 2A
Subject: Housing Division Update 2026

Goals: Financial Sustainability and Resilience, Thriving, Diverse, Safe and Welcoming Community

Overview

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Housing Division Update for 2026.

Attachments

Memo-Housing Study Session_June 16, 2026.pdf

2026 Housing Division Update to Broomfield City Council
Prepared By: Sharon Tessier, Housing Policy Manager; Lisa Sacker, Housing Programs Manager; Robert Smith, Director of Economic Vitality.

Summary

View Correspondence
View Presentation

This study session item will provide Council with an update regarding housing programs and initiatives, as well as a detailed overview of the current and projected funding structures supporting these programs.

The memorandum reflects both the success of Broomfield's housing programs and the growing reality that community needs are continuing to outpace the long-term funding capacity currently available. Since 2021, Council's investments and strategic direction have allowed the Housing Division to build a broad network of programs and partnerships focused on housing stability, displacement prevention, aging in place, and income-aligned housing opportunities throughout the community.

During that time, direct assistance programs have grown to support more than 1,300 households annually, while local housing investments have leveraged between four and ten dollars in outside funding for every local dollar committed. In addition, nearly 400 income-aligned housing units are anticipated by 2027 through ongoing partnerships and development activity.

These efforts have meaningfully strengthened housing stability for many of Broomfield's most vulnerable residents, particularly older adults, veterans, individuals with disabilities, and households experiencing increasing financial pressure from housing costs. At the same time, the data continues to demonstrate that housing affordability challenges remain significant across the community, with roughly one-third of residents considered cost-burdened and demand for assistance programs continuing to increase. An updated Housing Needs Assessment and Inclusionary Housing Ordinance (IHO) analyses from Root Policy Research are expected later this year. These studies will help inform future discussions regarding Broomfield's long-term housing strategy, including affordable housing priorities, IHO structure, and the most effective use of limited local housing resources.

Staff is providing an update on the operational and financial priorities that will shape the Housing Division's work heading into 2027 and beyond. These priorities are being incorporated into agency planning ahead of the September budget discussions and October budget adoption and reflect the broader organizational challenge of balancing increasing community needs with long-term fiscal sustainability.

Housing Stability and Economic Realities

Housing affordability and housing stability challenges continue to impact a growing portion of the Broomfield community across multiple income levels and household types. Current data indicates that approximately 32% of Broomfield residents are considered cost-burdened, meaning they spend more than 30% of their household income on housing-related expenses. In addition, an estimated 25% of households face a shortage of income-aligned housing options within the community.

The data demonstrate several significant trends:
• Renters experiencing moderate-to-severe housing cost burden represent the single largest impacted population group, with approximately 48% to 51% of renter households spending more than 30% of their income on housing costs.
• Homeowner cost burden continues to rise as increasing property taxes, insurance, utilities, maintenance costs, and inflationary pressures impact household affordability.

Housing Development Progress (2020-2025)

Between 2020 and 2025, the City and County of Broomfield established and expanded the Housing Division, which now includes four full-time employees, including administrative support, and dedicated leadership through the Economic Vitality Department. Personnel costs, totaling approximately $650,000 annually in salary and benefits, are supported through the General Fund.

During this same period, Council approved 6,575 residential units through the development review process, including 893 income-aligned units representing approximately 13.6% of total approved housing. Housing production accelerated significantly in 2025, with permits issued for 1,013 residential units, including 352 income-aligned units, representing a substantial increase in annual affordable housing production compared to 2021 levels.

To support inclusionary and income-aligned housing development, Broomfield has implemented a standardized incentive structure that includes reductions in building and planning fees, use taxes, and service expansion fees for on-site affordable units, along with waiver opportunities for public land dedication cash-in-lieu requirements for qualifying 100% income-aligned developments.

CCOB's commitment to housing stability and income-aligned housing extends beyond regulatory requirements and includes ongoing investments in personnel, program creation and administration, capital and gap financing support, nonprofit partnerships, and strategic coordination with state and federal funding opportunities. Through this multi-faceted approach, Broomfield continues to leverage local resources to maximize outside investment and expand housing stability opportunities for residents across the community.

In addition to regulatory incentives, Broomfield has made significant local investments in affordable housing through gap financing assistance from the Housing Development Fund, development-related fee reductions, public land dedication waivers, nonprofit support, and the foregoing of certain annual property tax revenues associated with inclusionary housing developments.

Investments in attainable and income-aligned housing require both short-term and long-term commitments. It is important to recognize that subsidizing housing units and maintaining housing stability programs are ongoing financial commitments that extend well beyond the initial development or funding cycle and require sustained public investment, partnerships, and long-term strategic planning.

	Crosswinds	Northwest	Harvest Hill (Construction)	The Grove @ Cottonwood
Year of Approval	2021	2022	2024	2025
Proj Value/Cost	$56,835,511	$21,046,867	$57,000,000	$24,000,000
Units	159	50	152	40
Affordability Period	Perpetual	40 yrs	40 yrs	40 yrs
Loan/Grant Amount	$1,000,000 (CCOB)	$1,291,000 (CCOB)	$4,000,000 (CCOB/Prop 123)	$1,431,156 (HOME ARP)
Leveraged Dollars (project value/cost to funds contributed by Broomfield	9:1	6:1	10:1	5:1
Annual Property Tax Forgone (2024$)	$114,426	$42,373	$114,757	$43,019
Use Tax waiver	$610,529	$188,743	$653,475	$459,940
Bldg/Plan Fee waiver	$212,897	$101,989	$316,725	$130,060
PLD Cash in Lieu Fee waiver	$0	$0	$358,400	$119,540
Total CCOB support*	$6,400,448	$3,276,659	$9,918,869	$4,838,181
CCOB Subsidy per unit	$40,254	$65,533	$65,255	$120,954

*all subsidies + 40-yr foregone prop tax revenue in current dollars

Housing Programs and Initiatives

The Housing Division, integrated within the Economic Vitality Department, utilizes a holistic and whole-stream approach to housing policy, housing stability, and economic mobility. This structure reflects the understanding that a resilient local economy requires housing options and stability opportunities for residents across all ages, income levels, and abilities, while also recognizing the unique needs of seniors, veterans, single-parent households, and individuals with intellectual and developmental disabilities.

Research consistently supports the concept that early investments in housing stability and housing support programs represent a more effective and efficient use of public resources than later-stage emergency interventions. By maintaining a broad range of housing tools, partnerships, and support programs, the City and County of Broomfield continues to take a proactive approach toward supporting long-term community stability, economic mobility, and overall community health.

Through partnerships with nonprofit organizations, regional housing agencies, and community-based providers, the Housing Division is able to support a wide range of residents across varying Area Median Income (AMI) levels and housing needs. The following section outlines the AMI tiers and key partners serving those populations.

	0-30% AMI $0-$34,560 for 2-person household	31-60% AMI $34,561-$69,120 for 2-person household	61-120% AMI $69,121-$138,240 for 2-person household
Broomfield Housing Division	Various Housing Programs (see Program Table below)	Gap Financing - for income-aligned developments (see Program Table below)	IHO Down Payment Assistance Mobile Home Park Initiative
Department of Human Services	Benefits and Services Severe Weather Activation	Some Rental Assistance Enrollment in Benefits and Services	
Broomfield Housing Alliance (BHA)	Housing Choice Vouchers	Developer Rental Housing Land Acquisition for dev't Special Limited Partner Landlord Engagement	
Nonprofits/Faith -based communities	Limited rental assistance Limited Services Limited case managers	Limited rental assistance Limited Services Limited case managers	
Current Gap(s) and	Permanent Supportive/ Transitional Housing Housing for Seniors Wrap Around Services	1,500 Income-Aligned Units, particularly 30- 50% AMI Seniors and people with disabilities are being priced out of LIHTC apartments	Sustainable Funding Source

** Area Median Income (AMI) data according to the 2026 Colorado Housing and Finance Authority (CHFA).

Even with these partnerships and resources, Broomfield continues to operate within a fiscally constrained environment, and the scale of current and future housing-related needs continues to outpace available resources. This reality is shaping the lens through which the Housing Division and the broader organization must evaluate future priorities and funding decisions.

As part of that prioritization, the City and County of Broomfield is placing particular emphasis on supporting the community's fastest-growing demographic, older adults, and maintaining programs focused on helping seniors remain safely and stably in their homes for as long as possible.

Without alternative or more sustainable long-term funding mechanisms, both Council and the community will continue to face increasingly difficult decisions regarding how limited resources are prioritized. This reality is already reflected in the preparation of the 2027 budget. Identifying the additional $640,000 General Fund allocation to support the redesigned Older Adult Assistance program required significant organizational trade-offs, including the denial, delay, or reduction of multiple departmental program and operational requests across the organization.

Housing Development Fund (HDF)

The Housing Development Fund was established to support the preservation and development of affordable housing at or below 100% AMI, along with associated housing program administration and compliance activities.

Funded primarily through cash-in-lieu payments under the Inclusionary Housing Ordinance, the HDF has fulfilled its intended purpose since 2021. However, two converging trends are now placing the fund on a path toward significant depletion by the end of 2027.

The Inclusionary Housing Ordinance is increasingly achieving its intended purpose. Developers are more frequently choosing to provide income-aligned housing units directly within developments rather than paying cash-in-lieu fees. While this reflects progress toward the broader goals of the ordinance, it has also significantly reduced the revenue stream historically used to replenish the HDF and support many resident-focused housing assistance programs. Staff anticipates this trend will continue in the coming years.

As currently projected, the HDF will enter 2027 with an estimated beginning balance of approximately $1.7 million. While that balance remains sufficient to support existing 2027 commitments, including the previously agreed-upon $500,000 partnership contribution to the Broomfield Housing Alliance (BHA), projections show the fund would approach significant depletion by the end of 2027 if current operational funding levels continue without structural changes.

The memorandum, therefore, recognizes that, while the HDF has successfully fulfilled its intended purpose over the last several years, it is no longer sustainable as the primary long-term operational funding source for resident assistance programs.

To avoid disruption to critical community services, staff is proposing a phased and deliberate transition toward more stable and predictable funding support through the General Fund. Under the proposed framework, the draft 2027 budget would allocate $640,000 from the General Fund to support core housing stability programming, reducing pressure on the HDF while preserving an estimated year-end HDF balance of approximately $836,500.

This recommendation reflects broader organizational prioritization discussions occurring throughout the 2027 budget process and recognizes that resources remain limited across the organization. Supporting this transition requires difficult trade-offs and includes delaying, reducing, or declining several departmental requests and operational needs in order to prioritize housing stability efforts and help Broomfield seniors and vulnerable residents remain safely in their homes for as long as possible.

The broader theme is not whether these programs provide value to the community; they clearly do, but rather ensuring that the programs Broomfield chooses to operate can remain sustainable, targeted, and financially responsible over the long term. Like many communities across Colorado and the nation, Broomfield is navigating an environment where community expectations and needs continue to grow faster than available revenues.

Future discussions will therefore focus on how to best prioritize limited resources in a way that maximizes community impact, protects the most vulnerable residents, and preserves the organization’s long-term financial stability.

The proposed 2027 framework overview

The 2027 Housing framework includes integrating $640,000 within the General Fund to sustain core housing stability programs, including transitioning the Partial Property Tax Refund (PPTR) program from Housing Development Fund (HDF) support into the City and County of Broomfield's Older Adult Assistance (BOAA) program structure, while continuing targeted investments in programs such as Sunshine Home Share, Eviction Prevention, and Warranty of Habitability legal assistance services. The framework also includes realigning the Housing Development Fund toward its intended role of supporting affordable housing development and development gap financing opportunities.

Funding for Broomfield's housing programs is provided through a combination of local, state, and federal funding sources, including the General Fund, Housing Development Fund, Community Development Block Grants (CDBG), HOME funds, and state housing-related grant opportunities such as Prop 123.

The memorandum also acknowledges an important structural challenge: many of the funding sources that helped launch and expand these programs were never intended to permanently sustain a growing level of operational assistance indefinitely. In particular, the Housing Development Fund has played a critical role in supporting housing programs, partnerships, and initiatives over the last several years. However, the current funding model is no longer sustainable.

Programs Overview

I. Broomfield Older Adult Assistance (BOAA) Program

The Partial Property Tax Refund (PPTR) Program was created as a temporary relief measure to assist residents most impacted by the significant assessment-driven property tax increases experienced during 2022 and 2023, particularly seniors on fixed incomes, disabled veterans, and residents with disabilities meeting established AMI thresholds. Since implementation, rising housing-related costs and broader economic pressures have continued to increase financial strain on older adults throughout Broomfield, with more than 350 senior households now considered severely cost-burdened.

As a result, staff is recommending transitioning the PPTR program at the end of 2026 into the proposed Broomfield Older Adult Assistance (BOAA) Program, a more flexible and sustainable housing stability framework focused on residents aged 65 and older earning at or below 60% AMI. The BOAA structure would include both rental and homeowner assistance components and is intended to allow future program adjustments based on funding availability, updated housing data, and evolving community needs.

BOAA Homeowner Program - Transition from Partial Property Tax Refund (PPTR) Program

The proposed BOAA Homeowner Program would replace the existing PPTR structure with a one-time flat-rate grant designed to help partially offset rising housing and cost-of-living expenses.

Transitioning PPTR to BOAA Home Owners One-Time Annual Offset Grant			
Income Tier	**Households**	**PPTR award**	**Recommended 1 x Annual Offset**
0–30% AMI	44%	≤1000	$1100 flat
31–50% AMI	30%	≤1000	$800 flat
51–60% AMI	8%	≤1000	$600 flat
61-80% AMI	18%	≤1000	Ineligible

Unlike the current PPTR process, which operates on a first-come, first-served basis, the proposed BOAA model would evaluate all applications collectively and prioritize funding toward residents demonstrating the greatest financial need. Staff is recommending that the BOAA Program be supported through General Fund resources as part of the broader 2027 housing stability transition strategy.

BOAA Rental Program – Transition from TBRA Senior Assistance

As part of Broomfield's broader housing stability strategy for older adults, Council supported expanding locally funded rental assistance for seniors transitioning out of the federally funded Tenant-Based Rental Assistance (TBRA) Program, which is limited to two years under HUD regulations.

Staff identified that many participating seniors remained highly vulnerable to housing instability due to fixed incomes, rising housing costs, medical needs, and limited availability of long-term subsidized housing options. To help prevent displacement and homelessness during this transition period, the City established a locally funded rental assistance program for seniors. Initial 2026 funding of $89,500 supported the first ten households, and staff now projects ongoing demand for approximately 21 senior households at an estimated annual cost of $180,000. Accordingly, staff is proposing $180,000 in the draft 2027 budget to continue the program under the Broomfield Older Adult Assistance (BOAA) framework.

II. Mobile Home Park Initiative and Eviction Prevention

The Broomfield Mobile Home Park Initiative was created to help residents experiencing housing instability, habitability concerns, and management disputes by partnering with the Colorado Poverty Law Project to provide legal education, consultation, and representation. The program helps address a significant service gap, particularly given that nearly all property managers in eviction proceedings have legal representation while very few tenants do. Due to increasing demand and ongoing housing-related inquiries received by the Housing Division, staff is proposing expanding the program beyond mobile home park residents in 2027 to provide eviction prevention and warranty of habitability legal assistance to all qualifying Broomfield residents earning up to 60% AMI. The proposed expansion would increase the program budget from $50,000 to $100,000.

III. Sunshine Home Share

The Sunshine Home Share Colorado program supports both affordable housing and senior aging-in-place goals by matching homeowners aged 55 and older who have an extra bedroom with individuals seeking affordable rental housing. The program allows older adults to generate supplemental income and receive basic household assistance while providing home seekers with housing opportunities averaging approximately $750 per month — significantly below typical income-aligned housing rental rates.

The program combines financial wellness education, background checks, and nonprofit partnerships to support safe and sustainable housing matches. Over the past year, the program successfully facilitated nine housing matches within Broomfield.

Although program funding was reduced from $40,000 in 2025 to $25,000 in 2026 due to lower initial participation, increased program growth and service demand now exceed the current funding level. Staff is therefore recommending restoration of funding to $40,000 in the 2027 budget to support increased administrative capacity, background checks, and anticipated growth associated with a new online platform expected to expand participation and accelerate housing matches.

Current Program Overview:

Program	Funding Source in Draft 2027 Budget	AMI	2026 Budget	2027 Proposed	Population	Households Served (2026)
Home Rehab Program	CDBG	≤80%	$235,000	$235,000	Homeowners — older adults, veterans, people with disabilities	16
Paint-a-thon	CDBG	≤80%	$25,000	$15,000	Senior homeowners 65+	9
Tenant-Based Rental Assistance Program	HOME	≤60%	$200,000	$115,000	Seniors 65+ and families at risk of homelessness	11
Partial Property Tax Refund	HDF	≤60%	$500,000	Transition to Broomfield Older Adult Assistance Home Owner Program	Seniors 65+, veterans with 80%+ disability, individuals with 100% documented disability who own their home	83% of total applicants
	General Fund	61-80%	$100,000	-		17% of total applicants
Broomfield Older Adult Assistance Home Owner Program (transition funding from PPTR to BOAA)	General Fund	≤60%	-	$600,000	Seniors 65+, veterans with 80%+ disability, individuals with 100% documented disability who own their home	Not Applicable
Broomfield Older Adult Assistance Rental Program (continuation of TBRA for seniors)	HDF	≤60%	$89,500	$180,000	Seniors 65+, veterans with 80%+ disability, individuals with 100% documented disability who rent their home	10
Colorado Legal Services	HDF	200% FPL	$7,000	$8,500	All populations at or below 200% federal poverty level	22

Sunshine Home Share	General Fund	≤80%	$25,000	$40,000	Senior homeowners 55+, adults 18+ as home seekers	7 matches, 10 financial consults
Down Payment Assistance Program **Admin**	HDF	80-120%	$0	$75,000	Middle-income first-time homebuyers	1 in 2026 5 total
Mobile Home Park Initiative **City-wide expansion**	HDF	MHP - not AMI limited ≤60%	$50,000	$100,000	2026: All mobile home park residents' 2027: Eligible Broomfield Residents	955 qualifying households
IGA w/ BHA **(BHA partnership)**	HDF	≤80%	$500,000	$500,000	Priority partner serving residents up to 80% AMI	See Housing Development section

Legislative Context

Housing policy in Colorado continues to evolve rapidly, and the Housing Division remains actively engaged in monitoring and responding to state legislation that may impact local housing programs, funding, development requirements, and local authority. Staff works closely with legislative partners, regional organizations, and peer municipalities to advocate for policies that support Broomfield's housing priorities and operational flexibility.

One significant bill impacting local programs is SB26-040, which modernizes the Proposition 123 Affordable Homeownership Program in response to rising construction costs, higher interest rates, and increasing insurance expenses.

While the final legislation did not include all requested modifications from Broomfield, several provisions were incorporated that are expected to benefit local homebuyers and housing program administration, including expanded eligibility thresholds, increased affordability flexibility, preservation of local housing mechanisms, and an extension of Broomfield's deadline to expend applicable funds through June 30, 2027.

Staff will continue monitoring legislative and policy developments throughout the 2027 legislative session and anticipate future Council discussions regarding housing policy updates, including potential revisions to the development review process for 100% affordable housing projects, as well as modified unit count calculations in alignment with Proposition 123 requirements

Prior Council or Other Entity Actions

January 13, 2026 Resolution 2026-02 Continuation of the Tenant-Based Rental Assistance (TBRA) Program

October 28, 2025 Resolution 2025-153 and 154 Approval of the Continuation of the Partial Property Tax Refund (PPTR) Program and Utility Rate Assistance Fund (URAF) Program

May 27, 2025 Resolution No 2025-87 Approving an Amended and Restated Intergovernmental Agreement between the City and County of Broomfield and The Broomfield Housing Authority.

January 28, 2025 Resolution 2025-42 Approving the 2025 Subrecipient Agreement for the Tenant-Based Rental Assistance

December 3, 2024 Resolution 2024-105 Authorizing the continuation of the Partial Property Tax Refund Program for the 2025 year

May 14, 2024 Resolution 2024-60 Approving Down Payment Assistance Program Modification

July 30, 2024 Resolution 2024-76 Approving a $2M Loan from the Housing Development Fund to Ulysses Development Group for the Harvest Hill Development

January 23, 2024 Resolution 2024-27 Approving the Expansion of the Broomfield Partial Property Tax Refund Program for 2024

November 1, 2022 Resolution 2022-123 Authorizing and Approving a Partial Property Tax Refund for Seniors, Disabled Veterans, and People with Disabilities.

October 25, 2022 Ordinance No. 2187 Replacing the Requirements in Chapter 17-76 Inclusionary Housing of the BMC