

Group Living Advisory Committee – Shelter for the Homeless Subgroup Meeting #4

Date and Time: Thursday, June 7, 2018, 1:00 – 2:30 PM

Location: Webb Municipal Building

Attendees

ADVISORY COMMITTEE MEMBERS

Terrell Curtis
Michael Henry
John Hayden
Chris Conner

DENVER CITY COUNCIL

Polly Kyle for Councilmember Robin Kniech

DENVER STAFF MEMBERS

Andrew Webb
Kyle Dalton
Eugene Howard

FACILITATOR

Meagan Picard

Meeting Summary

1. WELCOME

Meagan Picard opened the meeting, welcomed and invited everyone to check in, and shared the meeting agenda:

1. Welcome
2. Meeting goals
3. Continue PSH discussion
4. Review updated problem statement and reach consensus
5. Next steps and close

2. MEETING GOALS

Meagan shared the 3 meetings goals: 1) Reach consensus on problem statement, 2) develop shared understanding about why PSH is out of scope, 3) use group process agreements in discussion

3. CONTINUE PSH DISCUSSION

Understand and Resolve: Meagan shared and opened discussion on the city's determination that PSH will be excluded from the scope of this project. The city sees these as being no different from other multi-unit apartment buildings in that people have the freedom to come and go as

they please, and the city could be subject to discrimination complaints/legal action if they attempted to regulate them in the DZC any differently than non-supportive multi-unit apartment buildings. PSH is covered by the Fair Housing Act.

One committee member expressed confusion about the distinction between PSH and group living uses that are in scope (e.g. emergency shelters, transitional housing, residential care facilities, etc.), and it was clarified that PSH is more of an approach than a building (could be in scattered sites with roving case workers, including apartment buildings that are not fully supported). Caseworkers provide wrap-around, tailored services for individuals. It serves to keep people in stable housing on a permanent basis, not transitional or emergency shelter.

Some concerns have been expressed among neighbors about not seeing the supportive services happening at St. Andrews. Participants were assured that services will be there from partners such as the Mental Health Center of Denver. It was suggested that this be included as a bike rack issue – seeking some way of insuring the supports will be in place.

One participant expressed confusion about why PSH is even being discussed under a group living lens within the zoning code. Even though some confusion still exists, the group agreed that PSH would not be included in scope, and concerns about concentrations of poverty or wealth and desire for mixed income communities were re-affirmed as bike rack issues, along with PSH. Meagan shared that the community corrections group had decided to bring bike rack issues back to the table at the end of the process to identify potential channels for addressing them, and this group agreed to do the same.

Meagan shared that this is an extremely complex issue with a variety of levels of understanding and points of view and that Mike Malloy has offered educational opportunities to help people learn and understand the differences (reading and tours). She pointed to the studies on PSH available in room and invited other ideas for shared learning opportunities that the group should pursue. Ideas included:

- Request to have someone from the City Attorney's office come to this group to explain why PSH is not an in-scope topic – not to argue the point, just for clarification on legal issues.
- Sanderson Properties (MHCD) Tour
- Michael Malloy's offer for tours
- John Hayden's offer to conduct healthy mixed community walking tour
- Delores Project/Other shelter service provider tours – their services or their locations

4. PROBLEM STATEMENT (ITEMS 1-4)

Andrew gave a brief overview of each of the four updated elements of the draft problem statement, and Meagan took a quick poll on the summary statements for each element. All were approved as written, except one small change to #4: rewrite first sentence of item D to read: “Shelter providers are increasingly exploring development of facilities that provide a range of services that would allow individuals...”

A question was asked about whether or not we have adequately addressed zone districts where shelters are allowed so they don't end up only in industrial areas, and Andrew clarified that they

are allowed in many/all zone districts but there are other requirements and the costs of land that impact their locations. It was noted that it may be worthwhile to keep an eye on where shelters are ending up and to find out why they seem to end up in some areas more than others.

Discussion ensued about the detailed descriptions. The following changes were suggested and agreed upon by the group:

- #1: Add "new" in front of "large residential care uses" on pg. 2, paragraph beginning with 11.2.9.1.D.
- #4.D: Replace "housing" with "services" or "sheltering services" to prevent confusion since "housing" suggests a long-term stay versus temporary or a mix of "shelter" options. Some follow-on discussion occurred about buildings that are mixed use housing and shelter and whether co-location is really a problem. It was determined that it should be included, especially in relation to inclusion of services at emergency shelter level.
- #4.E: A question was asked about the second bullet on pg. 5, "limiting the number of days," seeking clarification on what this referring to. Add "per year" for clarity. It was noted that it is nearly impossible for the city to monitor and track the number of days without community oversight.

With these changes, the group approved the problem statement.

5. NEXT STEPS AND CLOSE

Andrew stated that he will revise the statement based upon today's discussion, including identifying PSH as a "bike rack" issue that will be moved to a new, separate document. The next full committee meeting will be held at the Webb Municipal Building on June 26.

A question was asked about the public meeting date (not yet set) and suggested that notification to RNOs get in their newsletters. Newsletters go out on the 20th of each month. Andrew said the city will also give public notice through the city's other regular channels as well.