

**Boulder County Consortium of Cities
Boulder County Civic Forum**

Regional Affordable Housing Initiative

Boulder County/Broomfield Community Reference Report

BROOMFIELD

January 2005

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This report was prepared by The Housing Collaborative for the Boulder County Civic Forum. It is one of twelve profiles of housing-related information for communities in the Boulder County/Broomfield region.

These Community Reference Reports were commissioned as part of the Regional Affordable Housing Initiative of the Boulder County Consortium of Cities. This initiative comprises the following tasks:

1. Community Reference Reports
2. Regional Housing Assessment
3. Affordable Housing Summit February 25, 2005
4. Regional Affordable Housing Task Force
5. Regional Affordable Housing Strategy

Costs of the Community Profiles and the Regional Housing Assessment were paid by Boulder County, Boulder County Housing Authority, the City and County of Broomfield, City of Boulder, Boulder Housing Partners, Town of Erie, City of Lafayette, City of Longmont, Longmont Housing Authority, Longmont Housing Development Corporation, Town of Louisville, Town of Superior, and Thistle Community Housing, Inc.

For more information about the Regional Affordable Housing Initiative or the Affordable Housing Summit, or for copies of the Community Reference Reports and Regional Housing Assessment, go to www.bococivicforum.org or e-mail bococivicforum@comcast.net.

BROOMFIELD Community Reference Report

- The homeownership rate in Broomfield is nearly 77%, which is higher than the state or county average but about the same as in Louisville and Lafayette.
- 74% of all households are families; 12% are single-parent families.
- A relatively small percentage of households (7%) have a householder with Hispanic or Latino origins.
- 11% of households have a senior householder.
- About 74% of residential units are single-family, the same as in 1990. Broomfield has been growing since 2000 at an annual rate of approximately 5% per year, which is generally faster than in Boulder County communities.
- The percentage of overcrowded units increased from 2% in 1990 to 3% in 2000. With growth during this period, the number of units has increased from 161 to 547.
- The percentage of households that are cost burdened by their housing payment did not change between 1990 and 2000; however, the number of households nearly doubled from 2,160 to 4,175.
- The rental supply compares well with renter household composition in terms of bedroom mix.
- The single-family ownership market softened in 2002 with a decline in both median price and sales volume. It has since rebounded with an increase in median price of nearly 12% in the first nine months of 2004. The multi-family ownership market appeared strong, however, until this year when price and sales dropped. The addition of new, more expensive units in 2002 and 2003 could have been responsible for the gains during that period, however, rather than strengthening of the overall condominium market.
- 363 units or 2% of Broomfield's total are permanently affordable. Though the City does not currently have Comprehensive Plan policies pertaining to housing, an update to the Plan is now being finalized and residential developments in the North Corridor (Hwy 7 and I-25) will include affordable units as the result of negotiations. A total of 535 affordable for-sale and 220 for-rent units are planned for development.
- 55% of renters and nearly 20% of owners have incomes at or below 80% AMI, approximately 60% of both low income owners and renters have unmet housing needs, which are defined as having any housing problem including cost burden, overcrowding or lacking complete kitchen and/or plumbing facilities.
- Broomfield has about an equal number of residents who work and employees. There is significant commuting in both directions, however. Less than 20% of Broomfield's employees live in Broomfield. Over 14,000 employees commute in from homes outside of Broomfield.

PART 1 -- DEMOGRAPHIC CHARACTERISTICS

Population Estimates and Forecasts

	2000	2004	2005
Total Population	38,272	44,951	46,795
Residing in Households	38,265	44,943	46,787
Owners	30,824	36,203	37,689
Renters	7,441	8,740	9,098
Avg. Household Size	2.76	2.77	2.77
Residing in Group Quarters	7	8	9
Total Households	13,842	16,245	16,908
Owners	10,636	12,482	12,992
Renters	3,206	3,763	3,916

Race/Ethnicity of Householder

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
White	92%	12,014	87%	3,399	91%	15,413
Black or African Amer.	1%	95	2%	76	1%	171
Am. Indian/Alaska Native	1%	66	1%	37	1%	103
Asian	3%	381	4%	151	3%	533
Hawaiian/ Pacific Islander	0%	0	0%	7	0%	7
Some other race	2%	266	4%	139	2%	406
Two or more races	1%	170	3%	106	2%	276
Hispanic or Latino	6%	759	10%	404	7%	1,163

Household Composition

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
Total Households	100%	12,992	100%	3,916	100%	16,908
Family households	81%	10,567	50%	1,976	74%	12,544
Married-couple	70%	9,146	33%	1,297	62%	10,443
Other family	11%	1,422	17%	679	12%	2,101
Male householder/no wife	4%	518	5%	204	4%	722
Female householder/no husband	7%	904	12%	475	8%	1,379
Nonfamily households	19%	2,425	50%	1,940	26%	4,364
Male householder	9%	1,191	29%	1,145	14%	2,336
Living alone	7%	853	20%	784	10%	1,637
Not living alone	3%	338	9%	360	4%	699
Female householder	9%	1,234	20%	795	12%	2,029
Living alone	8%	1,030	15%	597	10%	1,627
Not living alone	2%	204	5%	198	2%	402

Age Distribution

Age of Householder	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
15 to 24 years	1%	160	15%	580	4%	740
25 to 34 years	18%	2,305	34%	1,313	21%	3,618
35 to 44 years	32%	4,158	25%	989	30%	5,147
45 to 54 years	25%	3,241	14%	551	22%	3,792
55 to 64 years	11%	1,484	5%	213	10%	1,697
65 to 74 years	8%	1,041	3%	121	7%	1,162
75 to 84 years	4%	517	3%	121	4%	638
85 years and over	1%	87	1%	28	1%	115
Total Senior Household (65+)	13%	1,644	7%	270	11%	1,914

Households by Area Median Income (AMI)

Households		0 – 30%	31 – 50%	51 – 80%	80%+	Total Low Income (<80%)	Total (2005)
Renters	(%)	16.7%	15.8%	22.5%	45.0%	55.0%	100.0%
	(#)	652	619	882	1,763	2,153	3,916
<i>Small Related</i>	(%)	10.4%	17.4%	23.9%	48.3%	51.7%	100.0%
	(#)	172	287	395	797	854	1,651
<i>Large Related</i>	(%)	14.9%	11.9%	19.4%	53.7%	46.3%	100.0%
	(#)	60	48	78	216	186	403
<i>Elderly</i>	(%)	49.5%	19.1%	14.9%	16.5%	83.5%	100.0%
	(#)	180	70	54	60	304	364
<i>All Other</i>	(%)	16.0%	14.3%	23.7%	46.0%	54.0%	100.0%
	(#)	240	214	354	690	809	1,498
Owners	(%)	2.9%	5.2%	11.6%	80.4%	19.6%	100.0%
	(#)	373	673	1,505	10,441	2,551	12,992
Unmet Need (% within each category)							
Total Renters	(%)	73.3%	78.1%	39.4%	8.7%	60.8%	37.3%
	(#)	478	483	348	153	1,309	1,462
<i>Small Related</i>	(%)	82.5%	68.6%	43.8%	7.2%	59.9%	34.5%
	(#)	142	197	173	57	512	569
<i>Large Related</i>	(%)	100.0%	100.0%	61.5%	11.1%	83.9%	44.8%
	(#)	60	48	48	24	156	180
<i>Elderly</i>	(%)	46.7%	75.9%	44.4%	0.0%	53.0%	44.2%
	(#)	84	53	24	0	161	161
<i>All Other</i>	(%)	80.0%	86.5%	28.8%	10.3%	59.3%	36.7%
	(#)	192	185	102	71	479	550
Owners	(%)	85.9%	61.9%	52.0%	13.5%	59.6%	22.5%
	(#)	321	416	783	1,410	1,520	2,929

*Unmet need is defined as all households within each income category and household type "with any housing problems" as defined by CHAS (E.g., cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities)

2005 Estimated Households by AMI

AMI Range	Renters		Owners		Total	
	#	%	#	%	#	%
<=30%	653	16.7%	410	3.2%	1,068	6.3%
30-50%	621	15.9%	681	5.2%	1,307	7.7%
50-80%	874	22.3%	1,478	11.4%	2,356	13.9%
80-100%	578	14.8%	2,312	17.8%	2,888	17.1%
100-120%	308	7.9%	1,748	13.5%	2,053	12.1%
120%+	882	22.5%	6,365	49.0%	7,236	42.8%
TOTAL	3,916	100%	12,992	100%	16,908	100%

2004 AMI Income Ranges
(Denver MSA)

AMI Level	1-person	2-person	3-person	4-person	5-person
120% AMI	\$58680	\$67080	\$75480	\$83880	\$90600
100% AMI	\$48900	\$55900	\$62900	\$69900	\$75500
80% AMI	\$39150	\$44750	\$50350	\$55900	\$60400
60% AMI	\$29340	\$33540	\$37740	\$41940	\$45600
50% AMI	\$24450	\$27950	\$31450	\$34950	\$37750
40% AMI	\$19560	\$22360	\$25160	\$27960	\$30200
30% AMI	\$14700	\$16800	\$18850	\$20950	\$22650

PART 2 -- HOUSING SUPPLY AND MARKET CONDITIONS

Housing Inventory

	% (2000)	# (2000)	% (2005)	# (2005)
Total Housing Units	100%	14,322	100%	18,045
Occupied	97%	13,842	94%	16,908
Owner	77%	10,636	77%	12,992
Renter	23%	3,206	23%	3,916
Vacant	3%	480	6%	1,136

Type of Structure – All Units

	% (2000)	% (2005)	# (2000)	# (2005)	2000 - 2005 Difference
Single Family	73%	70%	10,396	12,628	2,232
Multi Family	21%	25%	2,999	4,448	1,449
Mobile homes	6%	5%	918	968	50
Boat/RV/Van	0%	0%	9	1	-8

Type of Structure – Occupied Units

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
Single Family	88%	11,474	27%	1,070	74.2%	12,544
Multi Family	4%	491	71%	2,783	19.4%	3,274
Mobile homes	8%	1,016	2%	63	6.4%	1,079
Boat/RV/Van	0%	11	0%	0	0.1%	11
	% (1990)	Change 1990 - 2005	% (1990)	Change 1990 - 2005	1990%	Change 1990 - 2005
Single Family	89%	5,762	31%	353	74%	6,115
Multi Family	3%	303	64%	1,310	19%	1,614
Mobile homes	8%	526	4%	-34	7%	493
Boat/RV/Van	0%	-16	1%	-16	0%	-32

Note: assumes same occupancy rates by type as in 2000

Rate of Residential Growth

	1990 - March 2000 (existing units)	March 2000 – Dec 2000 Permits	2001 Permits	2002 Permits	2003 Permits	2004 –July Permits
Single Family	3,707	390	541	514	405	307
Multi Family	1,261	40	559	368	232	122
Total	4,968	430	1,100	882	637	429
Yearly Growth Rate (%)	4.6%	3.0%	7.5%	5.6%	3.8%	2.5%

Note: actual number of BPs may differ slightly from 2005 projections given that unit completion dates lag BP issue dates.

Age of Housing

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
March 2000 - 2004	18%	2,356	18%	710	18%	3,066
1999 to March 2000	4%	509	13%	495	6%	1,005
1995 to 1998	18%	2,328	14%	556	17%	2,883
1990 to 1994	11%	1,464	2%	61	9%	1,525
1980 to 1989	13%	1,726	9%	360	12%	2,087
1970 to 1979	22%	2,883	26%	1,007	23%	3,890
1960 to 1969	6%	815	11%	428	7%	1,243
1940 to 1959	7%	871	7%	265	7%	1,137
1939 or earlier	0%	39	1%	34	0%	73
Built since 1990	51%	6,657	47%	1,822	50%	8,479

Overcrowded Units (> 1 person per room)

	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
Persons per Room						
1.00 or less	98%	12,753	92%	3,608	97%	16,361
1.01 to 1.50	2%	203	3%	113	2%	317
1.51 or more	0%	36	5%	195	1%	231
Total Overcrowded	2%	239	8%	309	3%	547
	% (1990)	# (1990)	% (1990)	# (1990)	% (1990)	# (1990)
Total Overcrowded 1990	1%	85	3%	76	2%	161
Change 1990 - 2005	1%	154	5%	233	1%	386

Affordability

% Income = Housing	Owner Occupied		Renter Occupied		Total	
	% (2000)	# (2005)	% (2000)	# (2005)	% (2000)	# (2005)
<15%	28%	3,694	13%	522	25%	4,216
15 to 19%	20%	2,538	18%	704	19%	3,242
20 to 24%	18%	2,342	18%	688	18%	3,030
25 to 29%	12%	1,548	14%	545	12%	2,093
30 to 34%	7%	968	9%	350	8%	1,317
35+%	14%	1,868	25%	989	17%	2,857
Not computed	0%	34	3%	117	1%	151
Total Cost Burdened	22%	2,836	34%	1,339	25%	4,175
	% (1990)	# (1990)	% (1990)	# (1990)	% (1990)	# (1990)
Cost Burdened - 1990	21%	1,376	34%	783	25%	2,160
Change 1990 - 2005	0%	1,460	0%	556	0%	2,015

Ownership Market

	2000	2001	2002	2003	2004 Jan - Sept
Single Family					
Median Price	\$219,900	\$245,500	\$237,900	\$246,000	\$275,000
% Change	22.2%	11.6%	-3.1%	3.4%	11.8%
Sales Volume	359	357	291	368	267
Multi Family					
Median Price	\$135,000	\$168,000	\$197,500	\$218,900	\$189,500
% Change	-5.5%	24.4%	17.6%	10.8%	-13.4%
Sales Volume	33	43	95	92	70

Sales, Jan – Sept 2004

	Single Family		Multi Family	
	#	%	#	%
< \$100,000	0	0.0%	0	0.0%
\$100,000 - \$149,999	0	0.0%	2	2.8%
\$150,000 - \$199,999	29	10.5%	26	36.1%
\$200,000 - \$249,999	88	31.8%	23	31.9%
\$250,000 - \$299,999	37	13.4%	18	25.0%
\$300,000 - \$349,999	36	13.0%	3	4.2%
\$350,000 - \$399,999	15	5.4%	0	0.0%
\$400,000 +	72	26.0%	0	0.0%
Total	0	0.0%	0	0.0%

Rental Market

	Studio	1 BR	2 BR/1 BA	2 BR/2 BA	3 BR	Overall/Total
Vacancy Rate	N/A	7.8%	10.4%	9.9%	14.4%	9.4%
Median Rent	\$451	\$620	\$787	\$1028	\$1051	\$801

Vacancy Rates by Rent Charged

Rent	% of units	Vacancy Rate
< \$500	1.7%	17.3%
\$501 - \$600	10%	5.9%
\$601 - \$700	21%	6.8%
\$701 - \$800	8.9%	7.3%
\$801 - \$900	6.9%	12.2%
\$901 - \$1000	14.6%	12.7%
\$1001 - \$1100	14.8%	5.2%
\$1101 - \$1200	7.5%	14.3%
\$1201+	6.2%	6.7%
Total/Overall	100%	9.4%

Renter Household Size and Rental Unit Size Comparison

Renter Households		Renter-Occupied Units	
1-person	30.6%	Studios/1 BR	35.3%
2-person	28.1%	2 bedrooms	36.4%
3-person	19.2%	3 bedrooms	14.5%
4-person	9.9%	4 bedrooms	10.9%
5+-person	12.2%	5+ bedrooms	2.9%
Total	100.0%		100.0%

PART 3 -- ASSISTED/AFFORDABLE HOUSING INVENTORY AND PROGRAMS

Existing Units	<30%	31 – 50%	51 – 60%	61 – 80%	81 -120%	Total
<i>Families/Singles</i>						
Deep Subsidy Rentals						
Affordable/Workforce Rentals		116				116
Homeowner Assistance				39		39
<i>Seniors</i>						
Independent Living		134			88	222
Congregate/Assisted						
Total		250		39	88	377
Under Development Units	<30%	31 – 50%	51 – 60%	61 – 80%	81 -120%	Total
<i>Families</i>						
Deep Subsidy Rentals						
Affordable/Workforce Rentals			205	15		220
Homeowner Assistance			535			535
Preservation – renter occupied						
Preservation – owner occupied						
<i>Seniors</i>						
Independent Living			50			50
Congregate/Assisted						
Other _____						
Total			790	15		805
At-Risk Units	2004 - 2009	2010 - 2014	2015 - 2019	2020 - 2029	2030- 2039	2040+
<i>Families</i>						
Rent Subsidies						
Deep Subsidy Rentals						
Affordable/Workforce Rentals						
Homeowner Assistance						
<i>Seniors</i>						
Independent Living						
Congregate/Assisted						
Wait Lists	<30%	31 – 50%	51 – 60%	61 – 80%	81 -120%	Total
Family - rentals	60					60
Family – ownership						
Seniors -- rental						
Seniors - ownership						

Housing Rehabilitation
None

Funding Sources and Tools Utilized

Not available. Existing projects and programs have been administrated by multiple agencies using a variety of sources.

Housing Programs

Broomfield has initiated a rental assistance program in partnership with the Colorado Div. of Housing through which rent and utilities for households at or below 30% AMI are subsidized for up to two years. The program plans to serve 10 households at any given time. Broomfield does not have any other housing programs at present although annexation negotiations have resulted in 535 affordable for-sale and 220 for-rent units planned for development.

	Yes	No
Is there a local Housing Authority?	X	
If yes, is it staffed?	See note.	
Does this jurisdiction contract with Boulder County Housing Authority?		X
Are General Funds used to support housing?	X	

Staff has shared responsibilities for the last two years; Broomfield has recently received approval for an FTE for housing.

PART 4 -- SPECIAL NEEDS POPULATIONS AND HOUSING

	AMI	Unmet Need
Special Needs	0-80%	890

Homeless and Special Needs Populations Continuum of Care: Housing Gap Analysis Chart

		Current Inventory	Under Development	Unmet Need/Gap
Individuals				
Beds	Emergency Shelter			29
	Transitional Housing			
	Permanent Supportive Housing			
	Total			29
Persons in Families with Children				
	Emergency Shelter			36
Beds/Units	Transitional Housing			
	Permanent Supportive Housing			
	Total			36

Continuum of Care: Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Unsheltered	Total
	Emergency	Transitional		
1.Homeless Individuals			29	29
2.Homeless Families with Children			10	10
2a. Persons in Homeless Families with Children			36	36
TOTAL (lines 1 + 2a)			65	65
Part 2: Homeless Sub-populations	Sheltered	Transitional	Unsheltered	TOTAL
Chronically Homeless	0	0	5	5
Seriously Mentally Ill	0	0		
Chronic Substance Abuse	0	0		
Veterans	0	0		
Persons with HIV/AIDS	0	0		
Victims of Domestic Violence	0	0		
Youth	0	0		

Special Needs Subpopulations

	Households	Beds/Units	Unmet Need
Elderly	525	468	118
Frail Elderly	166	353	37
Severe Mental Illness	46	89	251
Developmentally Disabled	19		16
Substance Addictions	261	284	216
HIV/AIDS	26	40	22
Physically Disabled	302	72	230
Other			

Special Purpose Housing

Health and Human Services and a non-profit group called F.I.S.H. distribute emergency overnight motel vouchers for Broomfield residents.

PART 5 -- LAND USE, COMPREHENSIVE PLANS AND ZONING

Land Use – Present and Future

Residential	# acres	avg. unit/acre
Developed Land	5254	3.46
Low density	4948	2.78
Med density	N.A.	N.A.
High density	306	14.56
Undeveloped Land	8574	4.24
Low density	7509	2.78
Med density	N.A.	N.A.
High density	1065	14.56
Annexation Targets	None anticipated	
Low density		
Med density		
High density		
Redevelopment Potential*	Not available	
Commercial/Industrial	Acres	Avg. SF per Acre
Developed Land	1,461	10,227
Undeveloped Land	4,729	10,227
Annexation Targets		
Redevelopment Potential*	Not available	

Publicly-Owned Housing Sites

None

Housing Element of Comprehensive Plans

Date of most recent update: 1996 Strategic Plan

	No	Yes	If Yes, summarize
Quantitative Goals/Objectives	X		
Location Policies	X		
Income Policies	X		
Relationship to Employment Policies	X		
Other	X		

PART 6 -- ECONOMY, EMPLOYMENT AND COMMUTING

Jobs and Employees

	# (2000)	% (2005)	# (2005)
Jobs	22,288	-	19,390
Service	6,699	30.1%	5,828
Retail	3,491	15.7%	3,037
Production	9,186	41.2%	7,992
Other (contract/self employed)	2,911	13.1%	2,533
Jobs/employee	1.11	-	1.11
Employees	20,078	-	17,468
Live in Community	3,890	19.4%	3,384
Commute In	16,188	80.6%	14,084
	<i>% (2000)</i>	<i>% (2002)</i>	<i>% (2005)</i>
Unemployment Rate (Boulder County)	2.4%	5.4%	

Commuting

<i>Where BROOMFIELD Residents Work</i>			<i>Where BROOMFIELD Workers Live</i>		
	% (2000)	2005 estimates		% (2000)	2005 estimates
Profiled Communities:			Profiled Communities:		
Boulder	19.2%	3,384	Boulder	19.4%	3,384
Other Boulder County	14.6%	2,566	Broomfield	6.8%	1,188
Longmont	4.4%	779	Erie	3.9%	687
Broomfield	3.8%	670	Lafayette	3.6%	633
Louisville	2.1%	370	Longmont	2.8%	482
Lafayette	1.2%	204	Louisville	2.3%	409
Superior	0.1%	21	Superior	2.0%	352
Erie	0.0%	9	Other Boulder Co.	1.2%	204
Other Denver-Metro	52.0%	9,157	Weld County	53.9%	9,419
Larimer County	0.8%	132	Larimer County	1.9%	340
Weld County	0.7%	126	Other Denver-Metro	1.4%	244
Other CO/State	1.2%	203	Other CO/state	0.7%	125
Total (Working Residents)	100%	17,620	TOTAL (Broomfield Workers)	100%	17,468