

Group Living Advisory Committee – DIY/Artist/Co-Housing Sub-Committee Meeting Agenda

Date and Time: May 4, 2018 11 a.m - 1 p.m.

ADVISORY COMMITTEE MEMBERS

Jamie Licko
John Gross
Karen Seed
Louise Martorano
Paul Bindel
Sarah Wells
Troy Gladwell

DENVER STAFF MEMBERS

Kyle Dalton
Eugene Howard
Eugene Howard - Facilitator

Meeting Agenda

MEETING OPENING

1. Welcome/Introductions
2. Continue Discussion/Confirm:
 - a. Current State – Problem Identification
 - b. Ideal Future State
3. Problem Statement Approaches
4. Close/Next Meeting Confirmation
 - Friday, May 18, 2018
1:00 – 3:00 p.m.

1. INTRODUCTIONS

New committee members (if applicable) will be invited to share their names, affiliation, and what they hoped to contribute to this process.

2. CURRENT STATE – PROBLEM IDENTIFICATION

The biggest Denver Zoning Code problems are:

- The definition of “Dwelling Unit”
- The number of unrelated adults allowed to live together
- The definition of families/family structures

(Note: a pending code change will gender neutralize the definition of “spouse”)

Other Denver Zoning Code problems identified include:

- Live/work barriers due to the financial expense of zoning code requirements:
 - Parking Requirements
 - Definition of “Work” when attempting adaptive reuse of existing spaces that require separate entrances and distance for assembly space and living space
 - Food/drink in assembly space prohibited
 - Paved parking lots,
 - landscaping and fencing requirements for group living are cost-prohibitive.
- Change of use process triggers need for other updates
- Limited areas and limited zone districts where creative spaces can locate

Building Code requirements that are challenging:

- Compliance with Building Code requirements when adapting non-residential spaces for (or to include) residential use.

3. IDEAL FUTURE STATE

When the Denver Zoning Code is updated through this process....

- The DZC would allow for a range of _____ options that are accessible across all income levels
 - Rental collective/cooperative housing options would also be included (see MN cooperative housing code)
 - Limited equity options would also be included
- Boarding houses would be allowed in more zone districts
- Group Living arrangements would be enabled in more zone districts/more neighborhoods throughout Denver

4. PROBLEM STATEMENT OPTIONS

5. CLOSE/NEXT MEETING

- The next meeting will be held Friday, May 18 from 1:00 -3:00 p.m.
- **Location?**

FACILITATOR QUESTIONS/COMMENTS

- DZC makes room for people who want to live together
- Want a way to keep people in their homes; prevent displacement and trauma that comes with it
- Keep cultural vibrancy; allow interesting spaces to exist in Denver
- Allow live/work arrangements
- Identify pallet of options that are less restrictive than existing code
- Consider any need to provide for safety of young people in adult group living spaces – are different parameters suitable for artists versus families?
- Enable group living options throughout Denver – not just in a few neighborhoods; RiNO invites all and would like to see that in more neighborhoods
 - “huge education need here” – encourage education
- Enable some neighborhoods, like RiNO, to go above and beyond
- Limit NIMBY barriers – treat all neighbors with respect
 - Group living in these situations perceived as likely to have parties and create parking challenges
- Work with best practices and trail blaze when needed
- Enable a welcoming and supportive place for artists
- Don’t follow Boulder’s registered co-op process
 - Too complex (80-page application); make options possible to access through more simplified process
 - Parking issues
 - Doesn’t allow parent-child shared rooms

During the discussion, several group living definitions were discussed and clarified. Group understanding is as follows:

- Co-housing: apartment buildings with shared meeting/work space (currently allowed and isn’t considered group living; lots of co-housing exists but may not be affordable)
- Boarding houses: owned and managed by one person with rented guest rooms
- Collective/cooperative housing, bedroom rented with shared bathroom/kitchen

- Often intentional communities with shared community responsibilities
- Variations exist, including rental versus ownership – limited equity options is one variation (handout on this arrangement to be emailed to subgroup)
- Coops as a business exist for the benefit of members (versus landlords) – arrangement increases stabilization of vulnerable populations, giving them more to contribute to the community as well