Group Living Code Amendment

Group Living Advisory Committee
Residential Care and Group Home Proposal Summary
1/21/20

DRAFT language for GLAC review
# Agenda

<table>
<thead>
<tr>
<th>Topic</th>
<th>Time</th>
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</thead>
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<tr>
<td>Welcome and Check-in</td>
<td>11-11:15</td>
</tr>
<tr>
<td>Project updates and timeline</td>
<td>11:15-11:30</td>
</tr>
<tr>
<td>Review and discuss Residential Care Proposal</td>
<td>11:30-12:15</td>
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<tr>
<td>Review and discuss Group Home Proposal</td>
<td>12:15-12:45</td>
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<tr>
<td>Final discussion and close</td>
<td>12:45-1:00</td>
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<tr>
<td>Topic</td>
<td>Section</td>
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<tr>
<td>At-a-Glance Proposal Summary</td>
<td>Slides 4-5</td>
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<td>Group Living Project Details, Progress and Timeline</td>
<td>Slides 6-8</td>
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<td>Current Regulations</td>
<td>Slides 9-12</td>
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<td>Proposed Updates to Residential Care Uses</td>
<td>Slides 13-23</td>
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<td>GLAC Criteria and Problem Statements</td>
<td>Slides 24-30</td>
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<td>Proposed Updates to non-care Group Living uses</td>
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<tr>
<td>Recap of Household Definition proposal (and additional details)</td>
<td>Slides 36-38</td>
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<tr>
<td>Maps and Additional Information</td>
<td>Slides 39-45</td>
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At-a-Glance: Proposal Summary

To address identified problems with residential land use regulations, and to implement Blueprint Denver goals for equity, affordability and flexibility in housing, staff recommends the following changes to the Denver Zoning Code:

1. Update the current definition of “Household” to allow more unrelated people to live together, in alignment with peer cities and evolving demand for flexibility and affordability. (See Recap of Household Definition Proposal, beginning on slide 32)

2. Consolidate current residential care uses and expand permitted zone districts to allow establishment of new shelters, community corrections facilities and similar uses to reduce exclusion of populations and ensure facilities can be established near transit and services.

3. Establish standardized permitting processes and regulations, such as spacing requirements, for all residential care uses.

4. Require Community Information Meetings prior to submitting a formal application for larger residential care uses to notify and educate neighbors and foster positive relationships.
Key goals of proposals

Address Group Living Advisory Committee problem statements
• Current household definition (two adults) is more restrictive than peer cities, limits desired uses and affordable options for residents.
• Residential Care regulations’ complicated layers of use limitations and outdated definitions limit housing and shelter options for vulnerable residents.
• Permitted zone districts make establishing or expanding certain uses nearly impossible.

Reflect stakeholder input
• This proposal reflects feedback from many stakeholders that treating all group living uses the same, rather than singling out certain populations, would be the most equitable approach.

Implement Blueprint and other adopted goals
• Ensure that all residents are treated equitably by revising regulations that effectively exclude some populations from neighborhoods.
• Ensure needed housing, including shelter and community corrections, can be established in Denver.
Group Living Project Overview

Timeline + Schedule

Kickoff: March 2018

Problem Identification: April – August 2018

Solutions Development: Oct 2018-present

Final Strategy Proposals and public outreach:
  • Q1 2020

Public adoption process:
  • Q2 2020 (Includes Planning Board public hearing, LUTI Committee, City Council public hearing and required notification periods).
  • Final hearing anticipated in June 2020

Key Issues

Zoning limits housing for vulnerable populations

Outdated rules don't acknowledge evolution of residential uses

Widely varying permit and notification requirements lack predictability

Current spacing and density requirements have unintended consequences

About the Project

Advisory Committee: 48 members (clients, providers, RNO reps, designers, etc.)

Project Website: www.denvergov.org/groupliving

Relevant Code Sections:
  • Primary Residential Use Definitions (Sec. 11.12-2)
  • Residential Use Limitations (Div. 11.2)
  • Use Tables (by Neighborhood Context)
Timeline

2018
- Project Kickoff
  March 2018
- Problem Statements
  27 meetings + site visits

2019
- Public Open House
  August 2018
- Solutions Development
  12 meetings
- Project on hold
  Temporary Tiny Home Villages
- Solutions Development Continued

2020
- Public Outreach
  Review final strategies and formal zoning code amendments
- Implementation
- Public Adoption Process
- Process
Public Engagement

• Group Living Advisory Committee:
  - 48 members, cross-section of housing providers, residents & guests, designers, neighborhood representatives, advocates and community leaders
  - 27 topic-specific “subgroup” meetings in 2018 & 2019 (focused on residential care, community corrections, shelters, etc.)
  - 5 full GLAC meetings
  - 5 site visits (Denver Rescue Mission, Queen City Cooperative, Step Denver, etc.)
  - All events published on project website and open to the public.

• Public events:
  - Problem statement open house October 2018
  - Four solutions-oriented open houses scheduled in mid-February 2020
    - Tuesday, February 11 | 6 p.m. to 8 p.m. | Bruce Randolph School | 3955 Steele St.
    - Saturday, February 22 | 9 a.m. to 11 a.m. | Goldrick Elementary School | 1050 S. Zuni St.
    - Additional dates/locations in NW and SE Denver TBD

• Staff focus groups with various providers

• Multiple presentations at Inter-Neighborhood Cooperation (INC) and 16 individual RNO/community meetings (as of mid-Jan 2020)

• Staff presentations to advocacy organizations (Anti-Displacement Network Denver, Homelessness Leadership Committee, Denver Commission on Cultural Affairs, etc.)
Current Regulations
CURRENT “org-chart” breakdown of defined Residential Uses

Why this matters: Any household that exceeds the number of unrelated adults above often needs to be permitted as a group living use instead. Often, group living isn’t allowed in as many places and has stricter standards and procedures.

Uses not clearly addressed in current code:
- FFHA Group Housing
- Sober Living
- Cooperative Living
- Multigenerational Housing
Uses not clearly addressed in code

- **State/FFHA Group Housing**: Housing for people who are among the protected classes specified by the Federal Fair Housing Act, State Group Home Statute, etc. Cities must accommodate protected classes in residential areas.

- **Sober Living**: Housing for people who live together as a housekeeping unit and support each other in sobriety but do not receive in-home care. People in recovery are a FFHA protected class.

- **Co-Ops**: Intentional communities of unrelated people living as a functioning household.

- **Multigenerational Housing**: Housing where two or more adult generations of unrelated people live together.
**Current** Zoning Regulations for Residential Care uses: Use-specific and overlapping use limitations in Zoning Code

Use Limitations applicable to all large residential care:

- A Large Residential Care use shall be a minimum of 2,000 feet from another such use; and

- No more than two other such uses shall exist within a 4,000 foot radius measured from the proposed use

<table>
<thead>
<tr>
<th>Use Limitations applicable to all large residential care:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• A Large Residential Care use shall be a minimum of 2,000 feet from another such use; and</td>
</tr>
<tr>
<td>• No more than two other such uses shall exist within a 4,000 foot radius measured from the proposed use</td>
</tr>
</tbody>
</table>

- Shelter for the Homeless (Any Size)
  - 500 feet from a school
  - 950 beds/CC District
  - Max 200 beds for new facilities
  - Variety of process requirements, including committee

- Community Corrections (Any Size)
  - 1,500 feet from residential zone district
  - 1,500 feet from a school
  - Max 40-60 residents
  - Very few permitted zone districts

- Special Care (9+)
  - 1,500 feet from a school
  - Max 40-60 residents
  - Very few permitted zone districts
Proposed Updates to Residential Care Uses
## Current residential uses ranked by permissiveness of zoning

<table>
<thead>
<tr>
<th>Residential Use</th>
<th>Permitted Zone Districts</th>
<th>Other Use Limitations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Living</td>
<td>Allowed in nearly all zone districts</td>
<td>none</td>
</tr>
<tr>
<td>Housing for 55+</td>
<td>Allowed in nearly all zone districts</td>
<td>none</td>
</tr>
<tr>
<td>Assisted Living</td>
<td>Allowed in nearly all zone districts</td>
<td>Spacing/Density in low-intensity zone districts</td>
</tr>
<tr>
<td>Transitional Housing</td>
<td>Allowed in nearly all zone districts</td>
<td>None (&quot;institutionalization&quot; language, no specific requirements)</td>
</tr>
<tr>
<td>Special Care Home, Small</td>
<td>Allowed in nearly all zone districts</td>
<td>None (&quot;institutionalization&quot; language, no specific requirements)</td>
</tr>
<tr>
<td>Special Care Home, Large</td>
<td>Allowed in nearly all zone districts</td>
<td>none</td>
</tr>
<tr>
<td>Nursing Home/Hospice</td>
<td>Allowed in limited zone districts (not low-intensity residential)</td>
<td>none</td>
</tr>
<tr>
<td>Student Housing</td>
<td>Allowed in limited zone districts (not low-intensity residential)</td>
<td>none</td>
</tr>
<tr>
<td>Rooming and Boarding House</td>
<td>Allowed in limited zone districts (not low-intensity residential)</td>
<td>none</td>
</tr>
<tr>
<td>Large Residential Care Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Care Home, Large</td>
<td>Allowed in nearly all zone districts</td>
<td>Spacing/Density</td>
</tr>
<tr>
<td>Shelter for the Homeless</td>
<td>Allowed in nearly all zone districts</td>
<td>Spacing/Density/Buffering/Bed Limits by City Council District</td>
</tr>
<tr>
<td>Community Corrections</td>
<td>Allowed in very few zone districts</td>
<td>Spacing/Density/Buffering</td>
</tr>
</tbody>
</table>

### Small Residential Care Uses

- Household Living
- Housing for 55+
- Assisted Living
- Transitional Housing
- Special Care Home, Small
- Nursing Home/Hospice
- Student Housing
- Rooming and Boarding House

### Large Residential Care Uses

- Special Care Home, Large
- Shelter for the Homeless
- Community Corrections
### Proposed residential uses ranked by permissiveness of zoning

<table>
<thead>
<tr>
<th>Residential Use</th>
<th>Permitted Zone Districts</th>
<th>Other Use Limitations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Living</td>
<td>Allowed in nearly all zone districts</td>
<td>none</td>
</tr>
<tr>
<td>Very Small Residential Care</td>
<td>Allowed in nearly all zone districts</td>
<td>Density limitations in low-intensity zone districts (discussion item, see slide 21)</td>
</tr>
<tr>
<td>Small Residential Care</td>
<td>Allowed in nearly all zone districts</td>
<td>Spacing limitations in low-intensity zone districts</td>
</tr>
<tr>
<td>Non-care Group Living Uses (e.g. Student Housing, Rooming and Boarding, etc.)</td>
<td>Allowed in limited zone districts</td>
<td>none</td>
</tr>
<tr>
<td>Medium Residential Care</td>
<td>Allowed in limited zone districts (not low-intensity residential)</td>
<td>Spacing limitations vary based on zone district intensity</td>
</tr>
<tr>
<td>Large Residential Care</td>
<td>Allowed in limited zone districts (not low-intensity residential)</td>
<td>Density Limitations, Spacing limitations vary based on zone district intensity</td>
</tr>
</tbody>
</table>
Summary of Residential Care Proposal

• Community Corrections, Shelter, Transitional Housing, Special Care all become simply Residential Care.

• Regulate by size and intensity, rather than by specific populations
  o Very Small/seasonal (1-8 guests)
    • Preserve small/seasonal residential care (emergency shelter) as accessory use to religious assembly uses w/o separate ZP
  o Small (9-40 guests)
  o Medium (41-100 guests)
  o Large (101 – no limit)

• Establish standardized use limitations
  o 1,200 feet (~3-block) spacing in lower-intensity zone districts for larger facilities
  o 1-mile radius density limits in lower-intensity zone districts
  o 1,200 feet radius density limits in lower-intensity zone districts for some small facilities*
  o Information Meeting (CIM) required prior to formal zoning permit application for certain facility sizes/zone districts. Not differentiated by population.

DRAFT language for GLAC review
Proposed Consolidation of defined Residential Care Uses

- Residential Care
  - Large
    - Shelter for the Homeless (Any Size)
    - Community Corrections (Any Size)
    - Special Care (9+)
  - Small
    - Transitional Housing
    - Assisted Living (all)
    - Special Care (all)
- Residential Care Facility
  - Large 100+
  - Medium 41-100
  - Small 9-40
  - Very Small/Seasonal ≤8

Non-care Group Living uses
- Group Living In DZC Residential Uses
- See Proposed Updates to non-care Group Living Uses, slide 25

DRAFT language for GLAC review
Conceptual new org-chart breakdown for current Residential Care uses

Group Living
In DZC Residential Uses

Residential Care

Large
100+

Medium
41-100

Small
9-40

Very Small/Seasonal
≤8

Non-care Group Living uses

See Proposed Updates to non-care Group Living Uses, slide 25

DRAFT language for GLAC review
Summary of Proposed Residential Care regulations

Large:
• permitted in higher-intensity commercial, mixed-use and residential districts
• Context-sensitive spacing requirements (up to 3 blocks)
• Density limitations: no more than 2 Large or Medium facilities within one mile radius of a subject site.
• Community Information Meeting required prior to formal zoning permit application

Medium:
• permitted in higher-intensity commercial, mixed-use and residential districts
• Context-sensitive spacing requirements (up to 3 blocks)
• Community Information Meeting required prior to formal zoning permit application

Small:
• Permitted in all zone districts that allow residential uses
• Spacing requirements in low-intensity residential districts (Single-Unit, Two-Unit, Row-Home)
• Community Information Meeting required in low-intensity residential zone districts prior to zoning permit application

Very Small/Seasonal
• Permitted in all zone districts that allow residential uses
• Density limitations in lowest-intensity residential districts

DRAFT language for GLAC review
## Proposed Permitted Zone Districts & Use Limitations: Residential Care

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Process</th>
<th>Permitted Districts</th>
<th>Use Limitations: Spacing and Location</th>
<th>Use Limitations: Density</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential Care Large</strong></td>
<td></td>
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<tr>
<td>• 101 and up</td>
<td>ZP with CIM</td>
<td>Permitted in all zone districts, <strong>except</strong> the SU, TU, RH, MU (-2.5, -3, and -5), RX (-3 and -5), RO, MS/ MX-2x, MS/MX-2A, MX-2A, OS-B, OS-A and OS-C zone districts.</td>
<td>• Subject site for proposed use must be 1,200 feet from any existing Large or Medium facilities in MU (8+), and RX (8+) districts</td>
<td>• No more than three Large or Medium Residential Care within a one-mile radius of subject site for Large facility (including subject site)</td>
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<tr>
<td>• 10-day expansion permitted during emergencies</td>
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<tr>
<td>• A facility intended to house up to 8 non-paroled individuals under correctional supervision shall have a formal, written agreement with the Denver Manager of Safety</td>
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<tr>
<td><strong>Residential Care Medium</strong></td>
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<tr>
<td>• 41 – 100</td>
<td>ZP with CIM</td>
<td>Permitted in all zone districts, <strong>except</strong> the SU, TU, RH, MU-2.5, MS/ MX-2x, MS/MX-2, MX-2A, OS-B, OS-A and OS-C zone districts.</td>
<td>• Subject site must be 1,200 feet from any existing Large or Medium facilities in MU, RO and RX districts.</td>
<td>• None</td>
</tr>
<tr>
<td>• 10-day expansion permitted during emergencies</td>
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<td></td>
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<td>Use Type</td>
<td>Process</td>
<td>Permitted Districts</td>
<td>Use Limitations: Spacing and Location</td>
<td>Use Limitations: Density</td>
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</tr>
<tr>
<td><strong>Residential Care Use Small</strong></td>
<td>ZP with CIM in SU, TU, RH</td>
<td>• Permitted in all zone districts, except the OS-B, OS-A and OS-C zone districts.</td>
<td>• 1,200 feet between facilities in SU, TU, RH only</td>
<td>• None</td>
</tr>
<tr>
<td>• 9 – 40 guests</td>
<td>ZP all others</td>
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<td></td>
<td></td>
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<tr>
<td>• 10-day expansion permitted during emergencies</td>
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| **Residential Care Very Small/Seasonal** | ZP                           | • Permitted in all zone districts, except I-A, I-B, AIO, OS-B, OS-A and OS-C. | • None                                  | • No more than three (permanent, does not impact accessory use) Small/Seasonal Residential Care Facilities within a 1,200’ radius of a subject site in SU, TU, RH zone districts only |
| • Very Small Permanent           | No ZP when accessory to Religious Assembly Use preserves existing allowance for small shelters operated by religious assembly uses |                                                                                    |                                       |                                                                                                       |
| • 8 or fewer guests (year-round) |                                                                            |                                                                                    |                                       |                                                                                                       |
| • A facility intended to house up to 8 non-paroled individuals under correctional supervision shall have a formal, written agreement with the Denver Manager of Safety |                                                                            |                                                                                    |                                       |                                                                                                       |
| • Seasonal Permanent            | Up to 100 guests             |                                                                                    |                                       |                                                                                                       |
| • Operation up to 130 days/year (non-consecutive) | Up to 130 days/year (non-consecutive) |                                                                                    |                                       |                                                                                                       |
Community Information Meeting

- Applicant-hosted public meeting required prior to Zoning Permit application

- Notice requirements:
  - Posted Notice
  - Mailed Notice to:
    - RNOs and Council Members within 400 feet
    - Tenants and owners of properties within 400 feet (based on community feedback to include renters in notice)
  - Outreach to other relevant neighborhood-service organizations (churches, nonprofits, etc.)

- Translation of notice and materials required where warranted (via guidelines)

- Neutral facilitation/record-keeping required (via guidelines)

- Applicant to provide record of meeting as part of Zoning Permit application materials

- CPD will publish minimum guidelines for Community Information Meeting
## Use Limitations: current and proposed

<table>
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<tr>
<th>Use Limitation</th>
<th>current</th>
<th>proposed</th>
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</table>
| **Spacing**                             | • Large (9+) 2000 ft  
• Small (8 or fewer) None                                                  | • Large/Med/Small: 1,200 ft/600 ft/0 ft depending on zone district  
• Very Small: None                                                                 |
| **Density**                             | • Large (9+) 2 existing within 4,000 ft radius of subject site  
• Small (8 or fewer): None                                                  | • Large Facility: 2 existing within 1 mile radius of subject site.  
• Med: none  
• Small/Very Small Facility: 2 existing within 1,200’ of subject site in some zone districts |
| Shelter beds permitted in city council district | 950                                                                     | No bed limit per council district                                         |
| **Community Corrections buffer requirements** | • 1,500 feet from schools  
• 1,500 feet from residential zone district                              | No buffer requirements                                                     |
| **Shelter Maximum Guests**               | 200 (exceptions for some existing facilities)                           | No zoning code guest/resident limit for large Residential Care facilities |
| **Community Corrections Maximum Residents** | 40 to 60 (depending on zone district)                                   | No zoning code guest/resident limit for large Residential Care facilities |

*DRAFT language for GLAC review*
GLAC Criteria and Problem Statements
GLAC Decision-Making Criteria

1. Is consistent with adopted plans (Pass/Fail - Must Pass per Charter 3.2.9(C) and DZC 12.4.11.4.A)

2. Is equitable – not necessarily equal – in terms of neighborhood policies and impact

3. Provides for more affordable and attainable housing options across the full range of resident incomes, considering creative options in the process.

4. Limits potential for unintended consequences perceived as negative or in conflict with community character, economic viability and existing or future plans and policies

5. Is clear to administer and enforce

6. Is clear and predictable to all stakeholders

7. Uses language that is consistent with relevant city, state and federal regulations

8. Is enforceable with minimal entry to properties by Zoning & Neighborhood Inspection Services and other staff
Application of decision-making criteria

1. Is **consistent with adopted plans** (Pass/Fail - Must Pass per Charter 3.2.9(C) and DZC 12.4.11.4.A)

   This proposal implements many adopted plan policies for expanding affordable, equitable and flexible housing options, especially for Denver’s most vulnerable populations, as set forth in Blueprint Denver, Housing an Inclusive Denver, etc.

2. Is **equitable** – not necessarily equal – in **terms of neighborhood policies and impact**

3. Provides for **more affordable and attainable housing options** across the full range of resident incomes, considering creative options in the process.

4. **Limits potential for unintended consequences** perceived as negative or in conflict with community character, economic viability and existing or future plans and policies

   This proposal is equitable in that it moves away from regulating and excluding residential uses by population type, incentivizes smaller, more distributed facilities and increases opportunities for housing the city’s most vulnerable residents. It provides additional flexibility for providers to offer affordable and attainable options. It limits unintended consequences by establishing clear, predictable use limitations and criteria and by requiring pre-application community meetings for the highest-intensity uses to enable relationship-building between providers and neighbors.
This proposal has been developed in close collaboration with review and provider agencies to ensure it would establish clear and predictable regulations that are enforceable and consistent. It is consistent with relevant city, state and federal regulations as it provides the flexibility for uses to operate per those regulations where they apply.
Problems identified by Community Corrections Subgroup

- Demand exceeds current capacity
  - Proposal removes barriers to new facilities and facility size caps in zoning
- Limited space in applicable districts for new facilities
  - Proposal opens up new zone districts to these types of uses
- Many existing facilities are compliant or nonconforming uses, which have limited allowances for expansion
  - Code language updates will provide process & criteria for expansion of existing compliant or nonconforming facilities.
- Vehicle parking requirements exceed demand and take up space
  - Proposal will update parking requirements for residential care uses
- Population Density requirements need revision
  - Proposed language will defer to state and federal regulations and standards for service provision, space per resident.
Problems identified by GLAC Transitional/Special Care subgroup

- Sober Living Homes are not clearly identified and regulated as a Group Living Use.
  - Proposal will clarify that sober living homes where participation in treatment or care is required are Residential Care Facilities, apply regulations (e.g. off-street parking requirements).

- The distinction between services provided in a Transitional Housing setting and a Special Care Home facility are unclear.
  - Proposal will consolidate list of uses to one use type, Residential Care, with standardized requirements.

- Small Residential Care Facilities contribute to the concentration of services and “institutionalization” of neighborhoods but face far fewer requirements than Large Residential Care.
  - Proposal will establish off-street parking and other requirements for Residential Care Facilities serving 8 or fewer guests, and a density requirement limiting such facilities to 2 within a 3-block radius of a proposed site.

- Establishment of new Large Residential Facilities near adequate transit and services is limited by zoning, spacing and density requirements.
  - Proposal will reduce obstacles and open new zone districts to Residential Care uses.

- Neighborhood role in permitting decisions is unclear and difficult to explain to the public, especially for Small Residential Care Facilities.
  - This proposal establishes the Community Information Meeting requirement for Residential Care Facilities.

- Minimum 6,000-square-foot lot dimension for Residential Care Facilities may have the effect of concentrating such facilities in suburban neighborhoods.
  - This requirement would not be retained in the code update.

- Section 11.2.9.1.F, specifying compliance with the Denver Building and Fire Code, is redundant, as all residential uses must comply with the Building and Fire Code.
  - Staff continues to discuss with implementation staff in Development Services whether this language in the Zoning Code is useful.
Current limitations on spacing, density, and size for shelters are difficult to administer and have unintended consequences, including overreliance on emergency determinations to expand existing facilities and continued concentration of legacy facilities in certain neighborhoods.

- This proposal moves away from regulating certain populations by consolidating to one use type with standardized outreach, facility size and location use limitations.

City Council districts are the wrong geographic units for regulating the maximum number of beds for shelters as permanent, primary uses.

- This proposal would replace the current council district “bed limit” with a geographic density limitation for all Residential Care Facilities.

The terms “beds” and “residents” are used inconsistently, and the use of “beds” as a measure of facility size does not reflect best practices for limiting the size of shelters.

- This proposal consolidates to “guests.”

Definitions of shelter types are confusing, have ineffective and inequitable public involvement procedures, and make it difficult to combine a continuum of shelter to housing options in one facility.

- This proposal moves away from defining multiple shelter types and specifies that multiple housing options are permitted on a single zone lot.
Proposed updates to non-care Group Living uses
CURRENT “org-chart” breakdown of defined Residential Uses

- Household Living
  - Sigle-Unit use = 2 unrelated adults Unlimited relatives
  - Multi-Unit use = 4 unrelated adults Unlimited relatives

- Group Living
  - Residential Care
    - Large
      - Shelter for the Homeless (Any Size)
      - Community Corrections (Any Size)
      - Special Care (9+)
    - Small
      - Transitional Housing
      - Assisted Living (≤8)
      - Special Care (≤8)
  - Non-care Group Living uses
    - Assisted Living 9+
    - Rooming and Boarding
    - Nursing/Hospice
    - Housing for 55+
    - Student Housing

Residential Care: Large and Small categories.
Non-care Group Living uses: Assisted Living 9+, Rooming and Boarding, Nursing/Hospice, Housing for 55+, Student Housing.
Disposition of existing uses under current proposal

- Residential Care
  - Large
  - Small
- Shelter for the Homeless (Any Size)
- Community Corrections (Any Size)
- Special Care (9+)
- Transitional Housing
- Assisted Living (all)
- Special Care (all)
- Nursing/Hospice
- Residential Care Facility
  - Large 100+
  - Medium 41-100
  - Small 9-40
  - Very Small/Seasonal ≤8
- Group Living In DZC Residential Uses

Now Res Care
- Nursing/Hospice
- Assisted Living 9+
- Student Housing
- Rooming and Boarding
- Housing for 55+
- Non-care Group Living uses
- Now Household

Existing uses addressed by this proposal
Conceptual new org-chart breakdown for Residential Primary Uses

**Household Living**
Up to 8 adults living in a dwelling unit as a single, non-profit housekeeping unit, with any number of minor relatives. One additional adult for every 200 square feet of finished floor area above 1,600 square feet. Includes uses like:
- Dwelling, Single-Unit
- Dwelling: Two-Unit
- Dwelling: Multi-Unit
Households can be
- Cooperative Housing
- Multigenerational housing
- Groups of people choosing to live together

**Residential Care**
A structure where as a condition of residency, persons receive treatment, supervision, personal care, protective oversight, assistance with activities of daily living or similar services on-site. Tenancy may range from overnight to permanent. Includes (but not limited to) uses like:
- Shelter
- Some types of sober living
- Community Corrections and Halfway Houses
- Solutions/Navigation Centers with residential component
- Assisted Living
- Nursing home or hospice
- Transitional Housing

**Group Housing**
A residential structure housing a number of persons exceeding what is permitted in a household, are not living together as a single non-profit housekeeping unit, and who may not live in a self-contained dwelling unit. Residents may have individual or shared rooms with common cooking facilities, bathrooms and gathering areas. Residents are capable of independent living and are not required to receive care or treatment on-site. Residents may only have access to their personal spaces. Tenancy may range from at least 30 days to permanent. Includes, but not limited to, uses like:
- Rooming and Boarding
- Student Housing
- Permanent Tiny Home Village
- Single-Room Occupancy Housing

DRAFT language for GLAC review
Proposed Permitted Zone Districts & Use Limitations: Group Home

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Process</th>
<th>Permitted Districts</th>
<th>Spacing and Buffers</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group Home</td>
<td>ZP</td>
<td>• MU, RX, MX, MS, CC, CMP</td>
<td>• None</td>
<td>• none</td>
</tr>
</tbody>
</table>
Recap of Household Definition Proposal
and additional details
Definition of "Household"

Current definition:
- Single-Unit use (typical detached house): 2 partners or unrelated adults, unlimited family members of any age
- Two- or multi-unit use (duplex, apartment, etc.): 4 unrelated adults, unlimited family members of any age.

Why it's a problem:
- Significantly lower limit on unrelated adults compared to peer and Front Range cities (average is 5)
- Forces uses otherwise functioning as households into more restrictive Group Living category
- Limits desired uses (cooperative living, co-living, etc.)
- Equity issue in city with high housing costs
- Prevents people from buying or renting housing together, though data shows increasing numbers of Coloradans live with friends and nonrelated roommates. (ex: [https://denverite.com/2019/08/14/more-and-more-families-are-doubling-up-in-colorado-homes/](https://denverite.com/2019/08/14/more-and-more-families-are-doubling-up-in-colorado-homes/))
- Update would benefit neighborhoods and widen opportunities for housing by allowing people to pool resources, couples to take on a roommate, families to share housing, etc.

Proposed update:
- Proposes to regulate Household Living as follows:
  - Treat single-unit dwellings (houses) and multi-unit dwellings (duplexes, apartments, etc.) the same
  - Allow any dwelling unit to be occupied by up to 8 unrelated adults living as a housekeeping unit
  - Allow any number of minor relatives (including adoption, marriage, guardianship, etc.)
  - Where a structure exceeds 1600 square feet in gross finished floor area, an additional 1 unrelated adult would be permitted for every 200 additional square feet.

DRAFT language for GLAC review
What is a “non-profit” housekeeping unit?

Generally speaking, a non-profit housekeeping unit’s residents do not operate the household as a commercial venture or operation with the primary purpose of earning a profit. Key characteristics of a typical, non-profit household include:

• All household members have physical access to all rooms within the house, including bathrooms and the kitchen.
• All residents live in the dwelling unit by choice, and generally all residents share in all aspects of domestic life.
• All household members use the house and the adult members run the household as a unit or group, making decisions on how to use and run the house for the benefit, safety, and enjoyment of the whole household group, and generally to the exclusion of no single household member.
• No third-party or other outside “operator” makes decisions about how the home is run or operated, or how long residents may stay, or whom may reside in the home.
• The dwelling unit is typically financially self-supported by those living there (e.g., by paying rent or a mortgage).
• No paid outside staff or manager is involved in the supervision of residents or operation of the house.
• No expectation that residency includes the provision of professional therapy, counseling services, treatment, or other types of health care services.
• The home is not required to be licensed by the State of Colorado or by the City of Denver.
• Individual adult members of the household are generally free to come and go as they please from the home, and their tenancy is typically not formalized or obligated by a contract with a third-party (other than a lease for rental from the property owner).
Maps and Additional Information
Map of D-GT, D-AS Zone Districts
Illustration of 1-mile density requirements

Scale is approximate
Illustration of 1200' Density/1200' Spacing Requirements

Scale is approximate
New facilities could be established in tan areas.

Where 4,000' buffers overlap tan areas, presence of other Large Residential Care Facilities would preclude additional CCFs.
GLAC process Agreements

- Give input in all meetings openly and honestly – without hidden agendas.
- Engage with all committee members and members of the public in a respectful manner when participating in official committee work.
- Ask questions to increase understanding of others’ perspectives, rather than jumping to conclusions.
- Seek solutions to any disagreements that are mutually satisfying for all committee members and affected populations, considering equity and other agreed-upon decision-making factors to guide recommendations.
GLAC Definition of Success

At a minimum, the updated Denver Zoning Code related to group living will:

• Not be predetermined; rather, it will be based on meaningful opportunities for input in which people feel heard during and at the end of the process.

• Reflect consensus or near-consensus decisions according to a set of decision-making criteria developed with committee members.

• Include recommendations that are equitable – not necessarily equal – in terms of neighborhood policies and impact.

• Represent recommendations that provide for more affordable and attainable housing options across the full range of resident incomes, considering creative options in the process.

• Represent recommendations that have considered and seek to limit potential for unintended consequences.