



WESTMINSTER

Economic Development Department

Homelessness-Property/Business Owners' Rights and Best Practices

Shelby Wood

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Agenda

Welcome

Shelby Wood, Senior Business Resource Management Analyst

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www.westminstereconomicdevelopment.org

Parks, Recreation & Libraries

Kate Skarbek, Senior Management Analyst

Community Development

Logan Morley, Code Enforcement Supervisor

Police Department

Sergeant Brian Hempelmann, Police Officer

Q&A



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Parks, Recreation & Libraries

Kate Skarbek

Homelessness: Scope, Causes & Action

How many people are experiencing homelessness?

What caused them to become homeless?

What is the City doing about homelessness?

Federal Definition of Homelessness:

An individual or family who lack a fixed, regular, and adequate nighttime residence.

4 Categories:

1) People who are living in a place not meant for human habitation, in emergency shelter, in transitional housing, or are exiting an institution where they temporarily resided.

2) People who are losing their primary nighttime residence, which include a motel or hotel or a doubled-up situation, within 14 days and lack resources or support to remain housed.

3) Families with children or unaccompanied youth who are unstably housed and likely to continue in that state.

4) People who are fleeing or attempting to flee domestic violence, have no other residence, and lack the resources or support to obtain other permanent housing.

How Many People Are Homeless in Westminster?

120

- Literally homeless: living outdoors, in vehicles, etc.

2,100

- Potentially being evicted

1,000

- Pre-K through Grade 12 Students Unstably Housed

?

- Fleeing domestic violence & or about to

Metro Market Disparities

Wages

Housing Costs

The imbalance between wages and housing costs creates homelessness.

2021 Minimum Wage = \$12.32

2019 Median per Capita Income Westy = \$18.36

2021 Pay Rate Needed for Median Single Bedroom Apartment = \$24.46

2019 Median Westy Monthly Ownership Costs = \$29.37

What City Initiatives Prevent or Address Homelessness?

Prevention

- Built & Preserving Affordable Housing
- Rental Assistance
- Colorado Legal Services
- Co-responders

Literal Homelessness

- Work with 100+ Partners
- Navigators
- Hotel Stays
- Wellness Court
- Camp protocols

Parks & Open Space: Different Protocols than Private Properties

- Under federal case law, land owned by City as Parks or Open Space can be camped on if no shelter exists to meet the person(s) needs
- Housing or shelter that is readily obtainable must be offered instead
- Westminster has no homeless shelters
- City Homeless Navigators visit camps –
 - Housed 60+ people in 2 years
 - Arranged 1,000 hotel stays in 2 years
- Not all undeveloped land in City is either a Park or Open Space

Contact Information:

- Kate Skarbek
- Senior Management Analyst
- kskarbek@cityofwestminster.us
- 303.658.2202



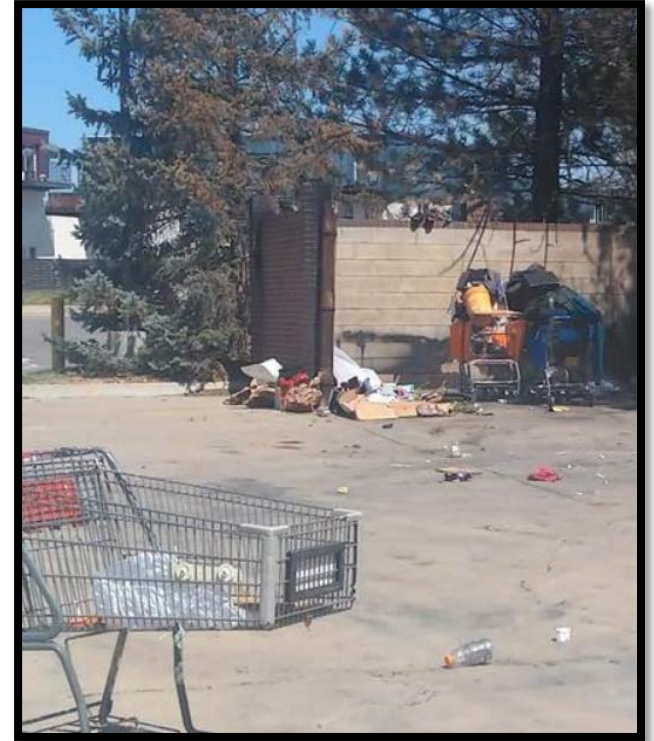
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Community Development

Logan Morley

Protecting Your Private Property

- Avoid confrontation and maintain a safe distance.
- Do not offer food or money, as it may encourage more panhandling. If you are inclined to help, it is better to contribute to local charities, missions, food banks or social service organizations.
- Do not permit anyone to camp or loiter on your property.
- Do not allow anyone to store shopping carts, bedding or other personal belongings on your property.
- Where allowable, restrict access to sidewalk overhangs, alcoves, or other areas protected from inclement weather that may be attractive for camping or loitering.



Protecting Your Private Property

- Establish, post, and enforce rules of conduct for public use of private property. Include nighttime curfews and prohibitions of loitering, illegal lodging, drinking alcoholic beverages, and drug activities.
- Lock or remove handles from water spigots.
- Keep all trash in dumpsters within dumpster enclosures. Keep the dumpsters and enclosures locked when not being filled or emptied.
- Secure outside storage sheds or containers.
- Lock or turn off exterior power outlets.
- Lock gates after hours.
- Install motion-activated exterior lighting after hours.



Protecting Your Private Property

- Properly trim landscaping to eliminate hiding places and provide site visibility.
- Keep property free of trash, litter and debris.
- Enhance landscaping on the property to keep vandals away from areas that might be vandalized.
- Design amenities to discourage misuse. For example, shape benches and other seating to be comfortable for sitting but not for sleeping.



Protecting Your Private Property

- Install security cameras to cover public areas.
- Use graffiti-resistant paint or anti-graffiti coatings on the sides of the building and any other design features that could be vandalized.
- Private property/business owners with concerns about persons experiencing homelessness on their property should contact the Westminster Police Department, non-emergency Dispatch at 303-658-4360.
- If an individual other than the business/property owner has a concern about persons experiencing homelessness or a camp on private property, they should contact Code Enforcement at 303-658-4432 or codeenfo@cityofwestminster.us.



Contact Information:

- Logan Morley
- Code Enforcement Supervisor
- Imorley@cityofwestminster.us
- 303.658.2126



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Police Department

Brian Hempelmann

Law Enforcement and People Experiencing Homelessness

- Being homeless is not a crime
- Police will respond on criminal activities: fighting in public, open container, public urination, etc.
- The response can look different depending on the officer responding and crime alleged to be occurring
- To arrest or not to arrest and what that means; jails may or may not accept

Law Enforcement and People Experiencing Homelessness

- What to do if you are having problems with people experiencing homelessness on your property.
- Non-Emergency Phone Number
303-658-4360
- Emergency Phone Number
911
- What happens when you call the Non-Emergency number or the Emergency number.
- Response times to calls for service
- Private property trespassing – letter authorizing PD to enforce violations when necessary and will be on file with dispatch and must be from owner / designee

Example of Trespass Authorization

Letterhead if possible

Date (Today's date):

Property location address (location having issues):

Description of what is happening. Permission for Officers of the Westminster Police Department to enforce trespassing violations (specify if this is for inside only of property, inside and outside, or only outside). Permission to enforce trespass is given indefinitely or until I call the Westminster Police Department to have letter removed from above listed address (Westminster Dispatch Center 303-658-4360). List anything else of importance.

Property owner information:

First and last name of owner with date of birth (**mandatory date of birth. We need this if a ticket is issued. The PD cannot have a victim name only with no date of birth**)

Address (can be address of home or business)

Phone number (if multiple list in order of preference). We will call when trespasses are issued. This is to inform you since you are listed on the ticket as the victim).

Attach site map if you have one (most property managers will have this). This should clearly show what property is yours, maybe highlight if not clearly marked.

Contact Information:

- Sergeant Brian Hempelmann
- Police Officer
- Bhempelm@cityofwestminster.us
- 303.658.4001

How to Help

- Keep an open mind
- Support affordable and workforce housing
- Pay living wages
- Volunteer at homeless service agencies
- Financially contribute to any homeless service provider you know
 - Organizations that provide direct services to Westminster:
 - Almost Home
 - Access Housing
 - Family Tree

Questions – Open discussion