MEETINGS OF THE Broomfield Council

BROOMFIELD COUNCIL STUDY SESSION AGENDA

TUESDAY, SEPTEMBER 15, 2026

6:00 PM

Broomfield Council Chambers

George Di Ciero City and County Building

One DesCombes Drive

Broomfield, CO 80020

1. Petitions and Communication

2. Concept Review

2.A. Concept Review for an EV Charging Station at 13892 Via Varra

3. Study Session

3.A. Police Department Updates - Specializing in Victim Services

3.B. Housing Needs Assessment Update 2026 and Inclusionary Housing Ordinance Status

The City and County of Broomfield operates without regard to race, color, national origin, ethnicity, citizenship, immigration status, religion, gender, age, sex, sexual orientation, gender identity, gender expression, marital status, source of income, military status, or disability in all programs and activities.

Individuals with disabilities requiring accommodation or persons needing a language interpreter must submit such a request to the City Clerk no later than noon on Thursday prior to the scheduled Council meeting to allow adequate time to make arrangements. Please call 303.438.6332 or TDD 303.465.5411 or write cityclerk@broomfield.org to make your request.

During the meeting, individuals can click the “CC” button on Live Council meeting video feeds to view closed captioning. Auxiliary hearing aid equipment can be requested on the night of the meeting with our AV team located at the back of the Council Chambers.

Date Posted: September 9, 2026

CITY AND COUNTY OF BROOMFIELD *Staff Memorandum*

Meeting Date: Tuesday, September 15, 2026

To: Mayor and Council
From: Jennifer Hoffman, City and County Manager
Presented By: Alex Bradshaw, Senior Planner

Memo Title/Subject: Concept Review for a primary-use EV Charging Station at 13892 Via Varra.

View Correspondence and BroomfieldVoicePage
View Presentation

Council Action Needed on Item

- The concept review is the first step in the City and County of Broomfield's (CCOB) development review process. The Broomfield Council, Land Use Review Commission, other advisory boards and commissions, and the public are invited to provide comments on the conceptual proposal.
- The applicant should use the feedback received during concept review to make changes to the development plan before submitting a formal application for development review.

Summary

Property Owner: Evergreen Northwest and Via Varra LLC
Applicant: Dewberry Engineers/iONNA
Address: 13892 Via Varra
Application Materials:
Project Narrative
Conceptual Site Plan

This is a proposal for a conceptual site development plan for an Electric Vehicle (EV) Charging Station to be located at 13892 Via Varra, within the Broomfield Business Center Subdivision and Planned Unit Development (PUD) plan area. The proposed concept plan on the 1.79 acre lot consists of 6 high-speed dual-port EV chargers that will serve 12 EV charging stalls, all of which will be accessible to the general public. The concept plan also includes a small amenity building on the site for individuals charging their vehicles.

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 CCOB website.

Zoning and Land Use Policy Alignment

The subject property is governed by the Broomfield Business Center PUD, which establishes fuel stations as a permitted use within the arterial use zone. The subject property is within the arterial use zone, designated by the PUD.

While the EV Charging Station does fall under the traditional definition of fuel station, the focus on electric vehicle charging offers a sustainable alternative to traditional gas stations. If supported and approved through an SDP application, this would be Broomfield's first stand-alone EV Charging Station.

The conceptual proposal aligns with the site's mixed-use commercial designation under the 2016 Broomfield Comprehensive Plan and the 96th Street/Northwest Parkway Sub-District Master Plan. However, staff notes that this proposal is inconsistent with the "Gateway Development" and "Gateway Entrance" policies and standards established by the Master Plan. Developments in "Gateway" areas are required to have "high quality landscaping, signage, and entry features" and shall also be consistent with the Master Plan's architectural design standards, which require exterior materials and colors to be aesthetically pleasing, of a high quality and compatible with materials and colors of adjoining structures.

Area Context

The subject property is located at the northeast corner of Via Varra and Del Corso Way, directly west of the Caliber at Flatirons multi-unit residential development. The surrounding uses to the east, west and south are primarily multi-unit residential developments, with a vacant lot and Northwest Parkway to the north of the site.

Project Location Map

Financial Plan and Economic Outcomes

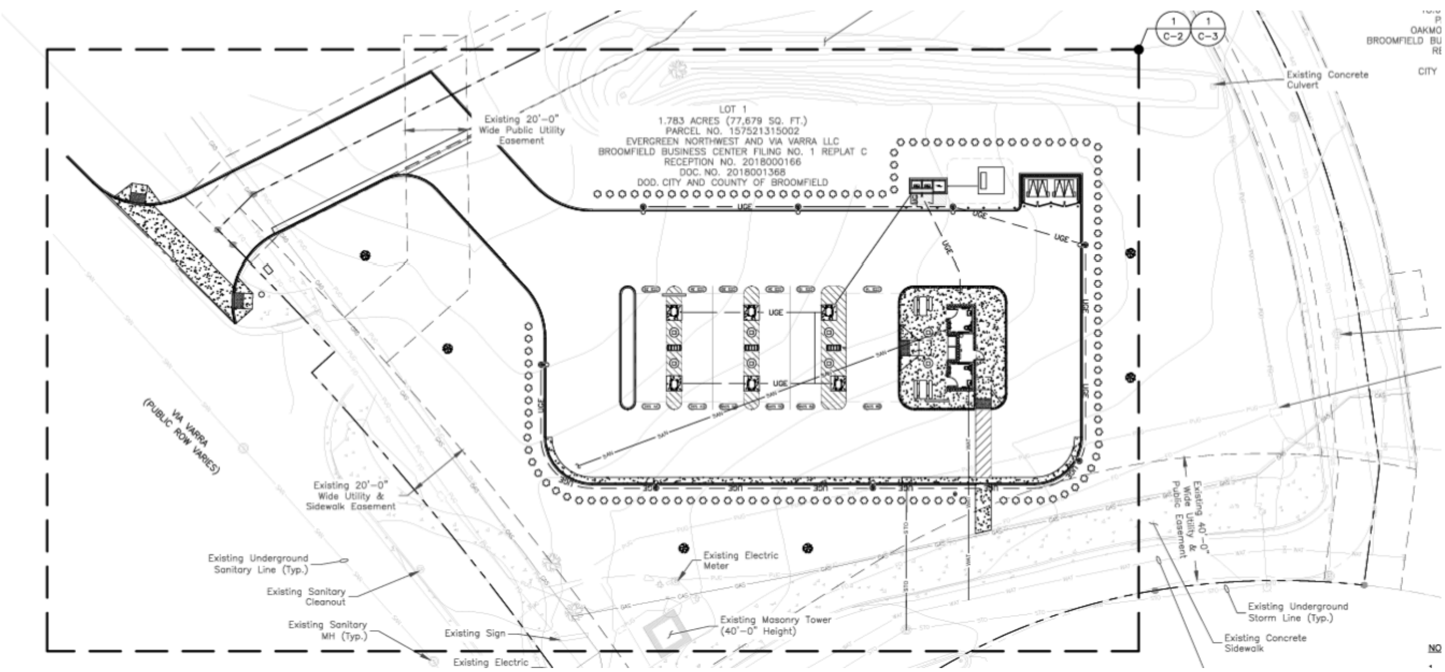
The proposed development will have a net positive fiscal impact, due to the value of the chargers, and any local taxes derived from the purchase of the power from the utility provider, and a small amount of sales generated through the vending machine(s) sales. The charging fee paid by the charging customer is not subject to local sales tax. The preliminary estimate for total property value of the proposed development, including six chargers and the small convenience building, is the combined real and business personal property value at approximately $750,000 to $1.2M. The total net fiscal impact is estimated to be about $10,000.

The economic outcome is the increased access to a fast-charging station in Broomfield, in close proximity to other retail and dining businesses (less than a mile to Flatiron Crossing and the HiFi development). An additional economic and environmental benefit is the continued growth of electric vehicles - including EV use tax and special ownership tax resulting from Broomfield business and resident purchases.

Site Layout and Description

The concept plan proposes a development featuring 12 EV charging stalls, covered by a pull-through canopy.

The site plan positions 6 high-speed dual-port chargers to serve the 12 charging stalls at the center of the property. The concept plan also includes an amenity building on the site that would be approximately 217 square feet. This building will be unmanned and provide bathrooms, vending machines, and a maintenance storage area. Per the submitted project narrative, the EV Charging Station will operate 24 hours a day and 7 days a week, and will have routine maintenance, inspections, and monitoring.



Proposed Site Layout

Vehicular Access and Parking

Vehicular access will be provided via a single entrance from Via Varra to the west. The proposed development is within the Flatiron Station Parking Reduction Area (PRA), and the proposed development does not provide on-site parking spaces other than the 12 EV charging stalls. The application will need to comply with applicable ADA requirements. At the time of this concept review, one ADA space would be required of the 12 proposed fueling spaces.

Landscaping, Architecture, and Site Lighting

The proposed landscaping plan depicts a line of trees and shrubs surrounding the developed area. Additional landscaping, including defined planting beds, a double row of shrubs for screening, and general seeding throughout the rest of the site must be provided with the formal site development plan application in order to be compliant with the Broomfield Landscape Code.

The proposed architectural concept follows the prototypical design elements for the franchise. The image below shows the proposed style for iONNA fueling station building on the site.

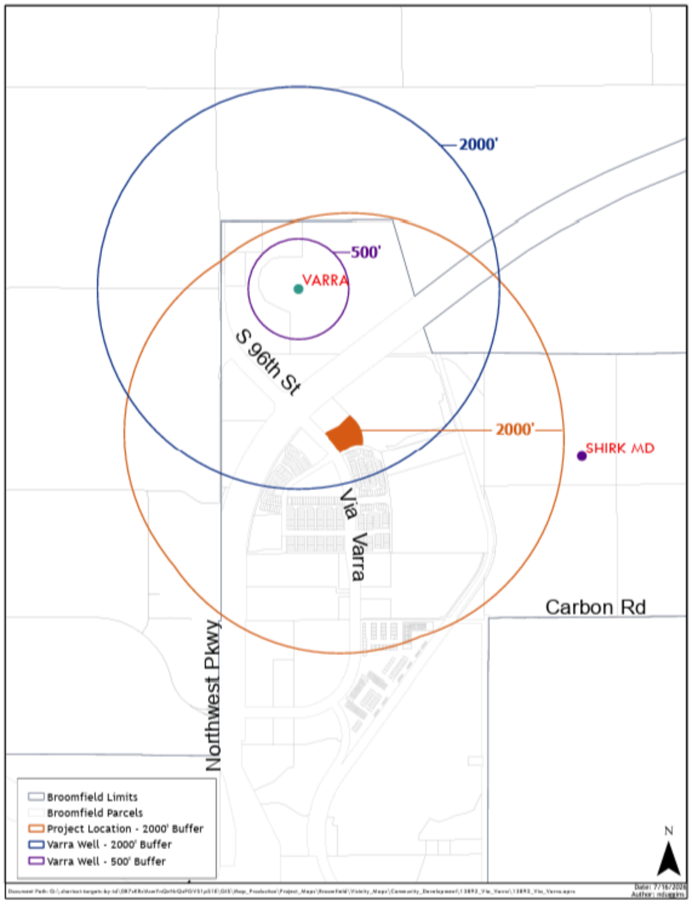
Image of Architectural Rendering

The PUD Plan for Broomfield Business Center requires the Design Standards of the 96th Street Sub-Area Plan be considered standards for development within the PUD. The 96th Street Sub-Area Plan requires that developments install high quality landscaping, signage, and entry features. Buildings are also required to have architectural features and patterns that provide visual interest and local architectural character. Exterior materials and colors should be aesthetically pleasing, of a high quality and compatible with materials and colors of adjoining structures. Enhancement to the site landscaping and architecture of both the canopy and amenity building will need to be provided with the formal site development plan application if the applicant opts to proceed with this proposal.

The applicant has submitted a photometric plan that shows no off-site light spillage, measured in footcandles, at the property line. Additional details will also need to be provided to ensure all lighting fixtures are directed downward and do not create glare onto adjacent properties.

Oil and Gas Facilities

There is one producing gas facility within 2,000 feet of the site and situated to the northwest of the EV charging site. Property owners must disclose the location of these wells and any associated maintenance easements to future buyers. A map of the facility location is provided on the following page.



Oil and Gas Facilities Map

Staff Review of Key Issues

Staff has identified the design and quality of the proposed fuel station's architecture and landscaping as a key issue. The conceptual proposal appears to be inconsistent with the goals and policies for developments in the subject area as established by the 96th Street/Northwest Parkway Sub-District Master Plan. If the developer proceeds with a formal application following this concept review, the SDP should incorporate sufficient detail to ensure the project is consistent with the quality architecture and landscaping established in the area Design Guidelines.

Neighborhood Outreach and Communication

The City and County of Broomfield's standard public notice requirements have been met for this Concept Review. These requirements include:

- Mail notices were sent to all property owners within 1,000 feet of the project boundaries a minimum of ten days in advance of the meeting.
- Signs were posted on the property a minimum of ten days in advance of the meeting to advertise the public hearing.
- The concept review has a project website on the Broomfield Voice.

The developer held a required neighborhood meeting for the subject proposal on May 18, 2026. Several concerns were established by the residents in attendance. The applicant addressed topics of concern in the submitted project narrative (linked above), such as compatibility with surrounding uses, maintenance and operations, noise, site lighting, and landscaping.

The applicant was required to record attendance and create a summary of the meeting discussion which shall be submitted with the formal development application. Public notice requirements for this neighborhood meeting are as follows:

- A sign posted on the property ten days in advance to advertise the conceptual review hearing
- Mail notice to property owners within 1,000 feet of the parcel boundaries

How to Submit Public Comments on this Proposal

Email directly to Planning@broomfield.org

Next Steps

If the project proceeds to a formal development application, the proposal will require a Site Development Plan. Because this site is less than seven (7) acres in size, the application for a Site Development Plan will require a public hearing with the Land Use Review Commission, with the option for a call-up by Council.

CITY AND COUNTY OF BROOMFIELD *Staff Memorandum*

Meeting Date: September 15, 2026

To: Mayor and Council
From: Jennifer Hoffman, City and County Manager
Presented By: Sharon Tessier, Housing Policy Manager, and Mollie Fitzpatrick with Root Policy

Memo Title/Subject: Housing Needs Assessment Update 2026 and Inclusionary Housing Ordinance Status

View Correspondence
View Presentation

Council Action Needed on Item

Staff is providing an update to Council regarding the Inclusionary Housing Ordinance and the draft 2026 Housing Needs Assessment. Council can provide feedback and comments to staff at this time, with both items being brought back to Council in the future for further action.

Summary

This presentation delivers an executive summary of the draft Housing Needs Assessment Update 2026, including key metric shifts between 2023 and 2026, focusing on critical market trends, escalating cost burdens, and remaining affordability gaps. It highlights CCOB's major accomplishments since the 2023 Housing Needs Assessment and lays the strategic groundwork for the Inclusionary Housing Ordinance update, planned for 2027 following the outcomes of this year's ballot measure.

Staff seeks Council feedback on this local update to replace Broomfield's 2023 Housing Needs Assessment as our primary guiding document for local Housing programs and policies.

2026 Housing Needs Assessment Update Data and Framing

Between 2023 and 2026, Broomfield's housing landscape continues to face economic shifts, marked by escalating housing prices. The following data provides a targeted analysis of core market dynamics, commuting imbalances, and affordability gaps—both acute and chronic.

Current Demographics

The population of Broomfield has expanded to 76,304, with individuals aged 65 and older now comprising 17% of residents—a demographic anticipated to reach 27% by 2060. Additionally, a disability is reported by 26% of older adults.

Purchase & Rent Affordability

- **For-Sale Market**: Assessor data shows that 69% of homes sold in 2025/2026 were priced between $500,000-$999,999, whereas the maximum home price affordable at 100% AMI is $310,808
- **Rental Market Shift:** ACS data demonstrates an 865% increase in rental units priced over $1,500/month, expanding from 1,067 units in 2011 to 10,299 units in 2024.

Cost Burden Realities

- 86% of renters earning between $50,000-$74,999 are cost-burdened (up from 21% in 2011).

- 46% of homeowners in that same $50,000–$74,999 income bracket are cost-burdened.

Affordability Gaps & Priority Housing Types

- Cumulative shortage of 2,595 rental units for households below 50% AMI.
- The need for diverse housing options beyond standard multi-family builds—such as single-story patio homes, age-restricted rentals, and missing-middle attached options—to support local seniors and workforce stability.

Affordability Gaps & Priority Housing Typologies:

Matching diverse household incomes and supporting an aging population requires flexible, multigenerational, and "missing middle" housing options beyond standard single- and multi-family complexes.

- **Accessory Dwelling Units (ADUs):** Independent secondary residential units located on the same lot as a primary single-family home, including detached cottages/granny flats, attached additions, or internal conversions (garages, basements, or attics). This could include new construction designed with an integrated "home-within-a-home" suite, featuring a private exterior entrance, living area, kitchenette, bedroom, and en-suite bath while maintaining internal access to the primary home.
- **Dual Primary / Main-Floor Suites:** Homes featuring two full primary en-suites, with at least one situated on the main floor to facilitate aging-in-place and multi-generational living without stair obstacles.
- **Duplexes, Triplexes & Co-Housing:** Small-scale multi-unit structures and intentional co-housing developments that provide entry-level ownership and shared community spaces.
- **Smaller single-family homes:** single seniors in larger 4- or 5-bedroom houses to "right-size," lowering their housing costs while naturally freeing up family-sized inventory for Broomfield's workforce.

For-Sale Purchase Gap for Renters

According to Assessor sales data, there is a significant shortage of for-sale homes priced below 120% AMI. A majority of potential first-time buyers have incomes below 120% AMI, but only 6% of homes listed/sold were in their price range. This locks out workforce renters from first-time homeownership and exacerbates competition for rental units.

Transit Constraints

Achieving desired housing and community outcomes requires active collaboration among public, private, local, state, and federal partners.

- Reductions in regional public transit (RTD) are explicitly cited by community members and stakeholders as a major barrier to employment, healthcare, and services.
- Building income-aligned housing near transit corridors—or providing local transit solutions—provides housing units supporting working families and seniors

Disproportionate Vulnerabilities & Special Populations

Targeted housing models—like *The Grove at Cottonwood* (neuro-diverse/disability focus) and senior aging-in-place programs—are critical investments. Demographic disparities:

- Disability & Aging: 26% of older adults (65+) in Broomfield have a disability. Furthermore, residents with a disability experience a 14% poverty rate—more than double the citywide average of 6.2%.

- Racial Disparities in Poverty: Hispanic/Latino (10.2%) and African American (11.1%) residents experience poverty at significantly higher rates than non-Hispanic White residents (5.3%).
- Single Mothers: Single mothers and fathers face a 9.6% poverty rate.

Workforce Commuter Dynamics & Middle-Income Housing Demand

Broomfield is losing young families while gaining single professionals and aging seniors who require different housing topologies (patio homes, 1-2 bedroom attached units, condo entry points)

- Commuter Mismatch: In 2023, 34,436 workers commuted into Broomfield for work, while 33,242 residents commuted out. Only 4,358 people both lived and worked in Broomfield.
- Household Demographics: Married couples with children declined by 9% between 2018 and 2024, while single-person non-family households surged by 33%.

Homelessness Data

Although the 2026 single-night Point-in-Time (PIT) count decreased to 53 individuals, a single-day snapshot fails to capture the full scope of the population. To present a comprehensive view of local need, utilize robust, ongoing service data from Broomfield FISH, Almost Home, Human Services, and The Refuge.

Key Policy & Programmatic Achievements (2023-2026)

Broomfield's housing investments since 2023 have translated the pressures documented in the 2023 Housing Needs Assessment into measurable local production and resident support.

- Prop 123 obligation for the first three-year cycle (2024–2026) exceeded: Broomfield's three-year obligation was 166 income-aligned units. The City permitted 309, nearly double the target (please note, this number differs slightly from what was reported in August based on DOLA feedback).
- $10.6 million in local gap financing leveraged outside investment to deliver 401 income-aligned homes across four projects: Northwest Apartments, Crosswind, The Grove at Cottonwood, and Harvest Hill.
- The Inclusionary Housing Ordinance (IHO), cash-in-lieu fees, LIHTC, and regional partnerships maintain an ongoing housing pipeline.
- Direct assistance programs, including the property tax refund, home rehabilitation, and rental assistance programs, now support more than 1,300 households annually.
- Operational partnership success: such as Broomfield FISH coordinating direct tenant placement into Harvest Hill, BHA applying vouchers at The Grove, and Sunshine Home Share Colorado supporting aging-in-place seniors.

Strategic Gap Financing & Leverage

Local dollars actively leveraged state, federal, and private equity to deliver 401 total homes with $10.6M in secured gap funding

	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

Resident Stabilization Programs

In the recent Consolidated Plan survey of Broomfield residents, struggling to pay property taxes (24%) was cited as the single greatest housing challenge, followed by paying rent/mortgage (18%) and utility costs (16%).

CCOB's stabilization programs directly respond to these concerns with targeted programs:

- **Partial Property Tax Refund Program***:* served 595 households that include fixed-income seniors, veterans, and residents with disabilities to prevent tax-driven displacement.
- **Home Rehab & Mobile Home Repair:** Partnering with Brothers Redevelopment to execute accessibility modifications and critical safety repairs for low-income homeowners. There are seven completed home repairs to date, and nine more homes in the pipeline.
- **First-Time Homebuyer Assistance***:* Partnering with CHAC and leveraging Prop 123 funds to provide 0% interest down-payment assistance loans. 5 loans have been completed, and 1 is currently being processed.
- **Utility Relief:** To date in 2026, Broomfield's Utility Rate Assistance Fund has assisted 600 households with their essential water services through a quarterly credit on their utility bill or a check mailed directly to the resident.

Remaining Gaps and Areas of Focus for Policy

Despite this progress, the data show that Broomfield's housing needs continue to outpace current programs and funding. The following areas will inform the 2027 IHO review and the 2028 budget discussion.

Funding sustainability

As Council heard on June 16, 2026, the Housing Development Fund, historically financed through IHO cash-in-lieu fees, is projected toward significant depletion by the end of 2027. This is a direct consequence of the IHO's success: more developers are now providing units on-site rather than paying the fee. See the June 2026 Housing Update and the Inclusionary Housing Ordinance discussion below, for the full picture on the HDF trajectory, the pending lodging tax ballot measure, and staff's recommended next steps.

Persistent affordability gap below 50% AMI

Renter households earning below 50% AMI have the hardest time finding affordable units, with a cumulative shortage of 2,595 units, the largest unmet need among lower-income renters. The assessment separately notes an apparent shortage of affordable units for households above 120% AMI, but attributes that to higher earners choosing to rent below their means rather than genuine unmet need, a pattern that adds competitive pressure to the lower end of the rental market. Demand for the City's limited Housing Choice Vouchers illustrates the scale of need at the low end: more than 400 households are on the waitlist for approximately 20 vouchers.

Homeownership out of reach for most renters

Only households earning above 120% AMI can currently afford a typical for-sale Broomfield home. The maximum home price affordable at 100% AMI is $310,808, against a typical home value of $645,985. This gap locks workforce renters out of first-time homeownership and adds competitive pressure to the rental market.

Housing typology and aging in place

Residents 65 and older are Broomfield's fastest-growing population, projected to reach 27% of residents by 2060. The current housing stock, roughly 60% single-family detached, does not match this shift. It will be important to continue to focus on ways to prioritize ADUs, patio homes, main-floor primary suites, and other missing-middle types identified in the Supplemental Housing Needs Assessment.

Transit access

Both the local and DRCOG assessments identify reduced RTD service as a barrier to connecting income-aligned housing to jobs, healthcare, and services. Community members raised this consistently in the Consolidated Plan engagement process. Aligning future income-aligned development with transit corridors, or supporting local transit alternatives, remains a stated priority.

Funding Outlook and Inclusionary Housing Ordinance Review

The data in the 2026 HNA points to a widening gap between Broomfield's affordable housing needs and the funding available to meet them. Renter cost burden continues to climb, the shortage of units affordable below 50% AMI remains at 2,595, and the Housing Development Fund, the primary local source for closing that gap, is on a path toward depletion by the end of 2027. Two funding decisions now before Broomfield will shape how that gap gets addressed: the outcome of the November 2026 lodging tax ballot measure, and the future structure of the Inclusionary Housing Ordinance's cash-in-lieu fee. This section covers both.

Pending Lodging Tax Ballot Measure

The 2023 Housing Needs Assessment Update recommended Broomfield consider ways to diversify local funding beyond federal sources (CDBG, HOME, HOME-ARP, CSBG) and the Inclusionary Housing Ordinance fee-in-lieu revenue. The report stated, “Opportunities to diversify local housing funding streams include dedicated property tax, sales tax, or lodging tax; consistent General Fund dedications; and/or commercial linkage fees.”

Council referred a lodging tax measure to the November 2026 election that will, if approved by voters, generate dedicated funding for affordable housing serving households up to 60% AMI. If approved, staff will bring forward an intergovernmental agreement (IGA) with the Broomfield Housing Alliance (BHA) governing how that revenue will be administered.

Housing Development Fund Trajectory

The Housing Development Fund (HDF) is financed primarily through IHO cash-in-lieu fees. As Council heard on June 16, 2026, developers are increasingly choosing to build income-aligned units on-site rather than pay the fee, which reflects the intent of the 2022 IHO restructuring but has also reduced HDF revenue. Staff projects the HDF will approach significant depletion by the end of 2027 absent structural changes; the draft 2027 budget addresses this in part through a proposed General Fund transition for core housing stability programming.

Current Cash-in-Lieu Fee

Under the Inclusionary Housing Ordinance of the Broomfield Municipal Code, builders have flexible options for how they contribute to Broomfield's housing goals. In some projects, it makes financial sense for a developer to include below-market homes directly within their community; in others, paying the Cash-in-Lieu fee is the more viable path.

In 2022, Council approved a phased cash-in-lieu fee increase that took full effect on January 1, 2025, with an ongoing annual adjustment tied to the Consumer Price Index for All Urban Consumers (CPI-U) for the Denver-Aurora-Lakewood area. Cash-in-lieu revenue is deposited into the Housing Development Fund (HDF), which is restricted to the development or preservation of affordable housing and related program administration.

The Municipal Code requires the Housing Division to review the cash-in-lieu fee on or before the fourth anniversary of its 2022 restructuring (Ordinance No. 2187), which occurs in fall 2026, and every five years thereafter.

Tenure Type	Current Cash-in-Lieu Fee (effective Jan. 2026)
For Sale	$169,976
For Rent	$109,407

Staff Recommendation: Defer the 2026 Fee Review

Based on staff’s review of the draft HNA and current development trends, staff is recommending that Council consider modifications to the IHO, including the cash-in-lieu amount, and will be bringing forward draft updates alongside the Housing Program update provided next summer in 2027. Deferring discussion regarding potential updates to the IHO until 2027 is recommended by staff based on:

- Development activity has slowed, which reduces the near-term consequence of leaving the current fee in place.
- The ordinance already provides flexibility. BMC 17-76-070 allows on-site units, cash-in-lieu, or a negotiated combination, subject to Council approval, without amendment.
- The fee review is one part of a larger question. The HDF's future is better evaluated once the ballot outcome regarding the lodging tax and subsequently updated IGA terms with BHA are known.

Next Steps

- The IHO will continue under its current cash-in-lieu schedule and annual CPI-U adjustment.
- Fall 2026: Staff tracks the ballot outcome and, if approved, brings forward a revised IGA with BHA.

- Spring 2027: Staff will work with Root Policy to finalize the HNA and bring forward the final version for council adoption.
- Summer 2027: staff brings a formal IHO fee and policy recommendations to Council, informed by this Assessment, the ballot outcome, and the finalized IGA, alongside the Housing Division annual update.

Financial Considerations

The future consideration to adopt this Assessment as Broomfield's guiding housing document will not commit funding. Deferring the IHO fee review is not expected to have a significant impact on fee revenue given the rate of current residential development and the ongoing annual adjustment to the cash-in-lieu tied to the Consumer Price Index for All Urban Consumers (CPI-U) for the Denver-Aurora-Lakewood area.

Prior Council or Other Entity Actions

April 3, 2023: Informational update to Broomfield City Council regarding Housing Needs Assessment.

June 12, 2018: City Council approved Resolution No. 2018-99-HA, adopted the Housing Needs Assessment Action Plan as a guiding document to be used by the HAC and Staff to formulate recommendations to implement the action steps and goals of the Plan.

October 11, 2022: Ordinance No. 2187, restructuring the Inclusionary Housing Ordinance (Chapter 17-76 BMC), including the current cash-in-lieu fee schedule and periodic review requirement.

August 26, 2025: Resolution 2025-114 approving Broomfield’s participation in the DRCOG Regional Housing Needs Assessment to meet the requirements of SB24-174.

June 16, 2026: Study session update to Council on Housing Division programs, funding structure, and the Housing Development Fund sustainability outlook.