

Group Living Advisory Committee: 55+/Assisted Living Subgroup Meeting

Date and Time: Wednesday, May 9, 2018, 1:00-3:00 PM

Location: Webb Municipal Building, Conference Room 1.D.1

Attendees

ADVISORY COMMITTEE MEMBERS

Roberto Rey
Mimi Florance
Kevin Priestly
Vennita Jenkins

DENVER STAFF MEMBERS

Andrew Webb
Kyle Dalton

FACILITATOR

Eugene Howard – CPD Staff Member

Meeting Agenda

MEETING OPENING

Eugene Howard will welcome everyone and shared the meeting agenda:

1. Introductions
2. Confirm Denver Zoning Code Challenges (problem identification)
3. Review “Homework Assignments”
4. Discuss/Confirm the “Ideal Future State”
5. Next Steps:
 - a. Problem Statement Development
 - b. Full Advisory Committee Meeting: Wednesday, June 13, 2018

were received from Vennita Jenkins and Roberto Rey. Kevin Priestly and Mimi Florance already submitted their agreements.

APRIL 16, 2018 MEETING NOTES

1. 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
 - CPD Staff to research examples
 - For now, “permanent supportive housing” is considered out of scope for this topic category.

2. PREVIOUS DZC CHALLENGES/ISSUES TO ADDRESS

- Increase the number of unrelated people (adults) allowed to live together.
 - Promote intergenerational living. A clarification was made later that older adults should be allowed to live with as many unrelated adults as needed/desired to promote intergenerational living.
- Enable “naturally occurring retirement communities.”
 - Popular in New York.
 - Allows people to age in place.
- Prevent over-concentration in any neighborhood.
- Align DZC with DOH, Medicare and other federal, state and local requirements.
- Enable range of affordable living options.
- Parking requirements for Assisted Living Facilities.
- Make requirements the same for both public and private providers.

Other issues that are related but outside of the scope include:

- *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.*
- *Process for interior redesign to open up a structure to group living, such as single-family home to duplex (attached or detached ADUs).*
- *Challenges in taking over historical buildings, due to upgrade requirements and limitations through the landmark preservation process.*
- *Create flowcharts or process after this work is complete – part of developing training materials.*

3. “HOMEWORK ASSIGNMENTS”

Homework before the next meeting:

- All members identify new/emerging uses and consider whether DZC allows for what is needed.
- 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. – *In Process*
- Two members will look for and share (if available) data that they may have on unmet needs. (*Is there 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. – *Shared via email*

4. “IDEAL FUTURE STATE”

5. NEXT STEPS

- a. Problem Statement Development
- b. June 13, 2018: Next Full Advisory Committee Meeting