Group Living Text Amendments
Welcome

- **Project Staff**
  - Community Planning and Development
  - Consultants
- **Advisory Committee**
  - Group housing providers and advocates
  - Staff and clients
  - Designers
  - Neighborhood stakeholders
  - Elected officials
  - Technical team of agency staff (Zoning, Denver’s Road Home, etc.)
- **Project Objectives**
  - Understand evolving needs
  - Evaluate existing regulations
  - Draft updates
Committee roster will be published this week on project website.

Communication via e-mail.

Discussions will be recorded and notes published on project website.

Question: Allow general public to comment at Advisory Committee meetings?

How can staff assist?

Other topic-specific sub-groups?

Focus Groups?
1. Name, affiliation, subgroup
2. Something little known/unusual/funny about you
3. What success looks like to you at the end of this process
4. How you can help the group get to success
5. What you need from the group (including facilitator) to get to success
Anything missing or contradicting?

a) City’s success definition

Updated Denver Zoning Code related to group living will:
1. Reflect consensus or near-consensus decisions according to decision-making criteria
2. Develop recommendations that are equitable in terms of neighborhood policies and impact.
3. Limit potential for unintended consequences perceived as negative or in conflict with community character, economic viability and existing/future plans and policies.

b) Charter agreements
Why update?

- Outdated, complicated language
  - Identified by City, agency and provider staff and clients

- Emerging uses
  - Tiny Home Villages
  - New interest in SRO

- Changing needs
  - Increasing number of people experiencing homelessness
  - Rising housing costs
  - Aging population
  - Cooperative housing
  - Artist/DIY housing

- Community Corrections moratorium

- Federal regulations

- **Other problems to be identified by this group**

Modern Single-Resident Occupancy (SRO); Landon Architects
Group Living: Regulatory Overview

Household vs. Group Living

Single-Unit
Two-Unit
Multi-Unit
Live-Work

Assisted Living
Residence for Older Adults
Nursing Homes and Hospices
Community Corrections
Shelter for the Homeless
Rooming and Boarding House
Student Housing
Transitional Housing
Special Care Home
Safe House
Details on Group Living Uses:

- **Special Care Home**
  - 12 hours/day of care/treatment
  - Mental illness, addiction, etc.

- **Transitional Housing**
  - More than 30 days, less than 2 years residency
  - First step from shelter to permanent housing

- **Nursing Homes and Hospices**
  - 24 hour skilled medical care

- **Residence for Older Adults**
  - Mobile persons 55 years or older
  - Typically without supervision

- **Assisted Living Facility**
  - 24-hour non-medical supervision
Group Living Basics

• Large and Small Residential Care Uses
  – Large = 9 or more persons
  – Small = 8 or fewer persons

• Shelter uses: Three Types
  – Shelter as permanent, primary use
  – Shelter operated by religious assembly
  – Shelter operated by nonprofit or government agency
Where can I locate a Group Living use type?
- Use Tables
- Use Limitations

What are the limitations?
- Designated contact person
- Spacing and density limitations
- Limitation on number of residents

Examples:
- Community Corrections facilities: may not exceed 40 residents in I-MX- zone districts
- Shelters for the Homeless permitted after Jan, 2005 may not have more than 200 beds.
  - No more than 950 beds permitted in any City Council District
Gathering of Group Living use data is improving
Some data, especially for long-established uses, is limited
This project will include assessment and updates of existing data; continued improvements to data acquisition.

Examples from data we have:
- Shelter for the Homeless: Approximately 1,500 beds in 12 shelters
  - Does not include some facilities run by religious assemblies, which may operate without a permit subject to limitations.
- Special Care: approximately 102 Special Care Homes
- Community Corrections: Approximately 700 beds in 13 locations.
- Transitional Housing: Approximately 14 Transitional Housing locations.
Group Living Data

- Examples of Group Living uses for which data are unclear:
  - Assisted Living
  - Rooming and Boarding Houses
  - Single-Room Occupancy (SRO)

- What maps and data would help this Advisory Committee?
All known issues on the table...
Seek Consensus

- Identify consent items
- Collaborate on changes for non-consent items

Use Criteria-based Ratings

- Rate non-consent items
- Report results
Subgroups

Organize into 6 groups:
1. Homeless shelter
2. Transitional and special care
3. 55+/assisted living
4. Community corrections
5. DIY, artist, co-op...
6. Emerging (tiny houses, SRO...)

Tasks in group:
• Introductions
• Schedule next meeting
• Brainstorm information needs and questions for each other
  – Record on worksheet
  – Turn in worksheet