

# Group Living Advisory Committee – 55+/Assisted Living Subgroup Meeting

Date and Time: Friday, April 13, 2018, 11:00 AM-12:30 PM

Location: Webb Municipal Building

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## Attendees

### ADVISORY COMMITTEE MEMBERS

Roberto Rey  
Mimi Florance  
Kevin Priestly  
Vennita Jenkins

### DENVER STAFF MEMBERS

Andrew Webb  
Kyle Dalton

### FACILITATOR

Meagan Picard

## Meeting Summary

### MEETING OPENING

Meagan Picard opened the meeting, welcomed everyone and shared the meeting agenda:

1. Introductions
2. Charter housekeeping
3. Definitions clarification
4. What we hope to achieve
5. What in DZC is in the way (problem identification)

### 1. INTRODUCTIONS

Meagan Picard invited committee members to share their names, affiliation, and what they hoped to contribute to this process. Members shared that they offer information based on many years of experience in both housing for people ages 55 and older and for people in need of assisted living (from developer, service provider and advocate perspectives), neighborhood perspectives and perspectives on equity issues and aging in place.

### 2. CHARTER HOUSEKEEPING

Meagan shared that the Definition of Success has been edited in response to kick-off meeting comments and asked committee members to review and consider it for discussion at the next full committee meeting. She also shared that the agreements page had been updated to incorporate input from the kick-off meeting and asked members to sign it. Signed agreements were received from Vennita Jenkins and Roberto Rey. Kevin Priestly and Mimi Florance already submitted their agreements.

### 3. DEFINITIONS CLARIFICATION

- **Group living:** dwelling unit with more than single family adults (unrelated adults) as well as multiple buildings on one site and multiple use types within one building
  - Andrew said he will send examples
  - A question was raised about whether or not permanent supportive housing in apartment-style living should be included in scope. For now, it is considered out of scope, but more discussion on this will occur after the meeting.

### 4. WHAT WE HOPE TO ACHIEVE

Meagan shared that we have a worksheet to help guide this process but will start with where we want to be in our future state. Participants shared desire to:

- **Increase the number of unrelated people (adults) allowed to live together.** Questions were raised about how much zoning should address this and whether discrimination comes into play. The group appeared to agree that fair housing laws should prevent discrimination.
  - **Promote intergenerational living.** A clarification was made later that older adults should be allowed to live with as many unrelated adults as needed/desired in order to promote intergenerational living, which the group appeared to agree was beneficial for all involved.
- **Enable “naturally occurring retirement communities”.** This was a new idea to most; it is apparently big in New York. This arrangement allows people to age in place and enables on-site service delivery and built-in positive neighborhood/community relations.
- **Prevent over-concentration in any neighborhood.** Consider all use types when planning for spacing and density. One member noted that assisted living facilities are sited based on market analysis. Another member noted that the 1500-foot assisted living spacing requirements in Aurora didn't seem necessary. A suggestion was made that 1 small facility per block didn't seem to be a problem for neighborhood residents, though parking issues should be considered.
- **Align DZC with DOH, Medicare and other federal, state and local requirements.** The group discussed that some changes may put DZC out of alignment, but these changes are ok, assuming that changes may be sought in other forums to align to desired practices.
- **Enable range of affordable living options.** The group talked about Lafayette's (??) moratorium on assisted living facilities and said Denver could enable more, though affordability could still be a barrier. Average annual income of one organization's clients is \$11,000.

### 5. CURRENT STATE – PROBLEM IDENTIFICATION

Few problems were identified in DZC for group living for people 55+ or in need of assisted living, except related to opening up options for less institutional group/assisted living and enabling more affordable options. Specific problems/concerns related to the DZC included:

- There are no parking requirements for independent living facilities, but there are for assisted living facilities. The group didn't think that parking was a huge issue because assisted living residents don't drive for the most part. Visitors and staff may drive though. (See F.G.I.)
- Need options for less-institutional assisted living. Otherwise, assisted living uses seem well-covered in the DZC.

- Make requirements the same for both public and private providers.

Other issues that are related but outside of the scope of this committee's work were also raised. Denver staff said they will share this information with other Denver staff and planning processes. Items to share or otherwise address include:

- A question was asked about what burdens exist outside of DZC. National Fire Prevention Authority safety regulations can be costly, especially sprinkler system requirements. Utilities (Denver water, wastewater, etc.) are also costly, and it would be beneficial to enable shared utility costs. This is information to be shared with or looked at in ADU regulation development – out of scope for this project.
- Process for interior redesign to open up a structure to group living, such as single family home to duplex (attached or detached ADUs). This is another placeholder for ADU regulations process. The group also noted that this requires rezoning request – density standards will be reviewed in Blueprint process.
- Challenges in taking over historical buildings, due to upgrade requirements and limitations through the landmark preservation process. This information to be passed along.
- Communication request: create flowcharts or process after this work is complete – part of developing training materials.

#### MEETING CLOSING

The group agreed that they can probably get to problem statement drafting at their next meeting. To prepare for that, they will do some homework before the next meeting:

- **All members identify new/emerging uses and consider whether or not DZC allows for what is needed.** To help with this analysis, they consider some additional data/information to be shared by staff or other members.
- **To the degree that data is available, the number and distribution of group living facilities (Assisted Living Facilities, Residence for Older Adults, Nursing home or Hospice, etc.) will be shared with group by Denver staff.**
- **Two members will look for and share (if available) data that they may have on unmet needs.** This will speak to the question of whether or not there is scarcity in this use type, including considerations for affordable housing options for older adults and people in need of in-home assistance.
- **Denver staff will share its inclusive housing plan.**

To help with finalizing this discussion and ensuring that the process has been thorough, Denver staff will also be prepared at the next meeting to ask direct questions about specific sections of the code where they suspect there may be problems. During that meeting, it is anticipated that any additional issues will be identified, and the group will draft its problem statement to be forwarded to the full committee for consideration.

The next meeting will be held at the Webb Municipal Building. To schedule that meeting, Denver staff will send another Doodle poll for the weeks of April 30 and May 7.