

Provided at CPC Meeting on 11.18.21

Item 6.A. CPC UV 21-00102



Bloom House Residential Treatment Center Questions and Responses

Why?

Homeward Pikes Peak (HPP) proposes the development of Bloom House Residential Treatment Center (RTC) so that pregnant and postpartum women with substance use disorder (SUD) who need on site housing and treatment. Currently, there is no program in El Paso County meeting the needs of this population. The surge in substance use-related illness and death in recent years particularly affects pregnant women. In fact, substance use is now a contributing factor of maternal death.

Substance use-related morbidity, mortality, and healthcare utilization have skyrocketed among pregnant and postpartum women. SUD in pregnancy increases the risk of poor maternal and neonatal outcomes, including neonatal abstinence syndrome (NAS). A lack of access to treatment and coordination of care for pregnant and postpartum women with SUD worsens health outcomes and costs. Pregnant and postpartum women who misuse substances are at high risk for poor maternal outcomes, including preterm labor and complications related to delivery; problems frequently exacerbated by malnourishment, interpersonal violence, and other health-related social needs. Infants exposed to drugs and alcohol before birth also face negative outcomes, with a higher risk of being born preterm, having a low birth weight, and experiencing the effects of NAS.

Recovery is a process of change through which people improve their health and wellness, live self-directed lives, and strive to reach their full potential. There are four major dimensions that support recovery:

Health—overcoming or managing one’s disease(s) or symptoms and making informed, healthy choices that support physical and emotional well-being.

Home—having a stable and safe place to live.

Purpose—conducting meaningful daily activities and having the independence, income, and resources to participate in society.

Community—having relationships and social networks that provide support, friendship, love, and hope (Colorado Department of Health Care Policy and Financing).

By supporting the coordination of clinical care and the integration of other services critical for health, wellbeing, and recovery, the Bloom House Residential Treatment Model has the potential to improve quality of care and reduce costs for mothers and infants.

Is Bloom House a Detox? Halfway House? Sober Living Home?

The Bloom House Residential Treatment Center is not a detox facility, halfway house, or sober living house. If a woman does relapse during her stay at BH RTC, we take the relapse



very seriously. Based upon the severity of relapse, HPP will refer the woman to appropriate community resources.

Will security be provided?

Yes, 24 hour per day security will be onsite. All doors will be locked, requiring a passcode for entry. Extra lighting (to include motion detection), signage, and a security system will be installed. Window pin locks will be installed for ground level windows. There will be a locking or keypad mechanism on community trash enclosure to prevent unauthorized access by person and wildlife.

HPP is committed to the success of Bloom House Residential Treatment Center. We have a vested interest in making this program work for our community and the women we serve. Inappropriate, criminal behaviors will not be allowed. Drug use will not be tolerated.

How many people will be living on site? There will be 24-hour supervision by several staff members (3) overseeing 8 women who are either pregnant or postpartum. Infants and toddlers will be staying with their mothers during treatment period. Over the course of 12 months, we anticipate serving 30-50 pregnant and parenting women.

How long is the stay at Bloom House? Ideally women will stay up to 90 days.

How are women referred to this program? Referrals for the treatment center come from El Paso County DHS, the 4th Judicial District, Private agencies, Counselors

Will there be a lot of activity at the site? Staff and residents will be on site 24 hours a day with additional clinical staff and guest providers visiting 9-5 pm. There is a curfew for residents.

Will use of this building affect nearby parking? No, there is ample parking behind both buildings. Most residents will not have cars.

Will traffic flow be impacted? Traffic flow will not be impacted. We believe that there will be less traffic with our program than the two previous El Paso County programs.

Are you going to maintain your houses on East Boulder and N. El Paso? Of course. We always want to be a good neighbor, so if there are ever any specific concerns, please share them with HPP.



Is HPP committed to preserving the building? We want to be very transparent; this application does not include any modification or removal of any buildings. What is being proposed currently is only a rezoning measure to ensure HPP is using its current buildings in line with city code. We will always work with our community to find the best solutions to the issues we are addressing. HPP selected these properties because of their charm, beauty, and rich history.

Is HPP committed to maintaining the historic character of that block? HPP is committed to maintaining and as well as improving current buildings.

Is HPP buying additional properties in the neighborhood? No, we do not have any plans to do so at this time.

Will this project impact the value of my property? HPP will be making improvements and upgrades on the properties that may actually increase property value.

Why is Homeward Pikes Peak (HPP) asking for Conditional Use zoning? To ensure the current and future uses of the buildings are in line with city code. No more than 8 dwelling units per acre are permitted. Code 7.3.103 allows for a Human Service Establishment for drug or alcohol treatment facility within a residential zone district.

If there is an increased level of criminal activity directly relation to the Bloom House, will the City reverse the zoning decision?

Land use approvals run with the land/use and cannot be reversed. If concerns or issues emerge from a compliance perspective, City Planning can open an enforcement case. Please remember though, the enforcement case is not intended as a means to shut the facility down, such action would be used to bring the facility back into compliance.

What action will the City take if the Bloom House becomes a problem for the neighborhood (noise, disturbance, drug dealing, theft)?

Issues of theft, drug dealing or disturbances, would be run through CSPD. City Planning does not have the capacity or regulatory authority to address those issues.

Will homelessness population increase in the area?

The BH RTC is not a homeless shelter. The treatment center will provide safe, stable, and supportive housing for pregnant and parenting women, some of whom are at risk of becoming homeless.

Current HPP Program and Police Calls



Project Detour, a women's sober living home since 2019, has never had to call the police because of a threat or disruptive programming or had a neighbor call the police.

Gang Activity presence

There is no supporting evidence of an increase in gang activity with the establishment of a residential treatment center.

Domestic Violence

Though some of the women may have experienced domestic violence not everyone at Bloom House has suffered violence in their relationships. Women will be attending classes and therapy to help them deal with their past and to realize a healthy future for their family is possible.

Sex Offenders

Every woman undergoes an extensive background check prior to acceptance into program. Sex offenders are not admitted to the program due to children living there and the proximity of nearby educational institutions.

Drug paraphernalia

Women in the BH RTC will not be using drugs at Bloom House.

Outsiders and drug use

Trespassers will not be allowed on campus. Drug users will be removed from the premises.

School proximity

We do not foresee any connection between nearby schools and the women in this program.

Miscellaneous

Tobacco use on site is unknown at this time.