I strongly oppose Denver's group living changes because I value the rights of my neighbors to live in families, to have access to quality affordable housing, to enjoy peaceful and quiet use of their property, and to have access to adequate parking in their neighborhoods.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders- however this is short-sighted and does nothing to solve the affordable housing crisis. Allowing more unrelated individuals to rent structures that have no requirement to provide adequate bathrooms, cooking facilities, and space only further takes advantage of marginalized groups.

The proposal does nothing to address concerns around parking, crowding, and commercialization. Peer cities like Seattle have major issues with noise, parking, and inadequate rental spaces due to group living.

Group living restrictions ensure that rental housing is adequate for those who are renting and help to hold landlords accountable. These rules keeps our neighborhoods livable. The city is currently unable to respond adequately to ordinance violations; relaxing laws in an effort to increase density in homes that cannot support it will only lead to increased violations of noise, parking, refuse, and land use violations. This will negatively impact the quality of life in our neighborhoods.

I live in a neighborhood in which the current group living restrictions are being violated, and I can assure you that housing 5+ unrelated people in single-family homes (3 bed, 2 bath 800 sq ft) leads to issues with noise, garbage, parking, pets, and crime. I would support these changes if the homes were required to apply for zoning variances and have adequate restrooms, parking, and space to accommodate 5 apartments- but that is not the case as it is written.

This proposal will provide inadequate and substandard housing and there are better ways, such as allowing ADUs, to modernize zoning. Please vote to defeat this proposal.

Taylor Kvasager
1721 Uinta St
Denver, CO 80220
Andrew Webb,

I am a Denver resident who supports Denver’s group living rule update to the zoning code. I support this change for the following reasons:

- My LGBTQIA+ neighbors are discriminated against with the current living codes.
- The high cost of living and unchecked rent increases are making it nearly impossible to afford a home by oneself.
- Hundreds of Denver residents--including students--are already experiencing homelessness. This number will only increase as eviction moratoria expire.

This is a simple feasible way to free up more housing for people who need it most, at a time when affordable housing is scarce. I value the right of all Denver residents to live in groups of their choosing.

Please vote to pass this group living proposal.

Susan Dunlap
SusanDunlap303@gmail.com
1235 Grant St #205
Denver, Colorado 80203
Hello,

I’m writing to voice my strong opposition of the Group Living Proposal.

As a Denver native, a busy real estate agent of the last 15 years and an active real estate investor myself (owning several investment properties – single family homes and duplexes mainly) around the Washington park area (where I also live with my family) I have very big concerns about the density and declining property values that will occur because of this for the following reasons.

I already know of three groups of investors forming to purchase larger homes to turn into rental properties to maximize rents, which is great for us investors, but will be at a substantial detriment (financially and from a livability perspective) to the current owner occupant neighbors.

I’m shocked that we have now gotten a handle on the enforcement AirBnB’s so that they don’t negatively impact a neighbor’s property values and right to enjoy their primary residence, yet we would allow this density (which is at least similar, and arguable much worse than the effect of a non-owner occupant airBnB next door). This goes against all I know about zoning up until now.

My neighbor’s house is large and can be rented to 10 unrelated parties and their relatives. I would now pay quite a bit more (substantially more and maybe double!) to purchase these homes as rentals...the income is huge!

As an investor, if this passes I too will start buying larger rental houses to add to my portfolio as so will many of my friends and clients (along with the 3 groups that I already know are actively soliciting homeowners and identifying the best sizes of home and areas for the most income potential...there won’t need to be any regard for who lives there currently of course.

Rents will still go up and properties will become more and more run down as the density of rentals will go up exponentially. The essence of our neighborhoods will definitely change as it has already in so many other cities that we can already site as examples of this.

Please vote to oppose this proposal...it makes no sense for my neighborhood or those that I work in every day.

Sincerely,
Casey
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I, like so many of my neighbors in Southmoor Park, am opposed to the current group living proposal. Whatever problems that this proposal seeks to alleviate, it does not take into account what family neighborhoods are really about, and why a family buys a home and what they expect and wish for when they buy it: their expectations for their lives, their neighbors, and the quality of those lives — including the density of traffic, parking, noise, and neighbors. The rush to more and more density in every aspect of housing is short-sighted and ill-considered in so many ways, but this particular plan, being pushed when so many people affected by it oppose it, is the exact opposite of what democracy is supposed to be about. Last year, a very few people decided Denver needed bike lanes, and millions of dollars are spent for lanes that very few wanted and which very few seem to use. Now, the few people who stand to make a great deal of money off of this particular housing proposal have sadly pushed through an idea that no one but they want. Since comment has been invited, this is my view — one in which I am certainly not alone but share with so many neighbors in Southmoor Park. I have written my views in the past to Kendra Black though she does not agree — all of her arguments favor builders, economics, money-making, and high density housing for low income people. Her least concern is the quality of life in a neighborhood. Quantity (housing for more people) is all that matters to her. All I can democratically do is vote against her the next time she goes up for election, and write this letter with the hope that someone might be interested in what the majority of people who will be affected by this plan actually think about it.

Samuel Feld
3671 S. Pontiac Way
Denver, CO 80237

303-759-5232
Dear Mr. Webb and City Officials,

I am strongly opposed to the Planning Board’s proposed Group-Living Text Amendments that would relax the household and group-living standards by amending Article 11 (and other, related portions) of the Zoning Code. The Comment Log demonstrates that the clear majority of the public comments also oppose the proposed change. The Planning Board has provided no evidence that the proposal will do any good, and it is sure to harm Denver’s downtown neighborhoods, like the one where I live. The COVID-19 pandemic does not provide a good excuse for the change. If anything, it is yet another reason not to increase the numbers of unrelated people living together in downtown Denver households. And the proposed change would let landlords prey on the upcoming wave of evictions. I also do not think it is good for Denver to put halfway houses in its downtown, residential communities near children.

Thank you for considering your constituents’ input.

Sincerely,
Kathleen Sgamma
1700 Bassett St.
Hello,

Thanks for the opportunity to provide public comment on the draft changes to residential use rules. I have to admit that I do not have time to read the revisions in full. However, as a resident of Denver I am strongly in favor of the change in 11.12.2.1(B)(2)(c) that allows for more unrelated adults to live together. These changes to the definition of a "family" are critical for increasing housing affordability and inclusivity. Thank you for proposing this change and please know that I fully support bold action to increase housing affordability and inclusivity. I support Denver blazing a trail for others to follow.

Thank you,
KC McFerson

P.S. Thank you for managing public comment. I appreciate your work.
I am always surprised at the lack of creative thinking and the knee jerk -quick solution thinking when it comes to problem solving.

**Penalize one group to advance another group.**

In this case, penalizing home and property owners- good tax payers- who chose their neighborhood because of the **established neighborhood community**, characteristics, charm, architecture, location, residents, cleanliness, crime rate, parking etc.

Now this choice is in jeopardy- so as to try and solve another problem of low cost housing needs, detention and rehab homes and the other proposed zoning changes. Doesn’t take a rocket scientist to know this solution will only create another set of problems to soon be solved. This is short sighted problem solving. Check it off the list.

Denver is currently a top destination to live and has been since pot was legalized. I have lived here for 61 years and can hardly believe the changes. Do you think the increase in population is directly related to the problem you are trying to solve?????

More people does not mean anything but more challenges and problems for a city that can’t geographically grow anymore. But I know you want the taxes $$$$ the immediate reward - another short term goal- no strategy -no vision -no planning here. Just waiting for the problem to develop -then try and solve after the fact. Hardly inspiring.

Where are the concerned Denverites in government that want to preserve this great city and all it offers?

I don’t pretend to have the solutions for the problem you propose to solve but the answer is NOT by forcing your way into established Denver neighborhoods with the group living arrangement. I already cannot have my family/friends visit me in Platt Park because of all the multi/use dwellings that you have approved and there is currently no where to park.

Someone needs to have some vision and see into the future before this beautiful city just becomes another big city with big city problems that ultimately will drive the good citizens away. Just look what’s going on now in all the great American big cities.

It clearly doesn’t work.

Please protect this great city and its' established neighborhoods.

Kindest regards,

LINDA WEST
Concerned Denver citizen
August 17, 2020

TO: Members of the Denver Planning Board

RE Group Living Amendments to Denver Zoning Code

I have served for the last 2 ½ years as a member of the Group Living Advisory Committee. I have been very impressed with the willingness of the committee members to consider and balance the needs of the providers of services, citizens who wish or need to live in different types of housing and very diverse Denver neighborhoods. Most of us attended full-committee meetings and several topical sub-group meetings and read a very large number of drafts and research papers. We also attended some or most of the public meetings. Most importantly, we and the staff listened to each other and the comments from citizens. The committee’s staff, especially Andrew Webb, attended a very large number of meeting of Registered Neighborhood Organizations as well as office-hours for the public.

I was especially interested to serve as a member of the Group Living Advisory Committee because I was involved in many meetings in the early and mid-1990s as a representative of Inter-Neighborhood Cooperation in drafting many of the current group-living provisions of the Denver Zoning Code. Those efforts began when a few inner-city neighborhoods began to notice that virtually all shelters for the homeless, community corrections facilities and large group homes were located in a small number of inner-city neighborhoods. We persuaded City Council to enact many changes and, later, many additional amendments.

By 2018, however, City Council, the Mayor, providers and many citizens agreed that several of those provisions were outdated, inequitable and did not reflect best practices or the way that many people want to live today. In addition,
Denver’s great population growth with insufficient affordable housing added urgency to the need to re-think Denver’s group-living zoning ordinances.

I whole-heartedly support the current draft of the proposal being considered by the Planning Board and encourage you to vote in favor.

I will add, however, that I agree with many commenters that citizens have little faith that ordinances will be effectively and promptly enforced. If these amendments are adopted, the administration needs to provide adequate funding, public education and staff training to allow equitable enforcement.

I have had the honor of serving on a number of planning committees and organizations over many years. One of the most memorable was the advisory committee that prepared the 1988 Comprehensive Plan. I believe the key phrase of that plan, authored by Planning Board Chair Bill Hornby – “a city that is livable for all of its people” – summarizes the purpose of these amendments.

Thank you for your consideration.

Michael Henry
1201 Williams Street #5C, Denver, CO 80218
303-377-6609
Andrew Webb,

I’m writing to let you know I’m fully in support of the changes to the group living changes. I support the right of individuals to determine the living arrangements that work best for them, and to define the groups or type of family with whom they choose to live.

We have a severe housing crisis in Denver that will take years to address. This crisis has its roots in explicit and deliberate racist housing policies implemented by Federal, State and Local governments starting in the 1930’s and continuing through the 1960’s. While the official racist policies have been changed, the residual effects of those policies are strongly in place, as evidenced by the existence of so many neighborhoods where only single family homes are permitted, and with RNO’s and other NIMBY groups (and individuals) fighting efforts to increase the availability of affordable housing. These forces have made increasing the supply of housing and easing the housing crisis extremely difficult.

The group living changes will add flexibility in how existing housing can be occupied so that more individuals can be housed within our existing housing stock. With more than 100,000 evictions expected this winter as a result of job losses resulting from COVID 19, and with Governor Polis abdicating his responsibility to protect renters from eviction (noting that Republican Governor DeSantis in Florida and Republican Governor Abbot of Texas both ordered eviction moratoriums, while our Democratic governor has provided no protection) the group living changes will provide opportunities for individuals to share housing to reduce costs and will reduce the number of people made homeless as a result of evictions.

In view of Denver’s long term housing crisis, which has been made suddenly and dramatically worse by unemployment resulting from COVID-19, making the proposed changes to the group living ordinance is the right thing to do. In fact, not making the changes would be cruel and irresponsible.

Regards,

Greg
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Posting by Councilwoman Kendra Black, District 4

https://nextdoor.com/news_feed/?post=157743227

Quit with the racism and labeling minority as low income. Green is the only color needed in this district. This district is a residential district, not a business district. Denver’s Group Living Proposal is all about business, not family or equality.

Stephanie A. Weber
To:  
Kendra Black, Councilwoman  
Denver City Council, District 4

From:  
John and Linda Boozer  
3701 S. Quebec Street  
Denver, CO  80237

Dear Kendra:

Thank you for meeting with us and some of our neighbors in the Southmoor Park South area. Our gathering included neighbors who have lived in the area well over 20 years each. So, these comments are made with a concern for those in need of group living accommodations and reasonable expectations of the neighborhood. While we admittedly do not speak on behalf of 600+ homes in our neighborhood, we have diverse representation, including White-American and African-American homeowners.

After meeting with you, we are in agreement with your position on this critical issue. Below are the overall comments and recommendations about the group living proposal.

1. Household Size: We agree that the current limit of 2 unrelated people can be increased somewhat. We have serious concerns about the proposed limit of 5 unrelated people plus family members and going to 10 unrelated people plus family members. The idea of up-to 10 families living in a typical single family home is very concerning. We are sensitive to the needs of vulnerable residents including seniors, children and people with disabilities. We are in agreement that there should be a cap of 4 unrelated people plus their family members. We further recommend that there be no fewer than 250 sq ft living space per person, per residence.

2. We generally support small group homes in our neighborhood. In fact, we have had several in our neighborhood, including next door. We support the Very Small Residential Care proposal, but do not support community corrections or shelter in SU neighborhoods. We believe that it is highly unlikely that either of these uses would go into a single unit home due to the cost necessary to renovate it. So, by removing corrections from Very Small Residential Care, we don't think it will result in fewer possible locations. We are sensitive to issues of location, however, as residential community members, we feel it to be only reasonable to place correction housing in areas of industrial zoning and at least ½ mile from any public school. If locating correction housing into industrial areas only is not doable, we strongly recommend that correction locations be placed fairly by lottery with no area of one square mile or more being excluded.

Thank you again for making sure that we now have a voice in decisions for the group living proposal.
We are providing feedback about the draft zoning code language on group living rules released by the City on July 17, 2020. As context for these comments, we want to begin by stating that we believe zoning and housing rules should promote the general welfare of all residents. Further, community safety, health, and housing affordability are issues that are directly impacted by zoning rules.

**Feedback on the Process**
The process led by the city concerning this zoning code update has not been publicized enough. The consensus understanding of most Denverites is that major zoning updates were completed in late 2019 when Denveright was approved. Even our colleagues, friends and neighbors who are most engaged in city matters are unaware of the group living rules update work. Additionally, COVID-19 has made public engagement in the process more cumbersome and unclear. We strongly urge the city to delay the process of considering and approving these rules to allow for greater public awareness, engagement and input.

**Feedback on the Proposed Zoning Code Changes**
These comments are organized according to the “Key problems / Proposed solutions” chart on the City’s Community Planning & Development page.

*Regarding the outdated definition of “household” and the proposed change of allowing more unrelated people to live together:*

- While this recently released version of the Group Living Rules reflects a reduced number of unrelated adults who can constitute a household compared to earlier drafts, the code as drafted would still allow upwards of 10 unrelated adults to live together in many homes throughout the city. Ten unrelated adults living together is still substantially too high.
- We believe Denver's definition of "household" should be updated to sync with surrounding cities but not extend beyond those limits. Boulder and Littleton allow three unrelated adults; Aurora, Northglenn and Westminster allow four; and Castle Rock, Colorado Springs, and Lakewood allow five (source 1). However, we are adamantly opposed to rules that put Denver out of step with these close-in communities.
- The city’s assertion that increasing the number of unrelated adults who can live together will make housing more affordable is unfounded because:
  1. The cities used as a model for Denver’s update (source 2) are among the most unaffordable in North America – San Diego, Seattle, and Vancouver. In fact, Seattle’s year-over-year rent cost is increasing at double the rate of Denver’s (6% vs 3%, see sources 3 and 4 respectively). We agree with Councilman Kevin Flynn, who is quoted in the Denver Post as saying, “We can’t keep doing what the most expensive cities in America are doing and expect a good result” (source 5).
  2. The city’s assumption of improved affordability fails to consider how the rule change would impact the value of real estate. Consider this very plausible scenario: A 4,100 sq foot home in Sunnyside goes on the market. Interested buyers include (A) a family with children who hope to live in the home for at least 10 years, and (B) a real estate investor who plans to rent the home to 10 unrelated adults under the new zoning code rules. Who is more likely to bid aggressively on this property? The investor. Further, if the real estate investor makes the purchase, there can be a detrimental side effect of inflating other nearby property values, too. For example, higher property valuations lead to increases in property tax, which frequently force older and retired neighbors to move because they cannot pay increasing property taxes on a fixed income.
Regarding the residential care regulations and the proposed change of categorizing them by size instead of the needs they serve:

- We believe all of Denver’s residents – regardless of race, income, age, etc. – benefit from a safe city. The proposed changes to the Group Living rules will make Denver less safe.
- The city’s proposed solution to categorize group living homes by size instead of the needs they serve is misguided. It conflates two discrete issues: (A) the need to bring the number of unrelated people who can live together in a household in line with neighboring communities and (B) the need to meet demand for group living facilities that provide services to vulnerable residents.
- The proposed rules essentially mean that a group home of any type has a presumptive right to locate nearly anywhere. That’s extreme. We could support more measured steps such as streamlining the permitting process for group homes and identifying a broader range of areas than is currently available to them to locate – such as along commercial corridors where there is already increased density. Group facilities are fundamentally different from non-commercial housing and single-family homes and it will not work to set them up anywhere and everywhere.
- The impact the proposed rule changes will have on safety has not been adequately considered. Crime is not even mentioned among the problems, solutions or considerations that we could find on the city’s Group Living page. As stated at the beginning of these comments, we believe community safety is directly impacted by zoning rules – and the impact of rules changes on crime and safety must be thoroughly considered before implementing changes.

1. Community Corrections homes are currently “under strong oversight” according to the Group Living webpage. We hope that is a true statement given that recent reporting exposes a rise in the number of violent offenders being placed in community corrections. According research quoted in the Colorado Springs Gazette, “the number of residential and nonresidential offenders is rising again [statewide]. There are plans in [the] coming year to add more bed space, which, if current trends continue, will increasingly be occupied by a more violent mix of offenders, including murderers, armed robbers, and those convicted of sexual offenses… The number of residential community corrections offenders whose underlying conviction was a drug crime has declined by one-third since 2009. But that number has been nearly equally offset by the increase in residential offenders with violent criminal convictions, like child abuse, assault, sexual assault, kidnapping and homicide" (source 6).

2. The proposed rules assume that because Community Corrections is currently “under strong oversight,” that level of oversight will continue despite significant systemic changes. This assumption appears risky and unreasonable. The current Community Corrections homes operate at a sustainable scale that allows for appropriate resources to fund 24/7 oversight and maintenance of a safe living environment for residents. However, the city’s proposal to create more, smaller facilities upends this scaled model that currently works well. There is no evidence that the same level of oversight can be offered by smaller providers at this smaller scale. What’s at risk is the safety and quality of life in many of Denver’s residential neighborhoods.

3. It’s reasonable to expect that dispersing these facilities and creating more, smaller homes will add to the regulatory burden. We are living in a time of drastic cuts to public budgets and significant uncertainty about the city’s economic recovery timeline; now does not appear to be the time to make Community Corrections oversight more complex and costly.

4. Should these zoning changes go into effect and Denver’s capacity for Community Corrections grows, the city and its neighborhoods may expect to receive an influx of referrals from other jurisdictions in Colorado. The Colorado Department of Corrections and the Colorado Judicial Branch (Probation) can send offenders from any part of the state to community corrections homes in Denver.

5. Systemic problems with halfway houses impact the safety of the immediate vicinity (source}
7). We agree with Vincent Carroll’s comments in a Denver Post column about the proposed rule changes: “People released from prison to halfway houses, a number of whom have histories of violence… it’s hardly reactionary to wonder whether plopping them into suburban-type neighborhoods that are often isolated from [special] services is a sensible reform” (source 8). The city has not addressed what appropriate oversight of smaller and more disperse facilities should look like to preserve community safety and the effectiveness of these homes for residents.

- These proposed changes to the zoning of Community Corrections homes would take effect at a very concerning time. Denver is currently experiencing its most violent year in decades. Apparently in response to COVID-19, the city is arresting and jailing far fewer people, and has released 45% of inmates to avoid outbreaks. It’s far too soon to understand the ramifications on safety of this hastily made and implemented decision. When you combine increasing crime, swiftly decreasing the jail population, and zoning rules that change the oversight of Group Living houses, these actions may trigger an enormous ripple effect on community safety across our city – the perfect storm.

In closing, we do not believe Denver’s citizens have been adequately notified and engaged in these proposed zoning changes which would have massive and unexamined impacts on community safety, affordability, health and quality of life in our residential neighborhoods. We oppose strongly any changes to the group living rules that would put Denver’s household size (for a home of any size) out-of-step with close-in communities. (It hardly seems sensible to encourage more unrelated people to live together in the midst of a global pandemic.) We also oppose categorizing group homes only by size instead of the needs they serve because group facilities are fundamentally different from residential, single-family homes. The city has not adequately addressed how it will ensure proper oversight of smaller group homes situated throughout Denver’s residential areas at a time when crime is dramatically on the rise. We respectfully submit these comments in anticipation that these proposed changes will be reconsidered and rejected.

Submitted by Jill & Christian Anschutz

Sources:

5. https://www.denverpost.com/2020/03/12/carroll-denver-should-rethink-its-radical-plan-for-eight-or-more-adults-in-homes/
7. Article 1, Article 2
8. Denver Post, March 2020
Hi,
I can only stay on this call until 12:30 but I want to voice my opposition to this proposal in its current form. I believe changes were needed but the proposal in its current form is a bandaid - a one size fits all approach. I live in North Denver on a block where we have families, seniors, duplexes, etc. I also live next door to a house that was previously shut down by the city for an illegal Arbnb and is now rented to 4 folks all of whom have cars. The houses here have two parking spaces in front of each home. As you can imagine, parking is an issue. Families with young children carrying groceries and/or seniors in the same situation now may have to park around the block at times and carry their kids/groceries because there is no parking in front of their homes. It doesn't have to be this way.

I believe some neighborhoods need to be protected if you will from this kind of band aid approach (parking and other issues related to too many people in a home, on my block people who rent out this house tend to be young and do all the things young people do). I also believe that landlords need to be held accountable. If we don't hold landlords accountable, there is no way oversight can happen.

We should also find ways to help seniors (especially single) who own homes in neighborhoods build ADUs so we can rent to families who then in turn send their kids to DPS schools in their neighborhoods.

This a quick dump here and it may ramble but I want to ensure my voice is in this process. I don't know how to unmute my iphone and I need to hop off at 12:30pm. The proposal in its current form is flawed, it feels hurried up to me as a citizen (I understand the city has been working on this for a long time - that's the nature of city work).

I have many more thoughts on this.
Thank you,
Sharon T
I strongly oppose this amendment !!!!!

Julia Faber
Denver 80210
I strongly oppose this Amendment!!!!

Megan Faber
Denver 80210
Andrew Webb,

I have to confess, I was surprised to learn the current state of this law. I am a professor at Regis University. I teach many students who are low income and the first in their families to go to college. The only affordable option for them is to share the cost of rent with several roommates. I support this change because I value the rights of my students to live in families or groups of their choosing.

Many of my students have lost employment because of Covid. Or, their parents have lost work and they struggle to help their families survive. Lower income young people are hit even harder these days as they struggle figuring out how to pay for college and keep their dreams alive.

I also believe changes to this law will validate queer communities and unconventional family models. We no longer live in world where there is one way to define family. I want LGBTQIA couples with adopted children or extended family to be able to live legally together under the same roof.

We face an unprecedented time when we will need to support each other. Many people will require group living so they can live off the streets. If we don't take this step, we will exacerbate the homelessness many Denverites are facing from looming evictions.

Finally, as our nation heals from the wounds of police violence and racial injustice, we must ask ourselves how we can continue to support unjust housing policy that discriminates against low income minority renters. Altering this outdated policy would reflect an inclusive vision of Denver that is proud of its community and wants to support all members regardless of race, ethnicity, sexuality, or income.

Please vote to pass this proposal without delay.

Robin Hextrum
rhextrum@regis.edu
4938 Hooker Street
Denver, Colorado 80221
Good morning Mr. Webb,

Housing is a human right. Residential stability is key to help communities and individuals overcome economic hardship, improve health, and provide a way out of the cycle of homelessness or jail as seen in the Denver SIB evidence-based example. As a proud Denver resident, I want our community to be the example by which other major cities can follow. I want leadership willing to dismantle systematic racism and demonstrate that we as a city actually value all of our citizens, particularly the homeless and communities of color. We can do that with the public draft of the group living changes.

Denver metro area is extremely expensive to live in and hard to access. By updating “household limits” and “residential care uses,” we can combat these problems. Currently, we have an outdated definition of “household limits,” which makes many housing options unaffordable. By approving the public draft, the updated description of living arrangements will allow residents to live with roommates, decreasing the per person cost. The proposed solution is a great start, allowing more unrelated people to live together, already possible in most cities, providing flexibility and affordability.

The second issue of residential care regulations addresses living in residential neighborhoods which are near jobs, transit and other needed services. Currently, the regulations perpetuate inequality, effectively keeping some populations from these essential services. The public draft proposes a solution to categorize residential care and group homes by size instead of the needs they serve, allowing access to more services within their living and working communities.

Due to COVID-19, we need immediate solutions to housing. The approval for these changes is long overdue, and is amplified by the challenges disenfranchised communities are facing. I encourage decision makers to be on the right side of this decision, and not to continue to stall due to lack of bold leadership. Denver is better than that. Your leadership is better than that. I urge you to do what’s best for all of Denver, not a select few due to fear and misinformation. My hope is by voting
on these solutions, we stand together on the belief that housing is a human right.

The American dream of choice and opportunity is a human right. Stable housing provides more opportunity to pursue one’s dream with equity, access and dignity. Please demonstrate and act on these important values by supporting the draft of group living changes today.

Gratefully,

Dena and Neal Pinsker
2400 e Cherry Creek South Dr
# 504
Denver CO80209
This Zoning Change proposal is not in the best interest of our neighborhoods. There are health issues and an excellent issue is Corona Virus. Another example is Rats!. Two years ago, my neighbor south of me rented to several persons and her home had rats! Fortunately, my home was spared, possibly because I have Orkin and they happened to be serving my home the day that my neighbor discovered her problem. Since the infestation in her home, the neighbor seems to have stopped renting. Yes, she did have Above and Beyond that resolved the rats!

The homeless who camped on our parks, downtown Denver, and school property and our Mayor and City Council who did nothing for years seemingly brought health and safety issues to our city. All of you represent "US" and not your individual opinions. What were you thinking of? Our neighbors, who attended this meeting produced by those city planners and attended by our council person at Temple Sinai facility in February, were and still are against this ridiculous rezoning plan issue.

You all need to pay attention to us and forget your individual wants.

Cynthia Powers
-- Forwarded Message -----
From: David Bufalo <DJBUFALO@msn.com>
To: Councilwoman Kendra Black <kendra.black@denvergov.org>, Andrew Webb <andrew.webb@denvergov.org>, Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>, Robin Kniech <kniechatlarge@denvergov.org>
Cc: David Bufalo <djbufalo@msn.com>
Sent: Mon, 10 Aug 2020 18:10:59 -0400 (EDT)
Subject: Denver Group Living Zoning Changes

Distinguished Representatives and Fellow Professionals:

I am a licensed professional engineer. I retired from the City in 2006. I was the Director of the Design and Construction Management Division in Public Works, where we managed the design and construction of the City's buildings. During my tenure with the City, I was also the Acting Director of the Building Inspection Division, i.e. the Building Department, for about 10 months. The Building Department enforced the building code and had some interface with the Zoning Department.
Regarding the proposed changes to the Denver Zoning Code with respect to allow increased residential occupancy levels, I have several concerns.

There are several issues that do not seem to be addressed in the proposed zoning revision - solid waste generation and associated trash collection, effects of crowding, hot water supply and fresh air ventilation requirements. These are health issues not only for the building occupants but for the larger community as well.

**Solid Waste Generation:**
The EPA has reported that nationwide per capita generation of solid waste is 4.51 pounds per person per day. For a family of four, this equates to about 126 pounds per week. Adding another five persons to the household would add 158 pounds per week. The solid waste generation would now be 284 pounds per week, which would be a 225 % increase. If there are relatively few households with an increased occupancy along a typical trash collection route, it is not very likely that the municipal trash collection system would be overwhelmed.

However, the issue is how will this additional trash be stored in a high occupancy residence. If not stored properly, it is possible that improperly stored trash may attract disease carry insects as well as rats, mice, and wild animal such as skunks, racoons, foxes and coyotes. Storage of extra trash will now have to wait eight weeks for pickup. I believe that if extra trash is stored outdoors, a health hazard will be created.

I have a neighbor with a four-bedroom house with four adults living there. Even though they recycle their recyclables, their regular City supplied trash bin is sometimes filled to capacity. Extra trash created by higher occupancy levels is almost a certainty.

**Hot Water Requirements:**
In the Denver Rules and Regulations for Housing, the requirements for hot
water states the following:
*Water heating facilities shall be considered adequate if: a. One hundred twenty-degree Fahrenheit (120 °F) water may be drawn at each sink, tub, or shower for a period of five (5) minutes; or b. The water heating equipment is equivalent to a gas fired water heater with twenty (20) gallon storage capacity and twenty thousand (20,000) BTU/hr sea level input, having one hundred-degree Fahrenheit (100 °F) rise recovery capacity of twenty (20) gallons per hour as corrected for altitude in Denver.*

The requirement for 120-degree hot water is good, as this is the water temperature that will kill bed bugs when washing clothes in a washing machine. However, this performance type of specification fails to mention the specific size of a water heater necessary to supply hot water to a higher home occupancy. It would be better to specify the size if a water heater based on occupancy.

The HGTV web site describes the FHR (First Hour Rating) rating on water heaters. The site allot 12 gallons of hot water per person in the household. For a four-person household the FHR would be 48. For a nine-person household, the FHR would be 108. This might require a larger water heater or some other system for supplementation. As a matter of note, my residential 50-gallon water heater has an FHR of 91. Based on 12 gallons of hot water per person per household, the maximum number of people residing in my house would be 91 divided by 12 or 8 persons. In my four-bedroom house, this capacity would be reached with two persons per bedroom.


**Fresh Air Ventilation Requirements:**
The Denver Rules and Regulations for Housing states as follows:
Section 2-204 Ventilation
A. Every habitable room within each and every dwelling unit shall be provided with at least one (1) window or skylight, easily openable directly to outside air or other comparable means of ventilation, employing mechanical, electrical or natural methods.

B. The facilities for ventilation shall present an area of contiguous air between the inside of the room and the outdoor space of not less than one square inch of opening for each square foot of floor area for each habitable room.

This is a very vague description of the required fresh air ventilation needs. During periods of warm weather, windows can be opened and adequate ventilation can be easily achieved. But during cold periods, when the outdoor temperature is in the 20s or lower, it is not reasonable to rely on open windows for fresh air.

Ventilation with outside fresh air is required to control of indoor air contaminants. Such contaminants are odors from cooking, smoking, body odors, dust, sewage, pets, garbage, carbon dioxide, and most importantly, airborne microorganisms and viruses. Currently, building owners are increasing the amount of fresh air ventilation in their buildings to help in combating the Corona-19 virus. Indeed, New York City has reported that a goodly percentage of virus transmission has occurred in closed indoor environments.

The 1981 ASHRAE Handbook of Fundamentals recommends a minimum of 5 cfm (cubic feet per minute) of outside air ventilation per person based on CO₂ concentrations. In older buildings, this requirement may be met through infiltration, which is an uncertain strategy. ASHRAE further states, "Ventilation in tighter more energy saving buildings, with less infiltration, requires the use of a mechanical ventilation system coupled with an air to air heat exchanger to provide adequate positive ventilation with heat recovery."
For a family of four, the ventilation requirement is 20 cfm. If the occupant level were to be increased by an additional five people, the ventilation requirements would increase by 25 cfm for a total ventilation requirement of 45 cfm. This is a 225% increase in ventilation requirements. Clearly, ventilation requirements are necessary for health and a general sense of wellbeing. It is critical that ventilation requirements be thoroughly addressed before any increased occupancy can be allowed. Human health is an issue here.

**Effects of Crowding:**
The website [www.psychlotron.org.uk](http://www.psychlotron.org.uk) describes the effects of crowding on performance, social behavior and health. This article does not precisely define what constitutes overcrowding, but it does offer some issues that may be affected by overcrowding. I would suggest that this issue be further reviewed before allowing increased occupancy levels.

**From an Article by Morgan Loew, Aired on Phoenix’s CBS 5 News February 26, 2020:**
*Some Phoenix-area homeowners say short-term rentals wreaking havoc on their neighborhoods*
Representatives of neighborhoods from Phoenix, to Paradise Valley, to Scottsdale and as far away as Sedona say an explosion in the number of short-term rentals is ruining their quality of life. Read more here: [https://www.azfamily.com/news/investigations/cbs_5_investigates/some-phoenix-area-homeowners-say-short-term-rentals-wreaking-havoc/article_7e3d17c6-5912-11ea-8f40-57069787b6ff.html?fbclid=IwAR3HbLqMz4EmmV7MPjd0GjskSEi3hi_0VeBgbfo8ZdK9FNCeBU36xgX0jRA](https://www.azfamily.com/news/investigations/cbs_5_investigates/some-phoenix-area-homeowners-say-short-term-rentals-wreaking-havoc/article_7e3d17c6-5912-11ea-8f40-57069787b6ff.html?fbclid=IwAR3HbLqMz4EmmV7MPjd0GjskSEi3hi_0VeBgbfo8ZdK9FNCeBU36xgX0jRA)

I would opine that allowing unrelated occupants to now live in a single-family residence would incur situations similar to those experienced in Phoenix.

**Conclusion:**
Allowing increased occupancy in single family residences is a bad idea and potentially adversely affects my personal quality of life. I urge you to abandon
this concept.

Respectfully submitted,

David J. Bufalo
Licensed Professional Engineer
Colorado Registration Number 23066
Andrew:

I am requesting that my email be made a part of the record in this matter. Thank you very much.

Regards, Brenda McHenry

Begin forwarded message:

From: Brenda McHenry <bmc50@me.com>
Subject: Group Living Amendment - OPPOSITION & REQUEST FOR BIFURCATION
Date: August 16, 2020 at 2:53:26 PM MDT
To: Councilman Jolon Clark <jolon.clark@denvergov.org>
Cc: kniechatlarge@denvergov.org, andrew.webb@denvergov.org

Good afternoon Jolon:

I have lived in Platt Park since 1987. I strongly oppose this amendment as currently written. The number of people who would be allowed to live together in one structure is entirely too high. Rather than allowing increases of additional people for larger houses, there should be a set number and it should not be more than five.

*The amendment is too complicated and covers too many categories of living arrangements. I believe the residential care provisions need to be pulled from the amendment and addressed on their own. The current amendment should address only household living and congregate living arrangements.*

I particularly don’t like that Robin Kniech is pushing this amendment as a race issue. It is not about race, it is a socioeconomic issue. Denver needs to make a concerted effort to build affordable housing and to fund it, instead of approving the building of all of these high-end apartments (e.g., Golden Triangle, Speer and Grant). The City should not be pushing this amendment to fix the affordable housing problem, and it particularly should not be imposing the “fix” onto single family/low density homeowners.

Developers are building new *un*affordable high-end apartments at an alarming rate and, of course, this results in more taxes being paid to Denver. The City has squandered the opportunity to build affordable apartments in its accommodations to these developers and, now, Denver is expecting residents in low-density areas to pay for its poor decision-making. It is not my responsibility to fix this problem and give up my quality of life. If passed as is, this amendment could have terrible, unintended consequences on our older established Denver neighborhoods. I have worked hard to achieve my lifestyle and the potential to lose
that lifestyle is real.

If the amendment passes as currently written, it will very likely encourage developers and investors to buy/reconfigure properties for profit to house more people. I know there are some provisions that the planners say would prohibit individual renting of rooms, but Denver doesn’t remotely have the resources to police/monitor this. At the end of the day, this creates a real potential for boarding house arrangements. Also, with only one parking space to be required on the property and only then if there are 6 or more residents, we as residents will be faced with the same old problem of over-parking. When is our infrastructure going to reach the tipping-point? It’s clear to me that developers/investors will continue to get rich and residents will bear the brunt of the problems, again. I can see neighborhoods deteriorating if this amendment passes.

If you have not seen the article recently published in the Glendale Cherry Creek Chronicle, here is the link; http://glendalecherrycreek.com/2020/03/the-ending-of-single-family-homes-zoning-in-denver/ This article sets out very valid issues against this amendment and I completely agree with the author.

I respectfully request that you vote against this amendment when it comes before City Council. Thank you.

Regards, Brenda McHenry
Dear Mr. Webb,

I write this letter from a lifetime committed to historic preservation and urban life. Like Kent Miller I have lived here since a child in the 70s. His point about parking is one of many reasons why this is a bad plan.

I believe current zoning limits unrelated parties to 2 per household. The proposal would allow 5 in houses up to 2500sf and almost no restriction on larger houses with unlimited couples and others.

My simple view is if you like what happened to Capitol Hill post WWII where entire blocks became boarding houses and many blighted with no maintenance and absentee landlords then you will love this proposal to strip standards from stable homes and neighborhoods.

Zoning is intended to protect property owners and tenants from downgrading their quality of life. Politicizing zoning will lead to a destruction of quality of life protections for those who have invested their time and money in their soon to be destabilized neighborhood.

My worse fear is that monetizing our residential housing stock will bring in Wall Street as absentee owners unfairly competing with individuals in home purchases due to the income potential of converting the entire housing stock to income producing. My second worse fear is that what has survived being converted into multifamily will begin the long decline that has been largely irreversible with in blocks of our houses.

Beware, those in favor who say that it will be just "roommates". Call them what you want but when you fill every bedroom for income its a boarding house or multi-family. This is undesirable for stable neighborhoods and nearby single family homes. Larger houses will be perfect income properties for Wall Street. Individuals will be competing with investment bankers to buy homes. Look at Vancouver where the housing became investment driven. Housing prices in Vancouver shot thru the roof due to Chinese investors making it difficult if not impossible for locals to own homes in the city. Putting individuals against investors is not good public housing policy. The whole point of the misguided policy is to add density but the problem is the unintended consequences. Sound familiar? Is that what we want for our city?

Regards,

Steve Weil, President & Chief Creative Officer

WE PUT THE SNAP IN WESTERN SHIRTS <> CELEBRATING 73 YEARS
(303) 629-7777 <> 1626 Wazee St., Denver, CO 80202 <> steve@rockmount.com
parking demands. We certainly don’t need homes and apartments adding car-driving occupants when there is no place for overnight parking.

This might work in more suburban-like denver neighbors, where there is always plenty of parking. Think Denver Country Club neighborhood, where there are no multi-family buildings and no park that draws visitors from outside that neighborhood. The DCC neighborhood is an anomaly. The rest of Capitol HIll is of much higher density and already beyond the capacity of comfortable urban living.

I’m happy to answer any Qs about this.
Kent

Sent from my iPad

***********************

Kent & Leslie Miller
The Sweet-Miller Denver Landmark Building
1075 N. Humboldt St. Denver CO 80218-3121
Directions: https://tinyurl.com/yxkp77es
Kent: iPh: 303-601-6948
Leslie: iPh: 303-601-6944
Mr. Webb,

I am strongly opposed to the Group Living Plan. Everyone I know in our neighborhood is opposed to the Plan. The City thinks the Plan will help with affordable housing, but it will not. It will destroy our family-oriented neighborhood and destroy property values. Our City and neighborhood is already crowded enough. Allowing group homes will only make it worse. We will have developers buying up the old houses in the neighborhood and converting them into "rent a bedroom" properties. How could this possibly be good for our City and neighborhood? It is not. People will move out of the City (we will). I grew up in this neighborhood. People who are not from here and do not know the City are trying to ruin the City's way of life. It's appalling.
to: Andrew Webb - City and County of Denver Senior City Planner

This email is to address the current Group Living proposal to allow the 11 - 40 resident - Residential care facilities in single family residential zoning areas. I believe that a facility housing 11 to 40 residents is NOT a small facility but should be characterized as a medium size facility and NOT be permitted in a single family residential neighborhood.

With 11 to 40 residents, I would imagine that the daily, per shift, staffing would be a minimum of 2 to 4 persons and that this facility would likely require staffing 24 hours - 365 days which means staffers coming and going at all times of the day and night. Also the support services of food, laundry, building maintenance, resident transportation to doctors, to and from work, visitors to residents and occasional visits by law enforcement and other first responders would make this facility more suitable for a commercial zoning designation.

The citizens of Denver who live in single family residential neighborhoods have chosen these areas because of the benefits provided in part or in whole by the existing Denver Zoning Code. These single family residential neighborhoods provide reasonable spacing between houses, a quieter and calmer neighborhood and fewer parked cars on the streets again as promised in part or in whole by the current Denver Zoning Code.

I request that THE PROPOSED ZONING CODE CHANGES NOT ALLOW THE 11 TO 40 RESIDENTIAL CARE FACILITY in any existing single family neighborhood.

Thank you for your consideration of this concern.

Sincerely,
William Shirk, Denver Resident - Council district 4
August 11, 2020
STUPID IDEA!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!
Sent from Mail for Windows 10
Strongly OPPOSE !!!
1. PARKING for 5 unrelated occupants is unacceptable in a residential community
2. Encourages purchases of homes for rental properties.
3. Who’s responsible for watering and MAINTAINING PROPERTY?? Most renters do not take care of lawns because of cost of water.
4. It destroys rather than encouraging FAMILY communities
5. Would have to create Government employees to enforce rules. Where’s the EXTRA MONEY coming from to pay them??
6. Unrelated occupants tend to raise NOISE LEVEL in residential neighborhoods (music, parties, friends visiting, pets)

Jean Davenport
Sent from my iPhone
Good afternoon Paul:

I have lived in Virginia Village since 1978. I strongly oppose this amendment as currently written. The number of people who would be allowed to live together in one structure is entirely too high. Rather than allowing increases of additional people for larger houses, there should be a set number and it should not be more than five.

_The amendment is too complicated and covers too many categories of living arrangements. I believe the residential care provisions need to be pulled from the amendment and addressed on their own. The current amendment should address only household living and congregate living arrangements._

I particularly don’t like that Robin Kniech is pushing this amendment as a race issue. It is not about race, it is a socioeconomic issue. Denver needs to make a concerted effort to build affordable housing and to fund it, instead of approving the building of all of these high-end apartments (e.g., Golden Triangle, Speer and Grant). The City should not be pushing this amendment to fix the affordable housing problem, and it particularly should not be imposing the “fix” onto single family/low density homeowners.

Developers are building new unreachable high-end apartments at an alarming rate and, of course, this results in more taxes being paid to Denver. The City has squandered the opportunity to build affordable apartments in its accommodations to these developers and, now, Denver is expecting residents in low-density areas to pay for its poor decision-making. It is not my responsibility to fix this problem and give up my quality of life. If passed as is, this amendment could have terrible, unintended consequences on our older established Denver neighborhoods. I have worked hard to achieve my lifestyle and the potential to lose that lifestyle is real.

If the amendment passes as currently written, it will very likely encourage developers and investors to buy/reconfigure properties for profit to house more people. I know there are some provisions that the planners say would prohibit individual renting of rooms, but Denver doesn’t remotely have the resources to police/monitor this. At the end of the day, this creates a real potential for boarding house arrangements. Also, with only one parking space to be required on the property and only then if there are 6 or more residents, we as residents will be faced with the same old problem of over-parking. When is our infrastructure going to reach the tipping-point? It’s clear to me that developers/investors will continue to get rich and residents will bear the brunt of the problems, again. I can see neighborhoods deteriorating if this amendment passes.

If you have not seen the article recently published in the Glendale Cherry Creek Chronicle, here is the link; http://glendalecherrycreek.com/2020/03/the-ending-of-single-family-homes-zoning-in-denver/ This article sets out very valid issues against this amendment and I completely agree with the author.

I respectfully request that you vote against this amendment when it comes before City Council. Thank you.

Regards, Dianna Frogge
Good afternoon Jolon:

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I respectfully request that you vote against this amendment when it comes before City Council. Thank you.

Regards, Brenda McHenry
Dear Mr. Webb,

I’m writing to express my strong opposition to the proposed Group Living Draft Text Amendment. After reviewing the lengthy draft and overview summary, I am concerned with a number of areas that I believe will have a negative planning and economic impact to surrounding neighborhoods. Since it would take a considerable amount of time to redline the entire 100 plus pages, I will highlight a few areas that are of higher concern.

First, it seems rather easy for someone to just determine how many people can be in a structure by square footage. A more sophisticated analysis would have taken into account that structures have space that is to be used for something other than sleeping or eating. I’ve personally seen that families living in their living rooms, kitchens and other parts of what I would consider, uninhabitable space. Second, I also think that there was no thought given to how these potential private/commercial properties will be regulated and monitored.

For both the congregate and residential care uses there also appears to be no thought given to the impact additional people, cars, visitors (to the structures), etc., will have to the surrounding neighborhood. There appears to be no or little criteria for site location selection. For most neighbors, their home is their greatest asset and would be less than thrilled to see any effect on their property values. I’m also opposed to changing the number of unrelated persons living in any one structure. My parents currently have renters next to them that have more than 6 unrelated people living in one home. They have issues with parking, noise, trash, pets, and visitors. There is no way that Denver monitors this since a lease can be under one person’s name but you have multiple people in one house that claim they are visitors or family. Increasing the number of people only makes the problem worse for surrounding neighbors. Again, there appears to be little thought given to the language provided in the text since I believe it’s still confusing. For example, the word “any” relating to the number of person related to each unrelated adult, under household regulations, appears to give the impression that an unlimited number of people living in any one structure is permitted. I would think the city could be more specific on the limit - or, as I prefer, not change the language and keep the limit as is.

As I stated previously, I do not support this amendment. I understand that the city of Denver wishes to provide affordable housing within it’s city limits; however, I also think the city caused the problem when it encouraged and allowed developers to build without any forethought to what the city could/should look like. Now the city wants to be reactive and backfill on the backs of its neighborhoods. I ask, “Why have a city Blueprint if you intend to ignore and violate it with the whims of political pressures?” Affordable housing and shelters for the homeless is not a Denver City issue - it’s a state-wide issue that should be addressed at that level by all communities working together.

As a third generation resident of Denver, I’m appalled at the attitudes our elected officials have when it comes to considering the opinions of their constituents. I would not be surprised to see the city push through this text amendment even though a majority of those that provided comment oppose the amendment.

Thank you for the opportunity to provide my input.

V/R
Maricela Cherveny
I appreciate the amount of time and work expended in developing the revised Group Living regulations. I understand the need to provide more housing opportunities for the number of people moving into Denver and the number of people who might be unable to remain in their current housing arrangements due to the economic hardships associated with the Covid-19 pandemic.

My major concern is the regulation allowing each and every unrelated adult in a household, from 5 - 10 depending on the square footage of finished living space, to bring in unlimited relatives. The definition of “relative” in the new rules includes every relative. The number of people living in a household could be overwhelming. I understand the explanation that family members should not be separated. As a compromise, would you consider limiting the number of unrelated adults allowed to bring in. Relatives to 2, as in the current regulations. I admit that I don’t know how many families are homeless, but I would think that most homeless and people looking for housing are individuals. Those families would then find housing with individuals, 2 families per household. This might answer the issue of an overwhelming number of people in a household by limiting the household to 2 adults with unlimited number of relatives. Thanks for your consideration.
Dear Andrew,

I'm writing in support of making changes to accommodate more unrelated people living together in a house, even in an area zoned for single families. Whether the proposed amendments should be the final version, I can't say. But PLEASE keep up your good work to make progress on this issue.

Thank you.
Mia Pryce
1625 Larimer St, Denver, CO 80202
Hi,

I want to believe the committee created this amendment with the best of intentions but I question the unintended consequences of such policy. As someone who is on a fixed budget and is trying to downsize but finds the under $1m Cheesman Park / Capitol Hill market excessively expensive relative to what you get, I agree with the intention of building additional housing. Having said that, who will benefit from this amendment?

Developers. They will come in and buy up old homes, subdivide them and rent them out. Who will lose? The property owners who already own homes in what are considered single family districts. You will put pressure on our home values at a time when most of us can ill afford any additional hardship. First time home buyers will also struggle because they will be competing with rich developers for the sub $1m homes. The rich will get richer. Your proposal is not about equity.

Sorry, you don't have my vote for this.

Carmel Corbett
815 Vine Street
Denver, CO 80206
Andrew Webb,

I support Denver's group living changes. Freedom should include our ability to choose whom to live with. And more and more all the time, the vibrancy of this city depends on it, whether so that artists afford to live and work here, to make it feasible for people to take a risk as an entrepreneur, or to strengthen our communities, neighborhoods, and capacity to care for one another.

I'll admit: I left Denver just before the pandemic began because rent and cost of living was already too expensive, despite my holding a "good job" with benefits at the University of Colorado for the past five years. I could not see a future for me in this city anymore. It gave me no breathing room to grow: to take the risk of starting the creative business that I wanted to or ever consider raising a family there.

The change in group living policy, just this one thing, would have at least put another option on the table for me.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver, that is not a responsible or humane policy.

This proposal has long been needed but is more essential now than ever as a result of the pandemic. Please vote to pass this proposal without delay.

Jenny Filipetti
j.filipetti@gmail.com
3561 Larimer Street
Denver, Colorado 80205
Denver’s Group Living Project draft is 175 pages with an 8 page summary. Facilities are allowed anywhere in the city that, “permits residential uses”. Lot size, spacing, density, and informing the community are, in many cases, “not applicable”. It cites “The issues have become even more urgent in the wake of the pandemic.” If the guise of granny flats for your mother-in-law, housing the homeless, prison reform, affordable housing, and racism aren’t enough, now it’s the pandemic.

This is no time to push through this “unzoning” of Denver, pretending to seek input from residents who are busy trying to make decisions about new work requirements, the education and safety of their children, elders, and themselves. To assault them with 175 pages of sweeping proposals about what’s going to happen to their neighborhoods is unconscionable. There are other measures state and federal governments need to implement for those impacted by this global disaster.

I am opposed to these zoning changes impacting all of Denver’s neighborhoods, which is a city of neighborhoods. It is a simplistic idea to move difficult to serve populations to a nice neighborhood and believe that everything will be ok. It will be misused by developers and landlords and ultimately not help the people that it purports to be serving. Let’s take each of these challenging populations, the homeless, parolees, addicts, and mentally ill and adequately fund real programs that will have good outcomes.

Sarah Waldorf
This is an outrage that any feedback submitted prior to July 17th, such as in-person, needs to be submitted again. It is clear that this initiative is being forced down the throats of Denver residents regardless of how much we disagree with it, and our concerns are not being addressed.

While I know Denver, like so many other cities now and over time, is dealing with a terrible homeless problem, amongst other housing issues. However, this initiative to allow more and more people into smaller spaces, regardless of the impact to the community, the neighborhoods, the drain on resources, and the insufficient street parking associated with this overcrowding, is by no means a solution. It is not a bandaid that is going to solve these issues, it will make things worse and create more issues, impacting the rights of homeowners and property owners in those very communities. This will negatively affect property values, it will cause additional wear and tear on our neighborhoods which are going to be stuffed to overcrowding. And during a pandemic no less, when social distancing is required, you are looking to pack more and more people into smaller spaces by removing the only stopgaps we have today.

I do not support this so-called Group Living Proposal and feel that the wide variety of negative impacts far outweigh what you and your cohorts with an excuse to bring in more tax dollars through overpopulation day are the benefits, and in many cases it is inhumane.

I am appalled that the city council has invested this much time, effort, and money into this proposal despite the vociferous concerns raised by the very community you are supposed to serve.

Travis
Dear Andrew,

I am responding to the draft zoning proposal to address congregate living as a representative of the Wellshire Home Owners Association.

We understand a lot of work went into this effort by the Group Living Advisory Committee (GLAC), but it was brought to our attention there was not a very inclusive representation from neighborhoods. It seems evident if neighborhood representatives from every part of the city had been on the GLAC, the recommendations would possibly have been very different, and potentially more appealing to neighborhoods.

We are consistent regarding four issues within the proposal:

1. Household size: We agree that the current limit of 2 unrelated people is too low, but we have concerns about the proposed limit of 5 unrelated people plus family members and going up to 10 unrelated people plus family members. The idea of 5-10 families living in a typical single family home is more than concerning. People need space, and most homes cannot accommodate large numbers of people. We are particularly concerned about our most vulnerable residents including seniors, children and people with disabilities. We would feel comfortable supporting a cap of 4 unrelated people plus their family members rather than the proposed numbers.

2. We generally support small group homes in our neighborhood. In fact, we have had several in the Wellshire neighborhood. We support the Very Small Residential Care proposal, but do not support community corrections or shelter in SU neighborhoods like Wellshire. We believe that it is highly unlikely that either of these uses would be appropriate for a single unit home due to the likely high cost. Therefore, by removing these options from Very Small Residential Care, should not result in fewer possible locations in our assessment.

3. We do support adding new zone districts where residential care facilities of any size, including community corrections and shelters are allowed. However, we do not support Small Residential Care (11-40) in SU zone districts on 12,000 sf lots (or any size lots.) A facility of this size is a commercial endeavor and is not in character within residential neighborhoods such as Wellshire. Again, we believe that it is highly unlikely that residential care of this size would go into a single unit home due to these likely cost. As stated in the above item, we believe removing Small Residential Care from SU will not result in fewer possible locations.

4. One of the obvious concern that comes up with this proposal is parking. The Wellshire neighborhood was developed in the 50’s with one car garages as the general construction. As our culture changed, the number of cars grew exponentially. In most cases extra cars have to park on the street which is not bad if a family has two cars. However, with increased unrelated people comes many more cars. With the increased number of children in our neighborhood, an increase in traffic and parked cars could present a dangerous situation between traffic and children. What bothers our residents is there seems no clear plan to address this.

Sincerely,
Charles Parden

President, Wellshire Home Owners Association
Cell:    720-979-4437
Home: 303-757-8182
charles.parden@yahoo.com
> To the City of Denver:

> Although I understand the concerns for housing affordability in Denver, I am AGAINST the Group Living Proposal as it is currently written. It would further deteriorate neighborhoods that are reeling from the effects of the COVID pandemic and the recent protests.

> Please do not do this.

> Respectfully submitted,

John Couzens — personal

378 N Lafayette Street
Denver, Colorado 80218

johncouzens@gmail.com

(303) 949-2554

Sent from mobile
Hi Andrew,

I want to express my support for the Denver group living changes that are being put out for review. These changes will support more affordable housing options for people, reducing poverty, and reducing homeless by keeping people housed. Residential care facilities near jobs and transit. are also crucial for keeping people housed off the streets and helping them escape poverty.

The "no more than 2 unrelated adults" is discriminatory against people who aren't traditional families. Seems like a rule out of the 1950s. It's favoring a certain type of people over others. It's very silly that a (nearly) unlimited number of related adults are already allowed to live together, but if someone wants to room with friends to save money they aren't allowed. We shouldn't be regulating the type of people that live somewhere; they should only be regulated for safety reasons. The regulation is an attack of freedom.

I am disappointed that off street parking requirements have been added. But I understand some compromises may be needed.

Thanks and good luck,
Ian Frasch
201 E Mississippi Ave
This is a terrible idea for so many reasons. If you’re concerned about spreading Covid-19 at an accelerated pace, force the high density group living on your citizens. This proposal should have never reached this level of discussion as it’s totally irresponsible and will destroy our neighborhoods.
Thank you
Mike O’Shaughnessy
Denver County taxpayer

Sent from my iPhone
Mr. Webb,

I am writing to you again regarding the group living proposal. First, I would really like to encourage the City to bifurcate these two material changes to the zoning code to allow for adequate outreach and feedback for both the household definition and the group living facilities instead of trying to shove these through during a pandemic. Second, I would like to voice my opposition to not regulating group living facilities by use but by size. Allowing halfway houses and sober living facilities throughout the City is a terrible idea. I know the proponents of this proposal think this will force the citizens of Denver to accept former criminals and addicts into their neighborhoods, but all it will do is encourage anyone with means to move to the suburbs, taking resources from further isolating disadvantaged communities that this proposal is supposedly trying to help.

Sincerely,

Hope Anastasakis
Dear Mr. Webb, Mr. Herndon, and City Officials,

I am strongly opposed to the Planning Board’s proposed Group-Living Text Amendments that would relax the household and group-living standards by amending Article 11 (and other, related portions) of the Zoning Code. The Comment Log demonstrates that the clear majority of the public comments also oppose the proposed change. The Planning Board has provided no evidence that the proposal will do any good, and it is sure to harm Denver’s downtown neighborhoods, like the one where I live. The COVID-19 pandemic does not provide a good excuse for the change—it is a reason not to increase the numbers of unrelated people living together in downtown Denver neighborhoods. And the proposed change would let landlords prey on the upcoming wave of evictions. I also do not think it is good for Denver to put halfway houses in its downtown, residential communities near children.

I strongly oppose the proposal, and I want my councilperson Christopher Herndon, Council District 8 to be aware of my position as well.

Thank you for your time.

Sincerely,
Melissa Segers
Attorney at Law
Home Owner, 2909 Elm Street
Denver, CO  80207

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Melissa S. Segers
Attorney at Law
O’Malley & Sawyer, LLC
(303) 830-0880
As a board member of the registered neighborhood organization for Point South, I want to state my opposition to the Group Living proposal as it stands currently. There is too much ambiguity with the numbers, the galvanizing point being the lack of parking accommodations, the lack of answers about how this proposal will be managed and how "family" is defined.

Thank you for the work that you have done to evaluate the proposal and work with the neighbors, but I feel as if there is substantial work that still needs to be done to accurately define some things.

Please vote no.

Lori Wolfson
2983 S Verbena Way
Denver CO
I have seen some interesting articles highlighting 6+ responsible adults living in an idealistic group living situation. As a landlord in multiple states, I can assure you that this is not the norm, in fact quite the opposite. Homes which occupy a substantial number of unrelated adults quickly turn into neighborhood blithe and lighting rods for increased crime and disruption to surrounding neighbors. Please let me know where you stand on this terrible piece of legislation.

Dustin Gaspari
Dustin@Gaspari1.com
C: 214-212-8413
>
>
> Sent from my iPhone
Hello Group Living Advisory Committee and Denver Leaders,

We understand changes are indeed necessary to create more housing opportunity for people in our city and we appreciate your efforts to make progress.

Since February 2020, we’ve listened to the people of our University Hills community via multiple focus group meetings, multiple community meetings, and multiple electronic correspondences. The majority of households we’ve heard from support general efforts to make housing more fairly attainable.

However, there are specific parts of the current Group Living zone change proposal we hope you’ll please consider as you move forward:

- Increase public outreach to expand awareness and proactively gather input from more Denver residents, including fair representation of all city council districts, minorities, and marginalized/vulnerable populations that are difficult to reach.
- De-bundle the household definition portion of the proposal from the residential care portion of the proposal.
- Create and enforce concurrent regulations and guarantee proper dedicated funding and resource allocation across city agencies/departments to mitigate foreseen/unforeseen negative impacts and ensure the wellness and safety of the people of Denver.
- Take community correction shelters out of the Very Small zoning category.

After listening to the people of our community, we think compromising on these items will help Denver residents feel more comfortable and increase public support for the proposed Group Living zone changes.

Thank you very much for listening and for your consideration.

Respectfully,

University Hills Neighborhood Association, RNO
Please accept my ‘vote’ for adding only one additional adult (and family members) to current zoning regs. That alone will have derogatory effect on parking and transportation availability which in many parts of our city cannot be improved much due to current development.

A ‘vote’ for careful compromise on allowing group care facilities to be allowed in multi-use zoning.

I will gladly pay a lot in taxes and other revenue measures to address housing crisis in Denver, but not by ruining what is here now,

Very difficult situation to tackle! Thanks to all for your service to Denver.

Judy Cayce
Lowry, Denver native
Dear Andrew,

As a native of and retired citizen of Denver I am deeply concerned about this proposal. I have 2 adult children (in their 20’s) and their spouses who also live in Denver and are experiencing the same issues that 1000’s of people are facing now, however they are working hard and figuring out ways to make “life” work for them. I understand that at the pandemic is creating unprecedented problems however this seems like an irresponsible way to solve the problem.

Folks like myself bought homes in an area where they feel safe and like the feeling of our neighborhood. Passing this proposal not only changes the complexion of the neighborhood but also the value of our homes.

We recently had a rental around the corner for us. There was a minimum of 6 cars in front of the home at all times which greatly inconvenienced the neighbors. The increase in traffic on our quiet street was significant as they and friends came and went from the home. I’m not saying all situations would be like the one we just experienced, but the loud parties and careless behavior disrupted our quiet neighborhood.

Fortunately they moved out and a nice family moved in and life is back to normal.

I could go on and on stating reasons this is a nightmare. I’m so shocked by this that I really find it hard to believe it’s necessary for me to state additional grievances.

Sincerely,
Maureen and Rex Roben
Happy Denver natives who don’t want to see our neighborhoods destroyed
Hello, I have already sent an email to our state representative but I guess no one is listening to tax payers living in Bear Valley. As a tax payer I am sending my feelings again. I have lived in Bear valley since 1983. Loving my neighborhood until this proposal. It’s not fair that tax payers can’t vote on this proposal. This proposal will ruin house values. As we all know renters and then group living members have no investment in taking care of properties. Then allowing many vehicles per person there will be no parking available for home owners that do CARE! Since marijuana has been approved in Colorado, this state has gone down hill for sure! Listen to those that CARE!

Unhappy Bear Valley resident!

Sent from my iPhone
Mr. Webb,

Denver NEVER learns from it's mistakes of the past. In the early 1900s it was known as the city of Beautiful Houses in the Capitol Hill area. Look at it now. A dump. This is because there are boarding houses legal and otherwise. This is not going to help affordable housing. People are going to move out of the city and the property value decline will spread. This is a family oriented neighborhood. Why would you think it's a good idea to ruin that. The mayor specifically answered a question I had before the election, saying that they were going to go neighborhood by neighborhood to see what the neighborhoods wants and needs are. They are not listening to the neighbors. I sat at a SANA meeting where it was almost unanimously voted down and they didn't bother to listen.

Wendy Morrison
Dear Mr. Webb and Council Members,
I am a resident of District 6, on the University Park Community Council board, and INC member and our neighborhood is part of the INC. I wanted to write and let you know that I stand diabolically opposed to the INC Group Living resolutions. The Group Living Advisory Committee has worked hard to listen to and engage with all constituents of Denver. This has been an ongoing project for over two years. Modifications based on white rich homeowner rants were very, very respectfully listened to and included in the final documents. The updating of group living facilities to be based on size and not service brings it more in line with modern practices established to integrate and support people in to a house supported society. As stated in both Kendra Black’s narrative on Group Living and Robin Kniech, your recent Denver Post Op-Ed, it is more than time that Denver start to address so many of the wrongs that have been perpetrated in the name of zoning. These proposals are one step in that direction. We are living during a housing crisis with unfathomable sweeps of our unhoused population. Let us start to take steps in creating a Denver where more people are welcome and can afford to live. I look forward to working with all of you to support the housing and group living needs of all, especially the needs not being met in South Denver.

Candace Kristensson
2320 S Madison St.
Andrew,

I'm not sure what kind of inventive city planning you learned in school, but I think you and your friends should think this through again. It will likely bring in more money to those with deep pockets, but it is a bad idea for us little people who have worked very hard to afford a house in the neighborhood of our choice.

This proposal was initiated without input or consultation with those most affected by it - the homeowners. I have lived in SU zoned southeast Denver neighborhoods for almost all of my 63 years and have chosen to live here because of the desirable qualities this zoning offers – neighborhood interaction, a neighborhood that is quiet and safe, with residents who demonstrate pride in their property. The proposed zoning changes would destroy that, as is illustrated by the homes in this neighborhood that are currently rented to multiple "family units", ILLEGALLY.

One of my "Nextdoor" neighbors noted these comments from the Group Living website, all 183 pages, and found that 81.5% were OPPOSED to this proposal. With that kind of negative comment how can this proposal be given serious consideration? The stated purposes of the group living proposal dealing with alleviating the problems of the high cost of housing, homelessness, criminal and drug dependency transitional housing can be addressed in other ways, not by attempting to fix perceived social and economic inequities by creating greater problems. Our homes were not designed to be multiple occupancy dwellings.

He further states that there are other solutions to this proposal. For instance, "why not work with developers to build housing specifically designed to meet the needs of high occupancy with suitable bedroom, kitchen, and leisure space. There are properties throughout Denver that could be used for this purpose. If the Planning Board and City Council would be more inventive, a plan could be developed that would avoid all the pitfalls present in the current proposal. I realize that there some on the Planning Board and City Council for whom this proposal represents more of a “cause” than a practical solution but, hopefully, more reasoned thinking will prevail."

Andrew, how about sitting down with your buddies and look for a forward-thinking solution for Denver's already embarrassing and costly housing situation.

Teresa Castellano

3792 So. Uinta St, Denver, 80237, 720-273-1761
Dear Andrew,

Housing is a human right. Residential stability is key to help communities and individuals overcome economic hardship, improve health, and provide a way out of the cycle of homelessness or jail as seen in the Denver SIB evidence-based example. As a proud Denver resident, I want our community to be the example by which other major cities can follow. I want leadership willing to dismantle systematic racism and demonstrate that we as a city actually value all of our citizens, particularly the homeless and communities of color. We can do that with the public draft of the group living changes.

Denver metro area is extremely expensive to live in and hard to access. By updating “household limits” and “residential care uses,” we can combat these problems. Currently, we have an outdated definition of “household limits,” which makes many housing options unaffordable. By approving the public draft, the updated description of living arrangements will allow residents to live with roommates, decreasing the per person cost. The proposed solution is a great start, allowing more unrelated people to live together, already possible in most cities, providing flexibility and affordability.

The second issue of residential care regulations addresses living in residential neighborhoods which are near jobs, transit and other needed services. Currently, the regulations perpetuate inequality, effectively keeping some populations from these essential services. The public draft proposes a solution to categorize residential care and group homes by size instead of the needs they serve, allowing access to more services within their living and working communities.

Due to COVID-19, we need immediate solutions to housing. The approval for these changes is long overdue, and is amplified by the challenges disenfranchised communities are facing. I encourage you to be on the right side of this decision. Denver is better than that. Your leadership is better than that. I urge you to do what's best for all of Denver, not a select few due to fear and misinformation. My hope is by voting on these solutions, we stand together on the belief that housing is a human right. Do we really believe in the American dream of choice and opportunity? Because if so then this is a way to demonstrate true American leadership, by providing access to stable housing.

The American dream of choice and opportunity is a human right. Stable housing provides more opportunity to pursue one’s dream with equity, access and dignity. Please show your leadership by supporting the draft of group living changes today.

With a smile

Brandon Bishop
Denver Resident
Andrew Webb,

I am a Denver teacher and a member of DCTA. I support Denver's group living changes because I value the right of DPS families and teachers to live in groups or families of their choosing.

I support the group living amendment for the following reasons:

- Concern for the prejudice against the LGBTQ community within the current living codes.
- Concern for the high cost of living.
- Concern for the hundreds of DPS students who are currently experiencing homelessness.
- Concern for the prejudice against people 54 and younger within the current living codes
- Concern for the prejudice against Denver middle class and lower class families within the current living codes.

The COVID-19 Eviction Defense Project estimates 100,000 Denverites will be at risk of eviction through the end of 2020. Without the group living change it would be illegal for many to take friends into their homes if they fall on hard times. Due to this emergency, Governor Polis has requested all cities remove their residency caps.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal.

AMANDA ELLIOT
amanda_elliot@dpsk12.org
1294 S LINCOLN ST
DENVER, Colorado 80210
Andrew Webb,

I am a Denver teacher and a member of DCTA. I support Denver's group living changes because I value the right of DPS families and teachers to live in groups or families of their choosing.

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BRANDEN LANE
branden_lane@dpsk12.org
1596 ARAPAHOE ST
STRASBURG, Colorado 80136
Andrew Webb,

I am a Denver teacher and a member of DCTA. I support Denver's group living changes because I value the right of DPS families and teachers to live in groups or families of their choosing.

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RYAN MOORE
ryan_moore@dpsk12.org
3524 Clayton St.
Denver, Colorado 80205
Andrew Webb,

I am a Denver teacher and a member of DCTA. I support Denver's group living changes because I value the right of DPS families and teachers to live in groups or families of their choosing.

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LETTECIA KRATZ
lettecia_kratz@dpsk12.org
2400 S CORONA ST
Denver, Colorado 80210
Andrew Webb,

I am a Denver teacher and a member of DCTA. I support Denver's group living changes because I value the right of DPS families and teachers to live in groups or families of their choosing.

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ALEXANDER NELSON
alexander_nelson@dpsk12.org
1211 VINE ST APT 701
DENVER, CO 80206-2941, Colorado 80205
Andrew Webb,

I am a Denver teacher and a member of DCTA. I support Denver's group living changes because I value the right of DPS families and teachers to live in groups or families of their choosing.

I support the group living amendment for the following reasons:

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal.

JULIE EVANS
julie_evans@dpsk12.org
8531 E 26th Ave
Denver, Colorado 80238
Andrew Webb,

I support Denver's group living changes because I want more people to have access to living arrangements that make financial, practical, and emotional sense to them.

Denver's housing market has been ridiculous for several years but now with mass evictions a probability due to pandemic economies it's more important than ever to look for new solutions.

The proposal is well researched and follows the lead of other cities which have successfully removed this restriction.

This proposal is a humane strategy that can have an immediate and lasting positive impact on the quality of life in our community.

Please vote to pass this proposal without delay.

Melissa Depper
mzdepper@comcast.net
3237 South Oneida Way
Denver, Colorado 80224
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Jordan Bell
belljordan08@Gmail.com
5903 Pierce St, Apt 302
Arvada, Colorado 80003
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing. I lived and ate in a housing coop in college and it changed my feelings about community forever. It was a great experience.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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Claudia Woodman
claudia.woodman@gmail.com
608 E. 12th Ave #202
Denver, Colorado 80203
Andrew Webb,

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Donalyn White
donalyn.white@gmail.com
3336 South Xenia Street
Denver, Colorado 80231
Andrew Webb,

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Councilman Christopher Herndon, I live in your district (Colfax & Kearney) as a single person, my mental health would increase greatly if i had someone in my circle i could feel that supported me as my family of choice. In college, i enjoyed a 'college family'. Cooperative living could support those like me, especially in this age of not living near family or family that is dangerous to ones physical or mental health.

Cathy Goevert
cathy.goevert@gmail.com
1530 Kearney Street
Denver, Colorado 80220
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

I live in a housing co-op and there is another one just around the block in NE Park Hill. The camaraderie and solidarity (and garden-grown FOOD) that I have available in my life is because of housing co-ops. We desperately need to return to living as "villages" caring and looking out for one another. Especially during Covid. Please grant us the legal right to live in chosen communities that nourish us on all levels, and spread rippling benefits throughout the communities we call home.

Some other urgent important reasons you should support group housing:

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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Caroline Savery
carolinesavery@gmail.com
3600 Ivanhoe St
Denver, Colorado 80207
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

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Alexandra Cyr
alexandra.joanne.nelson@gmail.com
1105 e 19th ave
Broomfield, Colorado 80020
Andrew Webb,

Hello, my name is Lindsey and I am a Denver local and nonprofit professional. For several years, I have lived in community housing in other cities across the country. When I returned to my home in Denver, I hoped to continue this style of living. I was disappointed to find this ordinance prevents me from doing so.

I have a plan to start a 7 person affordable housing cooperative in south Denver. I already have investors, members, and a property in mind. Now, I’m just waiting nervously to see if the ordinance changes. Until then, I will not be able to achieve my coop dreams.

Besides cooperative living, this ordinance has impacted my living options. I live with two friends that have been dating for nine years. Recently, our landlord decided to sell our condo so we were forced to move within south Denver. We found a great little home but the landlord did not want to accept the three of us because my roommates were not legally married. My roommates almost considered getting married because they couldn’t afford to live at the house without me present.

As your constituent, I would like to push you to consider legalizing non-traditional living situations. If the changes you consider allow fewer than 7 in a home, I also push you to consider a specific “housing cooperative” designation that can allow community and intentional living in suitable buildings.

Denver is in a housing crisis and we can alleviate this by simply allowing people to cohabitate. This requires zero additional funding or infrastructure changes and will enhance the environmental sustainability of our city via resource sharing.

Thank you and please contact me if you have any questions.

Lindsey Earl
lindsey.gr.earl@gmail.com
1024 E Leyden St
Denver , Colorado 80224
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Brian Trubowitz
briantrubowitz@gmail.com
265 Eudora
Denver, Colorado 80220
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

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Taylor Lederman
ledermant@gmail.com
2401 Blake street unit 311
Denver, Colorado 80205
Andrew Webb,

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Naveed Heydari  
naveedheydari@gmail.com  
3660 holly street  
Denver, Colorado 80207
Andrew Webb,

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Rachel Becker
rachelzbecker@gmail.com
1209 Odin drive
Silt, Colorado 81652
Andrew Webb,

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Lauren Swain
video@mindseyeworld.com
3277 Raleigh St
Denver, Colorado 80212
Andrew Webb,

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jill Christensen  
jillconnects@gmail.com  
2455 W 32nd Ave Apt 16  
Denver, Colorado 80211-3363
Andrew Webb,

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pdx.dbw@gmail.com
1535 IVANHOE ST
DENVER, Colorado 80220
Andrew Webb,

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Amanda Eike Koehler
fenderberry@hotmail.com
1119 Lafayette St.
Denver, Colorado 80218
Andrew Webb,

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Hannah Duggan
hd80210@yahoo.com
124 W Harvard Ave
Denver, Colorado 80223
Andrew Webb,

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I also support this change because it would provide a purpose for the big, beautiful old homes that make our neighborhoods so lovely and unique. I want to preserve these treasures but recognize that the space can be used for more than a single family. Rather than tearing down our history and replacing it with apartment buildings, we can repurpose large houses.

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Katrina Weidknecht
kweidknecht@gmail.com
1351 Adams Street
Denver, Colorado 80206
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

On a personal note, I never thought I'd be in a situation when I'd face such dire financial hardship. I plan, I save, I get things done to take care of myself and family. Things are getting harder. We need to be able to support each other. This is one way to do that.

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Thank you,
Ian Colte

Ian Colte
ian.wildmountainthyme@gmail.com
300 South Clinton Street 2A
Denver, Colorado 80247
Andrew Webb,

I write this with tears in my eyes. I cannot explain the magnitude of what the experience of living in community has been for me, for my mental health, for my finances, for my chance to dream. I cannot explain, but I will try because it is worth it. It is worth it that our city embrace what is needed to bring back a sense of community and mutual support. This pandemic has only exposed our need to band together, and group living is one way that we can support our citizens.

This living change is much bigger than fighting about parking or zoning. Our world and our cities are in crisis of community with isolation and poverty impacting more than we can count.

Two years ago I moved into Queen City Cooperative, a house in Denver's Cap Hill. After nearly 6 months of a pandemic, I understand there is no way I could live a different life. We have supported each other through job loss, depression, childcare loss. We are more resilient because we live together. Is that not what government is here to do? To create resilient communities? I hope you see that this is what we are doing. Our home is more resilient than any I have heard of during this pandemic.

Living in community has given me all this, and made me a better neighbor, tax payer and human. How can anyone oppose that? Dealing with the details of how it happens should be secondary to the immediate need and incredible benefit of allowing people to share housing in our city’s core. Otherwise, we will continue to lose the vibrancy of our cities. We will pay this cost somewhere else down the line.

If you’re curious to know what it's like to live where I live and the kind of intention we bring to life, please read this article I wrote about what we learn and do together: https://medium.com/we-are-hearken/lessons-for-thriving-organizations-from-co-op-living-c9711cc4d550

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living. I am much more afraid of not living together than I am about where I can park a car. Please prioritize humans over cars.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.
I will continue to speak out publicly of the need to build more resilient communities. This is one small step you can take in an urgent cry for change from your constituents.

Sincerely,
Meredith Turk
Queen City Cooperative Member Owner

Meredith Turk
meredith.turk@gmail.com
901 North Clarkson street
Denver, Colorado 80218
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

From 2014 - 2016 I lived in a life-changing arrangement of three unrelated young men under one roof trying to figure out their careers, what they stood for and how to navigate the endless intrigue and complexity of our beautiful Mile High City. As a Denver native, I'd never heard of this restrictive housing legislation until recently.

But I know that had I not had the opportunity to live in an "illegal" housing situation, I certainly wouldn't have been able to generate the financial momentum, morals and most importantly, community of support that I have today.

That's why we have to count on reasonable and responsible leaders like you to make sure outdated legislation doesn't hold back future fellow Denverites of all ages from having the same opportunity I was lucky enough to have right here in the heart of Capitol Hill.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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Sincerely,

Joseph A. Chehouri,
Your appreciative neighbor and 6 year Capitol Hill resident

Joseph Chehouri
jchehouri@gmail.com
741 Corona Street
Denver, Colorado 80218
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

As a child whose family experienced homelessness, there were times where living with unrelated individuals was our only safe choice. As a younger adult, there were many times that I shared housing with several other unrelated individuals so that I could afford a place to live. According to the presentations, both of these situations would not be allowed under current zoning code.

Please look to other cities that have had success like Seattle. The current Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

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Lisa Escarcega
jde_lae@comcast.net
5068 Valentia Street
Denver, Colorado 80216
Andrew Webb,

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Lauren Stansbury
stansburyle@gmail.com
3600 ivanhoe street
denver, Colorado 80207
Andrew Webb,

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Reed fuchs
decollagmedia@gmail.com
2401 poplar st
Denver, Colorado 80207
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Kelsey kiernan
theamplifymovement@gmail.com
1615 Winona Court
Denver, Colorado 80204
Andrew Webb,

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Rachel Porter
rachelpermarie@gmail.com
699 29th Street
Denver, Colorado 80205
Andrew Webb,

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Alyse Knorr
alyse.knorr@gmail.com
4940 HOOKER ST
Denver, Colorado 80221
Andrew Webb,

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Shelsea Ochoa
shelsea.ochoa@gmail.com
1152 Fillmore
Denver, Colorado 80206
Andrew Webb,

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I am personally sick of everything including housing being geared towards families, and the stigma of adults living together. The ultimate goal and measure of success in society should not be to buy your own house and take up way too much space and resources, or create more human beings. I will always want to live with other people anyway for company let alone the savings!!

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Thank you!

Victoria Taylor
vktaylor.illustration@gmail.com
3101 South Downing Street
Englewood, Colorado 80113
Andrew Webb,

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Sean Green
greensean.sg@gmail.com
3209 N Marion St
Denver, Colorado 80205
Andrew Webb,

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Teresa Cope
tia.e.cope@gmail.com
2522 West 41st Avenue
Denver, Colorado 80211
Andrew Webb,

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Richard Miller  
sootianag@gmail.com  
5048 Elm Court  
Denver, Colorado 80221
Andrew Webb,

Would you rather force adoptees to find a distant 23andMe relative to live with? Would you rather force a domestic violence survivor to keep living with a spouse who doesn't sign divorce papers? Would you rather force a child abuse survivor to live with their parents? Or would you rather honor that friendship and collaboration and common goals and common sense are important too?

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

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Joi Lin
joinetsu@gmail.com
9807 West Elmhurst Place
Littleton, Colorado 80128
Andrew Webb,

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Fiona Foster
fiona.s.foster@gmail.com
928 Tennyson Street
Denver, Colorado 80204
Andrew Webb,

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Kyle Gaarder
kylegaarder@gmail.com
2 Ilse Ct
Westcliffe, Colorado 81252
Andrew Webb,

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Jason Gruhl
jason.gruhl@gmail.com
1750 Little Raven St.
Denver, Colorado 80202
Andrew Webb,

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catherine vitagliano
catethegrate@gmail.com
2558 North Marion Street
Denver, Colorado 80205
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city has an enormous affordable housing crisis looming this winter. Group living creates affordable housing, allows communities to create safe spaces and prevents homelessness.

I live in a cohousing community where we depend on each other's support to get through these tough times, and I know many people who are doing incredibly valuable work as social entrepreneurs and essential workers and who also depend on the economic resilience of sharing rent costs.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy. Please vote to pass this proposal without delay.

Maria Talero
mariatalero@hotmail.com
4750 West 37th Avenue UNIT 16
Denver, Colorado 80212-2084
Andrew Webb,

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Natalia Samman
samman.natalia@gmail.com
1313 S Tennyson St
Denver, Colorado 80219
Andrew Webb,

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Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Jake Meyers
jakebob73@yahoo.com
1735 s pearl st
Denver, Colorado 80210
Andrew Webb,

Dear Councilors,

The changes to the group living code represent a major step towards expanding affordable housing options in Denver.

In the face of continued growth and wider conversations on how to make our city more equitable, Denver is at a pivotal moment that demands an honest reckoning with the structures that have sustained class and racial exclusion in our city. Group living is no exception.

There is no question that Denver has an urgent need for affordable housing. This proposed change to the group living code is a clear way to expand housing options – at practically no cost to the city.

As it currently exists, the policy on group living is an instrument of exclusion. Its premise is that the non-traditional arrangement of living with multiple unrelated people has no place in most Denver neighborhoods. Moreover, it keeps many of those seeking affordable housing – such as renters or owners looking to share the cost of a home – out of single-family neighborhoods. Given the growing struggle that many Denver residents face to find affordable housing, the current policy is unacceptable.

Unfortunately, arguments against this change have ignored its potential to expand affordable housing options, instead succumbing to prejudice and fearmongering. The notion that allowing up to 8 unrelated people to share a living space will undermine neighborhood quality flies in the face of reason. It assumes that those seeking a group living arrangement will show no regard for their neighborhood, bringing noise, trash, and other unsavory behaviors. This characterization of those seeking group living is at best unfair and at worst an expression of class prejudice. Furthermore, as group living would enable occupants to split housing costs, it would promote economic security, which is vital to health and stability of a neighborhood.

I encourage you to consider how changing the group living code will help make Denver a more affordable and inclusive city to support the changes. Thank you.

Carson Bryant
carsonbryant0@gmail.com
1001 N Logan St, Apt 309
Denver, Colorado 80203
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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Aeryn Parker
aeryksparker@gmail.com
4272 E 133rd pl.
Thornton, Colorado 80241
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Alice Kustusch
alicekust@gmail.com
712 S Corona St
Denver, Colorado 80209
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

sandrawparker@gmail.com
1608 Cook Street
Denver, Colorado 80206
Andrew Webb,

I support Denver's group living changes.

The potential benefit of being able to house and support thousands of people is more tangible than the potential “unintended consequences” of having a person occupy each bedroom. Bedrooms are built with the idea that people will fill them! Further, the proposal carefully takes safety into account by following existing building and fire code policy to protect against over-occupancy.

I am disappointed in the fear-based arguments I read in the PDF of previous collected comments posted on the city’s website. The idea that “criminals will want to live together”—since when do criminals care about the law?

These housing changes are about creating the very opposite conditions that perpetuate crime; providing housing opportunities in affordable spaces and creating community is a crime deterrent.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Street parking is not a human right and should not be prioritized over shelter. This is about people, not parking.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. We have an opportunity to be actively anti-racist, anti-classist, anti-homophobic (AKA pro-people) with this rule change. Please vote to pass this proposal without delay.

Leah Chsrney
leahcharney@gmail.com
3628 Humboldt Street
Denver, Colorado 80205
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing. In the modern era, the definition of a family is much more fluid, and that should be respected - as long as it's still in a safe and humane environment.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic.

When two friends first moved to Denver, they had nowhere to live and their friends generously let them stay until they found a home. Those friends should not be evicted for their generosity and kindness.

Please vote to pass this proposal without delay and make Denver a more accepting city for those facing unique circumstances.

ALAINA MERRILL
alaina.merrill@gmail.com
1148 Josephine Street, Apt. 1
Denver, Colorado 80206
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Ann Greenaway
prolificwriterfae@gmail.com
2550 West 109th Avenue
Westminster, Colorado 80234
Andrew Webb,

I very much support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing. It strengthens community!

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Pretty please, with extra cheese.

-Radhika

Radhika Weathers
paradoxdemi@yahoo.com
3046 Magnolia Street
Denver, Colorado 80207
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

As Denver tries to improve their inclusivity and recognize people of non traditional relationships they need to recognize the desire for more than two adults to love and support as a tri, quad, or group. Finances and social support are difficult. Having shared resources between more than two adults is a limit to the rights of polyamory individuals, multi-person parenting, and tribe and community living.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Jessica Krough
jessicakrough@gmail.com
165 South Cherokee Street
Denver, Colorado 80223
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Kyle Kuh
kyle.c.kuh@gmail.com
4524 alcott st
Denver, Colorado 80211
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Or I will devote me and my family's time to hold you accountable for voting against the needs of the people in any and all upcoming elections.

Thanks!

Mike Brown

Michael Brown
mbrow149@gmail.com
2884 W Parkside Pl
Denver, Colorado 80221
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Frances Carrera
fcarr314@gmail.com
70 S Canosa Way
Denver, Colorado 80219
Andrew Webb,

I support Denver's group living changes because it is a win-win for affordability, historic preservation, and the climate. I value the rights of my neighbors to live in families or groups of their choosing.

The cost of sharing a home is cheaper than traditional multi-unit living. If we allow more unrelated adults to live in a house, we will make Denver more affordable and provide an incentive to preserve existing structures instead of scraping them in favor of luxury redevelopment. The act of construction is extremely carbon intensive as well, so maximizing use of existing buildings helps us meet our climate goals.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Even so, I acknowledge that some Denverites may find this to be disruptive to their preferred status quo. I sympathize with them, but I posit that the any downside to this will be far outweighed by the profound good and opportunity this will bring about in so many people's lives.

This proposal if enacted will alleviate this burden of high housing costs without taxpayer support and without altering the built character of our neighborhoods. This is no silver bullet for the scale of the problem, but reforms such as this are critical to implement if we are to have any hope of making Denver an inclusive city without a premium barrier to entry.

Considering the unprecedented homelessness crisis and economic hardship brought about by the COVID-19 pandemic, I urge you to please pass this proposal without delay.

Thank you,

Ryan Keeney
rwk005@gmail.com
1121 N Ogden St
Denver, Colorado 80218
Andrew Webb,

It's important to me that the people of Denver be able to live together under any circumstances under which they see fit. The city is seriously overstepping when trying to extend their influence past the walls of a private residence.

I understand that there are concerns over fire suppression and parking. These are issues that we could work on if the city would come to the table and find a solution to the issue. While these concerns are not without merit, at this point they feel more like debating ideal paint colors on the Titanic.

The city has a housing crisis. This is one part of a solution. The people of Denver want a way to live in multiple occupancy settings that they can afford while not being forced to choose between complying with the law or having a roof over their heads that they can afford.

Furthermore, we both know that regulations like this are selectively enforced; people whom the neighborhood deems to be undesirable neighbors are bludgeoned with regulations like these. People of color are targeted disproportionately. The working poor are targeted disproportionately. Stipulating that people must be related in a formal sense is also a slap in the face to non-conventional families that while not blood related, have become families in their own right.

Reach out if I can be of any assistance!

Nate Cougill
nate.cougill@gmail.com
541 Tennyson St
Denver, Colorado 80204
Andrew Webb,

I live in the Regis neighborhood and I support these changes in order to make more affordable housing for the students that live around us.

Regis has a large population of 1st generation college students who struggle to make ends meet while finishing their degrees. The college does offers large amounts of financial aid to those students in need but the college can do to little to change the cost of living in the area.

When I went to the School of Mines, I lived in a 5 bedroom house with four other people. I suspect many others on the council have lived in similar situations when they were young. I graduated with a manageable amount of debt that I was able to pay off within a couple years of working. Today more and more students are graduating with crushing amounts of debt that will take them decades to pay off. In 2019, College Board estimated that 52% of student loan money went to pay for housing and food. That means that a large portion of the rising student debt is due to a rise in housing costs.

College is already too expensive in this country. Let's be part of the solution and come together to make housing more affordable for all!

Best Regards,
Derek Parks

DEREK Parks
dnparks@gmail.com
4938 Hooker Street
Denver, Colorado 80221
Hi. I live in a duplex in Platt Park in a quiet residential area. I own my half of the duplex and the other half is owned by someone who rents his half out, typically to a family. I am not at all comfortable with the thought of up to 10 people living next door to me. At least that's what I am understanding about this proposal. When the neighbor rented to 4 unrelated people in the past it was noisy and there was garbage everywhere on the property. Their cars and those of their friends were always blocking my ability to park on the street. It was a mess. Please protect us homeowners! Thanks, Lori Hartzband
I vote no. I do not want single family homes to be penalized just because there’s not enough low-income housing, transitional group homes, etc. I pay lots of property tax. Tax me. Build stuff. But, do not allow my 70-year old neighborhood to change to the point of it irrecongnizability. I don’t want it. If I did, I’d move to the inner city or live in apartments. The single family home is an element, the most nuclear unit in the foundation of this city.

I vote no on rezoning.

Thank you,
Marita G.

"And it's only in giving that makes you what you are....."  Ian Anderson
Dear Representatives:

We are writing this letter to register our opposition to the proposed Group Living Amendment. We think this is an extraordinarily bad idea as do all of our neighbors.

We oppose this for the following reasons,

- This is a significant change in policy being undertaken at a time when the pandemic macro and micro impacts are not yet understood, and a robust neighborhood’s engagement is effectively being side stepped under cover of public health preventing true public gatherings and discussion.

- Single family housing should remain single family housing because it contributes to a stable, safer neighborhood where homeowners have a real stake in the future of their neighborhood and their city. Having too many unrelated people living under the roof is a recipe for a transient neighborhood with more and more people not having a stake in the neighborhood and leading to increased crime and degradation of surroundings. Those of us who have helped build Park Hill into the great neighborhood are being ignored and asked to significantly decrease their standard of living and safety at the expense of poorly crafted policy.

- Group living as a solution for homelessness is not an answer. The Westword article from last November that points to a 5.2 percent apartment vacancy rate, or nearly 20,000 available apartment units. The article also points to some 4,000 homeless. That’s a 1:5 ratio that could address the homeless issue, and STILL leave 16,000 units available for rent. And none of that includes rental properties own by private owners or rental vacation properties owned by non-residents. In a quote from this same article, Elena Wilken, executive director of Housing Colorado said, "Technically, it’s true: We do not have a housing crisis; we have an allocation challenge. But that's if you just look at the raw data."

- We are in agreement with every point made by Safe and Sound Denver, an advocacy group that, like us, OPPOSES the Group Living Amendment.

- The Group Living Amendment and the East Area Plan “EAP” that seems to go hand in
hand with the poor public planning process in Park Hill. Ironically approval of this amendment only highlights the flaws of the EAP by further pressure on green space per person in the community (already under target), increased parking pressure at a time when public transportation is likely on the decline brought on by the pandemic with poor management at RTD and even simple things like more people looking to shop at the neighborhood King Soopers and Safeway that will be eliminated by the EAP.

We ask that each of you oppose this Amendment.

In consideration of ourselves and those who are still unaware of this amendment in our neighborhood,

Dirk and Carol McDermott
Park Hill

Disclaimer
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To whom it may concern I truly feel this would be unfair to those of us who have moved to suburban areas to get away from certain group living situations to raise children to be free in our neighborhood streets and feel safer. I lived in capital hill for 10 years and lived living in that type of “diversity”, but after having my first child I did decide to move where there was more space to run around and feel safer to have my child be outside. I don’t think it would be safe or fair to let group living non profit companies buy houses in our neighborhood to house troubled people. I think there is plenty of areas or group living housing that can be bought in areas where people aren’t necessarily concerned by these things ( as I once was not). Please as a person who has been on both sides of the city don’t pass this for the sake of the safety of our kids. People like myself have moved to get more peace and quiet and this would definitely disrupt the peace of our suburban neighborhoods and seems like it would also compromise the property values in our neighborhoods that we have worked so hard to maintain. Thank you so much for your time I hope you consider us too.

Sent from my iPhone
Andrew,

I am writing to express my strong opposition to the latest version of the Group Living Proposal as presented in the July 17th Public Review Draft. Even with the revisions this is not an acceptable solution to Denver’s housing issues. Looking at the advisory committee, it also appears to be have been composed by a group of people with greater representation given to group-living service providers than to neighborhood representatives who would be most affected. Surely a 50/50 mix would be more appropriate.

If I understand the situation, over 80% of the comments submitted opposed the original proposal and the revisions shown in the July 17th Public Review Draft do not seem to take these concerns seriously. In addition, communication regarding the proposal, 30-day comment period and recent round of changes was not well publicized nor was the comment period defined with a a start and finish date. Indeed, at our recent community board meeting, the majority of residents participating were unaware of the Proposal.

It is my opinion that the Proposal as it now stands is too broad and too complex (if I was cynical I would suggest intentionally so) for most laypeople to digest and understand. I urge the following:

Break down the issues into separate sections, review sections with greater representation of neighborhood residents and vote on each section separately. There are some good ideas in the Proposal, but also some not so good ideas and this would allow identification of the sections with the most opposition and for the collaborative revision of said sections.

Sincerely,

Michael Long
8101 E Dartmouth Ave
Unit 5
Denver, CO
Dear Andrew:

We write this email to advise of our opposition to the current Text Amendment proposed to amend the group living provisions in the Denver Zoning Code. Our reasons are summarized below.

1. **Household Living provisions.**

   A. **Maximum Outside number should be capped at 5.** As currently proposed, the outside cap on unrelated persons who could reside in one household is 10 (for 3,000 sf dwelling units). However, each of these unrelated people also can have any number of related persons residing with them. Even though we understand you do not believe this would be the case in most instances, we don’t believe this should ever be permitted in SU, TU, RH or MU, MX, or MS-2 and/or 2x zones. The outside maximum number of unrelated persons we could support would be 5, with no increase for square footage of the dwelling unit. The only exceptions to this we would support would be for the 4 existing protected classes of persons.

   B. **Alternatives for Greater numbers of Unrelated Persons.** The Text Amendment contains language providing that people desiring to reside in households with higher numbers of unrelated people can avail themselves of Congregate Living arrangements. Thus, there would be no hardship sustained by larger groups wishing to live together.

   C. **Enforcement.** More enforcement provisions need to be included in the Zoning Code. For example, there should be a registry of some type, or certification by residents in household living arrangements, evidencing compliance with the non-profit living arrangement requirements. Mechanisms should be in place for compliance to be demonstrated and the Code enforced. This should not be the responsibility of other residents.

2. **Congregate Living provisions.** The zone districts where congregate living is permitted need to be more restricted. MU, MX, and MS-2 and 2x zone districts need to exclude congregate living.

3. **Residential Care provisions.** We cannot support the Text Amendment as long as it continues to include the Residential Care provisions as currently proposed. We ask that these provisions be excluded from the current Text Amendment and that additional input from residents and registered neighborhood organizations be obtained. Among other things, we have significant concerns about the lack of permits (which create use-by-right arrangements), the lack of community input for Type 1 facilities, and the extremely large numbers of people that could reside in both Type 1
(up to 100 for those operated by religious assemblies) and Type 2 (up to 40) facilities in our residential zones. While that may already be the case for some uses, the expanded types of uses warrants further consideration.

We ask that this email be included in the record for the August 19, 2020 Planning Board meeting.

Sincerely,

Gilbert J. Martinez and
Sherri D. Way Martinez
1231 S. Ogden Street
Denver, CO 80210
The City and County of Denver’s proposal to change current residential zoning code regulations is ridiculous. I am a long time Denver home owner and am vehemently opposed to the “Group Living Proposal”. The current zoning definition of a single household is reasonable and already allows for a multigenerational family to live in the same house. The “GLP” proposal to expand the number of unrelated adults (and their relatives) permitted to live in a single house is both ridiculous and exorbitant. This proposal will destroy my neighborhood, overburden our infrastructure and schools and cause tax paying residents to leave Denver and decrease your tax revenue. The City of Denver’s relying on “other building code regulations” to mitigate the risks of large groups of unrelated people living together is sophomoric. Your zoning proposal would “allow” a 2000 sq. ft. home such as mine to house 6 unrelated adults and all their relatives which is unbelievable. Clearly not what I or my neighbors bought into when we purchased a home in Denver. Please let me know what is truly behind this initiative…certainly there have been significant donations/money from developers to advance this proposal and enhance their profits. You are destroying our city’s neighborhoods at a huge cost. I expect a detailed response. Thank you. Susan
Dear Mr. Webb,

I am writing today to express my strong opposition to the proposed text amendment #7 for group living.

Changing the current zoning in single family residences will not make housing more affordable. The current laws limiting the number of unrelated individuals in a single family home are not even currently enforced. The rental property at 60 S Glencoe has numerous unrelated individuals living at the property and the cars overflowing the driveway and numerous cars are parked on the street.

Increasing the number of unrelated individuals in a home opens the proverbial doors to rooming houses, transient living and even unregulated "residential care" facilities you also seek to clarify in this group living. The increased traffic and density in single family neighborhoods is unwanted.

While establishing halfway houses and residential care facilities in single family neighborhoods is a noble idea, the actual implementation is fraught with perils. Creating transient living arrangements in established residential neighborhoods destroys the character.

Brandon Fosbinder and Seery Maggio
5253 E Bayaud Ave
Denver CO 80246

--
Brandon
720/320-7965
MR. Webb,

I request that you and the city council don’t allow Denver’s housing rules to be altered. Denver is feeling the strain of the growing population in multiple ways - increased traffic and decreased parking, more people in parks, increased noise, classrooms that swell in size... I could add many more to the list.

I don’t agree with the amendments to these housing rules because it will decrease Denverites quality of life.

In the season of Covid 19, it is not the time to experiment with housing thus increasing the density in our city. We are struggling with the economy, loss and change of income as well as many other changes in our world. Why would you add/create more stress for home owners and their neighbors in such tumultuous times?

Sincerely,
Liz VanKooten
A lifetime Denver resident.

Sent from Mail for Windows 10
Andrew Webb,

I am writing you to request that you change Denver law to support group living. Our city is facing a serious crisis in affordable housing, and group living is one option that allows Denverites to access a more affordable living situation. During college I was able to support myself financially thanks to splitting the cost of living with other students. Group living also helps Denverites to create stronger communities. I have many friends who have built strong communities around the arts, shared identities, or other passions. There is no reason to bar people in our city from accessing more affordable housing and building stronger communities!

Hayley Stewart
hayley.stewart.r@gmail.com
702 East 12th Avenue
Denver, Colorado 80203
Andrew Webb,

Dear Planning Board, I am an affordable cooperative housing developer working for Boulder Housing Coalition (BHC), the only permanently affordable cooperative housing system in the state. In 2017 the City of Boulder passed our Cooperative Housing Ordinance. It allows up to 12 people to share a house, provided the house has 200sf per person. Our new ordinance is working! It has allowed 10 existing group houses to become legal and it allowed the BHC to develop a permanently affordable co-op using City of Boulder Division of housing funds. Both Denver and Boulder are in an affordable housing crisis. This is a regulatory tool that the City has at its disposal to help with some aspects of this crisis. The main lesson that neighbors learned is that impacts to neighborhoods from this ordinance were non-existent. We have no complaints about legal cooperatives. Folks who want to start legal intentional communities are in fact model citizens and I can tell you this from experience, based on 20 years of doing this work.

I am happy to discuss our processes or our results with any City Council People if you all would find that helpful.

lincoln miller
lincolnisaac@gmail.com
2711 MAPLETON AVE, apt. 22
Boulder, Colorado 80304
To the Denver Planning Commission Board Members

Andrew Webb

I understand that the city is trying to address issues in the zoning code and to provide additional housing options.
I am writing out of concern for these possible zoning code changes in our city.

I believe that there has not been enough representation from the neighborhoods that would bear the impact of the decisions being made by the GLAC. Had there been more input from the neighborhoods, I believe the outcome will have been different, and definitely more agreeable to the people affected by your decisions.

Below are my concerns regarding this proposal:

1. Community Corrections: I believe that this type of Group Living belongs in a separate zoning district, for the following reasons:
   1. Safety of residential neighborhoods and for the residents in the group living home. While I feel that this is an important step toward integration into society, I do not support the move into SU neighborhoods, posing a risk to the subject’s success of rehabilitation, nor the risk involved to the families in the area.
   2. Space. Community living such as this is not feasible in SU zone districts with the added support staff that is needed to come and go in a living situation such as this.
   3. Traffic: SU neighborhoods are not designed to handle the increased traffic and parking that would ultimately result from this living facility. SU districts (such as mine) have many small children and elderly people that are pedestrians and would be at increased risk. This type of living facility needs to have an infrastructure that will support it.
   4. This is a commercial undertaking in conjunction with law enforcement, it is counter to the makeup of a residential neighborhood.

2. Household Size:

Most single family homes are not designed to contain 5 perhaps up to 10 unrelated people. The automobiles and parking intrusions that would result from this declaration by the council will be numerous. These neighborhoods were designed for single families; the roads and traffic patterns were designed for single families. These homes would need to be remodeled to adhere to new building and fire codes. Who is going to inspect and enforce this? I see nothing in the proposal to address this. What
is the process for public notification of the Code Enforcement investigation or non-compliance?

I understand that the population of Denver has increased substantially; however filling the existing homes beyond capacity is not the answer. Again, zoning and multi-dwelling living is the answer. Everywhere I look it seems, I see building of multi-dwelling units. SU neighborhoods are not the place to ‘retro-fit’ a solution for a problem. There is no language in this amendment for enforcement or notification of violations, therefore leading one to believe that it will fall on the citizens to notify and enforce any irregularities on their own. This is highly irresponsible and overlooks many basic points of any new law or amendment to government policy. How will the citizens be protected?

Please reconsider your vote to prohibit:

- 5 perhaps 10 unrelated adults in single family homes
- Community Corrections Group Living in SU neighborhoods

Thank you.

Marsha Trelstad
Member, Point South Neighborhood Association
Denver, CO 80231
I recognized a lot of research and hours of hard work have gone into the proposed zoning changes. I am not opposed to what you are trying to do. However, I have some concerns.

1. I feel this is a very significant change to the present zoning. Significant enough that it could truly impact the value of peoples’ homes. I believe such a major change in zoning should go to the vote of Denver residents. I am aware that city council has the power to vote and decide these changes.

2. My other concern is the enforcement of the many regulations that will be in place regarding such things as parking, upkeep of the property, etc. Where is the money coming from to pay for city employees to monitor, respond to complaints and enforce violations? The department, that oversees these zoning changes, will have a lot of new responsibilities. I assume their budget will be increased and new employees will be hired.

I feel many Denver residents are not aware of the proposed zoning changes. At this time, our lives have been turned upside down by the pandemic and our focus is elsewhere. Please continue to strive to communicate to the residents of Denver.

Jane Harper
Denver resident
jsjaharp@gmail.com

Sent from my iPad
Dear All:

I have reviewed the latest proposed changes to zoning for households and group living. I recognize that it is appropriate to make changes in our zoning.

However, the proposal on **households** which would enable **10, that is 10** unrelated individuals to live in a single unit, with their relatives, goes too far! Examples in our neighborhood where we already have 4-5-6 unrelated individuals in a single unit stand out as anomalies in our single family neighborhood. They have many more comings and goings, increased traffic, more cars on the street and off street and sadly, frequently unkempt yards. Ten is too many! A more reasonable limit is 3-4. I urge you to reconsider and limit the change to say 4.

If you feel the city needs to allow more than 4 unrelated individuals in a unit, they could be allowed in higher density areas, but not single unit areas.

The parking requirements for single units need to be adjusted to the 3-4 members of household rather than 6.

The proposal on congregate living appears to expand group homes to multi use, mixed use and commercial areas. But group homes should not be one size fits anywhere. Community corrections homes should not be allowed in single unit areas, regardless of how far apart from themselves they are.

The changes go too far. Please scale the back to more appropriately to better fit our existing neighborhoods.

Kathleen Brennan, owner, 80237
Dear Mayor Hancock, Denver City Council Members, Planning Board Members, Mr. Webb, and et al,

I am opposed to the Group Living Zoning Code amendment (July 2020), and I am asking you to vote NO and against this measure.

The amended proposal does not address the many concerns homeowners and residents have and the issues that will result from it.

Trying to solve Denver’s homeless population and housing affordability issues using this proposal will merely create many issues and problems for the impacted neighborhoods.

The City of Denver would be exchanging one set of problems while creating another set of problems and destroying our neighborhoods in the process.

It is a fallacy to think this proposal will make housing more affordable. As witnessed in other cities that tried this form of up-zoning, the cost of rent and housing did **NOT decrease** in those cities.

**Zoning Proposal Negative Impacts**

*No one would welcome these Negative effects of this proposal in their neighborhoods:*

- Allow up to 10 UNRELATED adults, with unlimited relatives to each, per residence
- Allow 6 vehicles per residence
- Allow community corrections houses for 1-40 convicted felons
- Allow 24/7 homeless shelters for 1-40 people
- Allow sober living homes (alcohol/drugs) for 1-40 people
- Greatly increased traffic, noise, trash, and congestion
- Strain on aging infrastructure (water lines, sewer lines)
- Safety concerns for you, your children, and your pets
• Lack of interest in maintaining properties
• Diminished interaction with neighbors
• Lower property values
• Commercialization of single-family neighborhoods as investors/operators buy properties instead of owner-occupants

**Broad Community Input was not Solicited from Homeowners & Residents**

The City of Denver has not solicited broad community input from homeowners and residents from across the city and when compared to the 2010 Zoning Code update even though this proposal has far reaching and long-lasting negative implications.

Additionally, the community was prevented from even providing feedback after the amended proposal (July 2020) was posted to Next Door.

**Group Living Advisory Committee Stacked Against Homeowners Interests**

This proposal is backed by planners and organizations who are vested in their own PERSONAL Interests and NOT the interests of the people. Homeowners, Residents and RNOs, should have equal representation at the table and were not afforded it. The City of Denver has **90 official (78) and non-official (12) neighborhoods**

Yet the 46 Group Living Advisory Committee members consisted of:
• 31 Members (67%) were from PRO-Group Living Advocates
• 4 Members (9%) were from the City Council or Planning Board
• ONLY 11 Members (25%) were from RNO’s or neighbor representatives.
  • (The INC and Pinehurst RNO had 2 members each.)

**Group Living Proposal Process Circumvents the 2010 Zoning Code**

This draft proposal **circumvents the purpose** of the current single family residential zoning in Platt Park (and other neighborhoods) that my neighborhood colleagues and I fought very hard to accomplish over **7 long years (2003 – 2010)** and also during the city-wide rezoning, which was finalized in December 2010.
We were able to finally secure the single family residential zoning for most of existing homes in Platt Park and as outlined in Blueprint Denver for Platt Park, to help protect the value of our homes, prevent density and parking issues from getting out-of-control, and lessen urban crimes that continue to increase in our neighborhood. The street grid and blocks, the density of the housing stock, the typical square footage of Platt Park homes, were designed for single family density not over-crowded ‘Group Living’. Limiting the number of unrelated residents (2) in a single-family home unit serves the purpose to control congestion in these closely built neighborhoods.

Overpopulation Increases Crime

The proposal would create unbelievable over-crowding and parking issues by allowing, at least 5 and up to 10 unrelated individuals to live in a single-family unit plus all their relatives and all the cars they own. Most of single-family homes in Platt Park were built to house 2 adults + their children. Additionally, an ADU (accessory dwelling unit) could also be built on the back of property that could house one person per 200 feet of floor space. This increase in population is far too dense for Platt Park and many other neighborhoods to absorb.

This proposal would further increase the density, congestion, and parking issues. Our once relatively safe, single-family homes and neighborhood would become be infiltrated with rental flop houses for illegal immigrants and criminal activity would increase in any number of ways from theft, burglary, drugs, gangs, and prostitution. Our quaint residential Platt Park neighborhood blocks would mirror cheap and sleazy motels with unkept yards, and the activities that occur at those establishments. The years of financial investment we made into our homes would be diminished and placed in jeopardy.

This proposal would be the most detrimental to homeowners-residents and home values located within a few miles of downtown. It is doubtful this proposal would impact those neighborhoods, which are located further away from the downtown Denver (i.e. Stapleton, Lowry, etc.) and I firmly believe exclusive neighborhoods (i.e. Country Club, the Mansions on East 6th, 7th, and 8th Avenues, etc.) will not be impacted what-so-ever. Consequently, that means the rest of us owning homes and living closest to downtown Denver would be negatively and inequitably impacted and burdened by the current proposal.

City or Denver 2010 Zoning Code Update & Community Input Process

It appears the city planners do not want to honor the hundreds of hours spent by hundreds and hundreds of residents on the rezoning efforts and who were
involved for years in the most recent city-wide rezoning process, but instead are inclined to rush this proposal through the process. Furthermore, it leads me to believe the City of Denver solicited massive neighborhood participation and negotiations in the 2010 city-wide rezoning input process, but apparently had no intentions of honoring it knowing it could and would circumvent important sections of the final rezoning document in the future by merely manipulating words and definitions by “legislating it into oblivion”.

The proposed ‘convenient’ rewording of the definition of a single-family home unit for the sole purpose of circumventing the current zoning code in our neighborhoods, and which hundreds of homeowners spent hundreds of hours to help craft, is alarming and deeply troubling to say the least. This process lacks the thorough and thoughtful analysis of the 2010 Zoning Code Update.

Passing this proposal would send the signal to the Denver’s residential single family home owners-residents, that the mayor, city planners, and City Council did not want to solve the homeless population and housing affordability issue by further creating and encouraging affordable housing and using other viable solutions. It would send the signal the rezoning efforts participated in by the hundreds is to be ignored by the few.

**Denver Population Growth**

The City of Denver has known for decades about the population growth rate and yet only required developers to reserve 10% of their units for affordable housing.

Denver should mandate 30% of available units (in existing and new) be reserved for affordable housing and include properly sized parking requirements (not decreased parking).

**Covid-19 Impacts**

Currently, large groups of residents cannot gather in public spaces due to Covid-19.

Covid-19 and social distancing is disrupting the neighborhoods ability to share information, assemble.

This proposal is so impactful it should be postponed until residents and homeowners can safely assemble in large groups safely (and legally) without worry from getting infected.
Proposal is Too Broad

A 175-page proposal is difficult for anyone to digest, especially Denver citizens whose jobs are not in city government nor with an organization standing to directly benefit from the proposed zoning changes.

The proposal should be presented and voted on by sections rather than a single, sweeping vote.

This will allow Board and City Council members to vote for parts that make sense for their constituents and vote against parts that are not acceptable to their constituents.

Ashley E. Arroyo
Platt Park
Dear Andrew,

I downloaded the comments submitted for the Planning Board meeting to review.

To my surprise and disdain, it appears many letters in support of the Group Living Zoning Amendment (July 2020) were from people who merely copied and used pre-drafted comments.

It is obvious someone or some organization in support of the amendment, shared the pre-drafted comments to inundate the Planning Board and in an attempt to outnumber the number of the people who actually took the time to draft personal comments of opposition.

What a joke (sarcastically speaking)?

In my opinion, the use of pre-drafted letters are akin to signing a petition.

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I would ask and hope the Planning Board, City Council, and the Mayor, would recognize as a politically motivated stunt and take it with a grain of salt.

Donna Krentz
1232 South Lincoln Street
Denver, CO 80210

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Dear Donna — thanks for taking the time to submit your input, we’ll provide it to the Planning Board. If you haven’t already visited, the project website has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates: www.denvergov.org/groupliving

Thanks,
Andrew + Group Living team

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Andrew Webb | Senior City Planner
Community Planning and Development | City and County of Denver
p: (720)865-2973 | Andrew.Webb@denvergov.org
DenverGov.org | Twitter | Denver 8 TV
CONNECT WITH US | Pocketgov.com | denvergov.org
 District One Comments | Take Our Survey

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From: Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>
Sent: Tuesday, August 11, 2020 6:52 AM
To: Donna Krentz <dkrentz@hotmail.com>
Subject: [EXTERNAL] RE: OPPOSED: Group Living Amendment (July 2020)

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Criminal Recidivism in Colorado

Colorado Prosecutors File A Record Number of Felonies

That’s an extremely lethal recidivism rate,” stated Tom Raynes, President of the Colorado District Attorney’s Council. Feb 4, 2019.

This proposal could force neighbors to flee Denver in search of safer communities. Look what is happening in New York City:

NYC moms flee Upper West Side amid crime and chaos

This proposal places criminals and pedophiles into our neighborhoods and near vulnerable populations, such as children and the elderly. Placing criminals in half-way houses in our neighborhoods is unsafe. We already have plenty of crime in our neighborhoods now, from criminals “passing through the neighborhoods” looking for opportunities. But this proposal places criminals next to us every single day and jeopardizes our daily safety!

I would be too fearful of having a window open even when I am home.

Dozens of Crimes and Suspicious Activity Have Been Posted to Next Door

Home break in, neighbors: This morning at 10:30 an intruder entered my home on Virginia. Our side gate by the sidewalk was open because my husband was mowing the front lawn and our doors to our home were unlocked.

I came downstairs and startled him. -- he can East on Virginia. The Denver Police officers were so helpful. Fortunately, he did not have time to take anything. Please keep your fences and homes locked, even, and especially if you are home. Take care neighbors. I have reported this information to the police.
The homeless population and the housing affordability issues should not be dumped into our neighborhoods leaving us as homeowner-residents to endure and deal with the maddening consequences of it all.

There needs to be other and better solutions than what has been proposed.

Just because this was attempted in another city in the USA does not mean it is right for every city and every neighborhood across America.

Sincerely,

Donna Krantz
(303) 698 – 2844
1232 South Lincoln Street
TO: Michael Hancock, Mayor  
TO: Andrew Webb, Senior City Planner  
TO: Kendra Black, Councilwoman  
CC: GoldsmithSENeighbors@outlook.com

August 15, 2020

RE: the Re-development of the old K-Mart property in the Goldsmith neighborhood, and the Group Living proposal

SUMMARY: We oppose additional buildings in excess of 3 stories, and single unit housing accommodating more than 4 unrelated adults.

Our Goldsmith neighborhood has changed greatly since we first moved in more than 30 years ago. Change is expected and inevitable. Some of it is good, but we are concerned that too much development will deteriorate the atmosphere and pleasant suburban feeling of the area, which speaks to the quality of life here.

In particular, we are concerned about excessive commercialization in the former K-Mart location, but more importantly, that the "Group Living Proposal" appears to provide for a significant rise in population in that small area that, to be realistic, will require an increased police presence. Even now there are not enough police patrols to deal with speeding, stop sign and other infractions such as graffiti and trash... events and circumstances that have increased over the years as populations also have increased. If there is to be additional housing built on the former K-Mart property, there needs to be some kind of control on numbers as well as provision for proper security. Sufficient attention to this does not appear evident in the proposal. The large containment pond at Monaco and Iliff Avenue, while still a good place for jogging, dog walking and even limited snow sledding for kids in winter, is already a magnet for the homeless and a prime location for illegal fireworks displays and who knows what else. Additional housing, especially with no realistic restrictions on occupation levels, in the immediate vicinity, will only increase the problems.

We -- and we dare to speak unsolicited for many of other Goldsmith residents -- like our little neighborhood and do not want to see it further overrun by speeding cars, exploding firecrackers and more trash in our common areas.

We -- and now I do not dare speak specifically for any neighbors -- welcome diversity (whether by ethnicity, skin color, culture or country of origin). We recognize the need for group living facilities, and support the idea as long as it does not amount to warehousing of individuals simply because they do not fit elsewhere. Any group living facility in an established, mature neighborhood should be structured for, and available to, families first and secondly to unrelated individuals who are gainfully employed, earnestly seeking employment, or in school.
Group living is a necessary arrangement for some people, and we welcome it as long as it is provided with a minimal impact on the existing neighborhood. We do *not* welcome additional congestion, increased noise or potentially dangerous behaviors.

The provided documentation is frankly complicated and not a little confusing. However, let us state that we oppose any additional buildings in excess of 3 stories, nor any group living arrangements with more than 4 unrelated adults in a single unit. There should also be a limitation on total occupancy for a single unit as well, since from what we can tell the proposal suggests limitation only on the number of unrelated adults. Leaving that completely open-ended is not reasonable.

Considerations for accommodations of greater size and population should be made for the periphery of the city and county, and not within existing residential/commercial neighborhoods.

The bottom line is that we do not feel that the proposed use of the K-mart location, and in specific the Group Living Proposal, takes sufficient consideration of the effects on the potential changes on the neighborhood at large.

Thank you.

Larry & Marlene Sessions
6874 East Harvard Avenue
Denver, CO 80224
We have chosen to live in Denver by choice and sent our children to Denver Public Schools. I fail to understand why the city council would change the code such as to allow more unrelated people to live in one single family residence. This is not in the best interest of our community, the additional cars and density is not compatible with raising young children and attracting young families to our community. Failure by city and regional planners does not make it a residential issue, unless of course the goal is to make Denver a slum. The graffiti and lack of care of some neighborhoods is already an embarrassment. Right of ways, on/off ramps, median, some yards....not a positive advertisement for Denver. We look trashy, unlike some of our neighboring suburbs.

Please maintain our community.

Thank you.
Linda Miller

Sent from Mail for Windows 10
My husband and I do not approve of the rezoning request now in consideration. We have lived in the city of Denver for the past 40 plus years, and have seen the remarkable transformation of this city. New construction, new business, new people have come together to create a dynamic, vibrant city. As we see what is happening in once vibrant cities such as New York and San Francisco, Portland and Seattle, Denver must be mindful of the population who pays all of the infrastructure taxes to maintain the livability and safety of our city. Affordable housing has been a problem for a long time, but the answer does not lie in expanding the zoning code to let many unrelated people live under one roof. Families will flee to the suburbs, the stability of neighborhoods will dissipate, and Denver will once again find itself back in the 60s and 70s, with increasing urban decay. We are dismayed at the current lack of action on the Mayor’s part to dissuade the protestors from damaging our beautiful city, as it is. A rezoning at this time would simply fuel a population that is uncertain and nervous about the safety of Denver. Please table this rezoning request.

Karen & Dennett Hutchinson
60 South Monroe Street
Denver, CO 80209
To whom it may concern:

Regarding the proposed Text Amendment 7: Group Living Text Amendment, the Bible Park East RNO members and other neighbors take the following position:

The Proposed Household Regulations are still unacceptable. Permitting of 5 unrelated adults is acceptable, however not limiting the number of relatives along with these 5 adults sets this up for overcrowding. Furthermore, allowing additional unrelated adults for every 200 additional square feet over 1600 – even with the capped maximum of 10 – is far too many individuals per dwelling. In a typical house in our neighborhood, we could have 7-10 families in one household.

We appreciate the reduction from the original proposal but cannot support the possibility of 10 adults per dwelling plus their relatives. This number of individuals in a dwelling is simply not safe. Fire code requirements will be difficult if not impossible to enforce; not only with alarms and sprinklers as required, but even in the case of emergency egress. Isolation or quarantine of sick individuals in this time of COVID-19 will be nearly impossible.

We would like to see a cap on the number of individual residents allowed, to better balance the need for square footage per individual as well as adequate bathrooms, egress, etc. This is in alignment with the U.S. Department of Housing and Urban Development guidelines of 200 square feet of floor PER PERSON in a dwelling unit (not per person and any relatives). We believe a cap in alignment with “neighboring Front Range cities...of 4-5 unrelated adults” (Denver Community Planning and Development document, "Group Living Project - Common Questions", page 2) is realistic and acceptable for the city of Denver as well.

Further, the proposed parking for SU zoned neighborhoods is not adequate. If a household were to have the maximum number of unrelated adults, plus additional family members of driving age with vehicles, even a dwelling with adequate garage and driveway space for 5-6 vehicles (a reasonable maximum in our area) may need several additional spots for on-street parking.

The assurances by the planners and committee that this proposal will not open the market and encourage landlords to purchase large homes for the purpose of renting out rooms falls flat for many of us who are living next to these unpermitted dwellings already. The intent to, “Prohibit commercial, rent-by-the-room scenarios in Single-Unit, Two-Unit and Row-House zone districts by specifying that all residents shall have jointly chosen to occupy the entire home and live as a non-profit housekeeping unit.” (Denver Community Planning and Development, Group Living Code Amendment, Project Overview and Proposal Summary, Summer 2020, slide 3)
Would this require that all residents in the dwelling be on a single lease? If not, we continue the unstable churn of new residents.

As far as the new proposal and the changes to definitions and rules regarding group living “residential care” facilities, we would like a clarification on exactly what the Type 1 proposed “10 or fewer guests, or up to 100 guests for no more than 130 days/year (an existing provision in the code)” means. Are there further restrictions on how this is calculated?

Our RNO and neighbors would like to require notification of the neighborhood when this type of facility is moving in. All types of residential care facilities are now being lumped together in this proposal, yet there is a dramatic difference between a dwelling with care for the disabled or seniors and a sober home or corrections household, where each resident will be in and out of the house and many have their own cars which require parking. Further, the Type 2 proposal of 11 to 40 guests is incomprehensible – and yes, we have several lots in our neighborhood that could qualify.

While we understand the intent of this Group Living Project, we feel the proposal is an attempt to lump all housing situations into one Zoning Code, without adequate consideration of the outcomes for neighborhoods. Asking the Denver neighborhoods to shoulder the burden for, "[housing issues] in the wake of the ongoing pandemic...and the forthcoming loss of Denver's existing community corrections resources" (Denver Community Planning and Development document, "Group Living Project - Common Questions", page 1) is unfair, misguided, and wrong.

The members of the RNO and our many neighbors strongly oppose these changes as currently proposed.

Sincerely,

Bible Park East RNO

Tami Patzer, Vice President
303-885-5224
Hello,

My wife and I support the rules update as currently drafted. No particular neighborhood should be exempt from providing a variety of housing options. We believe that by being inclusive of a variety of critical land uses, we can positively impact our community. Group homes for example need to be located somewhere and its occupants will be most successful if incorporated into a diverse neighborhood with existing services, infrastructure, and job opportunities. By being open and accepting of a variety of living situations and household types, we can help to diversify, invigorate and sustain our economy and high quality of life. It is these attributes, among others, that have made Denver such an attractive place to live and work.

Ryan and Sarah McCaw
1840 S. Monroe Street
Denver, CO 80210
Andrew Webb,

Denver's group living changes are crucial to ensuring affordability and community safety for housing around the city. As a young person looking for affordable housing in Denver, group living would expand the number of options available to me.

Growing up in south Park Hill, I often marvel at the sizes of houses and lots that are restricted to single-family homes and few people. With changes to the group housing rules, space and shelter can be more effectively distributed among Denver residents, and houselessness will be less of a problem.

Thank you for your consideration.

Emma Heth
emmalheth@gmail.com
4045 East 19th Avenue
Denver, Colorado 80220
Community Planning and Development | City and County of Denver
Wellington E. Webb Municipal Office Building
201 W. Colfax Ave.
Denver, CO 80202
ATTN: Andrew Webb, Senior Planner

Re: Group Living proposed text amendment

Dear Mayor Hancock, Andrew Webb, and Denver City Planning Board:

Thank you for the opportunity to provide formal feedback regarding the proposed text amendment on Group Living. We appreciate that the city is trying to address issues in the zoning code and to provide additional housing options. We also recognize that the complete code amendment - the detailed project overview - addresses some of what surfaced in our neighborhood feedback. We know these are real issues, and the current pandemic and economic fallout are exacerbating pre-existing shortfalls in these areas, however we want the city to consider spending more time to ensure communities are informed.

The University Hills North Community RNO wants to be a part of the solution and is providing the following feedback based on input received from our residents. We provided our residents information from the city, as well as opinion articles and other resources on the issue from Councilwoman Black’s office. We solicited feedback by email and also hosted a virtual meeting dedicated to this topic to inform the response below. As co-presidents of the RNO doing our part to represent residents and relay information, we felt the response from our community was much less than anticipated given the potential impact. This prompted us to reflect on how the ripple effect of the pandemic would influence our residents’ ability and interest in responding to what amounts to a distraction from meeting basic safety needs in this moment. We have included a recommendation below that we believe will assist us, and others, to feel more included and educated in this process.

We agree with the proposed text that the current limit of 2 unrelated people is too low, but have concerns about the currently proposed limit to “permit up to 5 unrelated adults, and any number of relatives to each, to live as a household in a dwelling unit (house, apartment, etc)” going up to 10 unrelated people plus family members. In University Hills North, and in many neighborhoods, the idea of 5-10 families living in a typical single family home is
concerning. People need space, and most homes cannot accommodate the higher end of that scenario. We are particularly concerned about our most vulnerable residents including seniors, children and people with disabilities. **We support a cap of 4 unrelated people plus their family members.** Members of our community have asked that at least one adult in the household be the owner of the property, or that there be a cap on the total number of adults in the household (related or not), we recommend these points be considered as well.

We are also in **support** of much of the language and specifications outlined regarding the changes to household size, such as the “prohibition of commercial, rent by-the-room scenarios in SU, TU and RH zone districts by specifying that all residents shall have jointly chosen to occupy the entire home and live as a non-profit housekeeping unit.”

We do have questions regarding the city’s regulation and enforcement of these changes. We currently experience a lack of attention from the city regarding the current code, so the big concern is with a broader more comprehensive code, will the city regulate the new code any better?

While we appreciate the work that the GLAC did in proposing changes to the *Congregate Living* and *Residential Care* issues, we have significant concerns that there were too few residents from impacted communities involved in the discussions and subsequent draft proposal. Our neighborhood is already navigating increased density (as well as the increased traffic and criminal activity that comes with it) due to transportation hubs along our neighborhood borders. Community members in University Hills North do not support increasing density with Congregate Living and Residential Care when we currently do not have the resources and infrastructure to support the apartments already being added to our area. We firmly believe that if neighborhood representatives from every part of the city had been on the GLAC, the recommendations and draft would have been different, and significantly more appealing to neighborhoods. As a result, we are requesting that the city go back to the drawing board, forming a new GLAC that will be much more inclusive of various neighborhood types (E, D, U & SU, TU, RH among others) for better representation, and will work through community questions before putting a text amendment in front of the citizens.

We had questions about permitting and also how to follow up on issues, which were addressed in the comprehensive document - see our recommendation below about improved communication.

We would like for more of our residents, and more residents across the city, to be a part of these types of solutions. Please keep working on the *Congregate Living* and *Residential Care* pieces of the text amendment, with more effort put toward including the communities impacted so they can be active, bought in members of the solutions.
The University Hills North Community appreciates the issues that face our great city, with regard to equitable housing, and are happy to be having this discussion. Our residents need more time to consider the full 40 page document, which does address many of the questions that came up in our neighborhood responses. The COVID-19 situation has placed more burdens and concerns on individual residents and citizens - navigating the shut down, what to do with their jobs (whether they have lost them or retained them) and how to support their children with schools pursuing remote learning. We recommend the city consider this moment in time and make extra efforts to ensure residents feel included and heard and given a chance to appreciate the work that has already gone into a thoughtful plan. The outreach in this moment in time is difficult, however relying on a 40 page document, regardless of how thoughtful and well laid out it is, requires an increased communications effort on behalf of the city. We have residents in our RNO who are working off of the January proposal because of what has been made available, and truthfully, everything that has been happening. As neighborhood representatives, we feel the weight of our responsibility to share as much information as possible, and we respectfully ask the city to spend more time helping residents in impacted areas understand the full scope of the work that has been done, and answering any questions that they have about the implications of these decisions.

On Behalf of the UHNC RNO,

Jennifer Neuhalfen and Liz Davis, co-presidents
University Hills North Community, RNO

--
University Hills North Community President
uhnc.president@gmail.com
www.uhnc.org
YES! This proposal is so needed! As a parent of two twenty-somethings, their ability to find housing will be better supported if they are able to live with additional room mates! And my neighbors will be able to remain in their homes if they can take in a room mate or a small family to off set their rising taxes!

Please pass this proposed amendment!

Liz Fuselier
Andrew Webb,

Hello dear Council Members and City Planner,

My name is Maria, and I was born and raised in southwest Denver. As a 26 year old it would be nearly impossible for me to live on my own because the price of rent has skyrocketed. Since I am a full time student with limited income this means I still live with my parents. I hope to move out once I graduate, and my ideal living situation involves some sort of community housing.

After living in cities like Berkeley and Berlin where community housing is legal and normal I find it disappointing to learn that it is still not encouraged by the law in Denver. I support Denver's group living changes because I know the values community housing first hand.

In short community housing is a more affordable living option that promotes strong, healthy community growth. When people learn to live together they also learn to communicate better in general, which especially in such stressful times, helps everyone. Living in community housing helps people see beyond their individual bubble which allows them to offer and receive help more easily, again something that is crucial in our current climate.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Thank you,
Maria

Maria Ridgeway
mariachillona@yahoo.com
3090 South Decatur Street
Denver, Colorado 80236
Andrew Webb,

I support Denver's group living changes because I want to live in a city that is home to a diverse population culturally, socio-economically, age-wise and more.

Denver has long experienced a housing crisis, with many long-time and Denver-born residents moving out of the city due to lack of affordability. With thousands of pending evictions in 2020, the housing crisis is going to be exacerbated. Not addressing this issue head on will cause unnecessary pain, suffering and trauma for our neighbors and friends and leave our city without diversity in people and in talent to fill future jobs.

The proposal before you represents years of input and compromises and addresses many of the common concerns around parking and crowding. It allows our city's residents to tackle housing issues by helping friends or family who fall on hard times and it also offers one step towards reducing the systemic racism and other isms that exist in our city.

Concerns about parking and party (or otherwise active/crowded) houses are real. So are VRBO and AirBnB that is thriving and benefiting our Denver hosts. Additionally, many households include children, who will one day start driving and may have cars of their own. Parking as a concern becomes shallow and upholds systemic policies, benefiting a particular demographic, when the only allowable consideration for the fact that the need for parking capacity is likely to naturally increase is due to the maturing of children into young adult drivers within Denver neighborhoods. It also becomes shallow if Denver is serious about caring for the health of its people and our environment as SOV transit is likely to look a lot different in the not to distant future.

I request that you vote YES! on the group living proposal because it will immediately start impacting affordability, providing new avenues to reduce the likelihood of adding to our unhoused population. It will also provide options to provide a variety of residential care options across the city rather than burdening particular neighborhoods.

Do not delay this any longer. Denver residents need expanded housing options Now.

Thank you.

Kimberly Morse

Kimberly Morse
kimberly.morse@outlook.com
555 E 10th Avenue
Denver, Colorado 80203
Mr. Webb,

We are 36-yr resident owners in the Humboldt Historic District and absolutely oppose any zoning that increases population density in Capitol Hill. With Cheesman Park now indefinitely closed to any vehicle parking, we’ve been overwhelmed by on-street parking demands. We certainly don’t need homes and apartments adding car-driving occupants when there is no place for overnight parking.

This might work in more suburban-like denver neighbors, where there is always plenty of parking, Think Denver Country Club neighborhood, where there are no multi-family buildings and no park that draws visitors from outside that neighborhood. The DCC neighborhood is an anomaly. The rest of Capitol Hill is of much higher density and already beyond the capacity of comfortable urban living.

I’m happy to answer any Qs about this.
Kent

Sent from my iPad

********************
Kent & Leslie Miller
The Sweet-Miller Denver Landmark Building
1075 N. Humboldt St. Denver CO 80218-3121
Directions: https://tinyurl.com/yxkp77es
Kent: iPh: 303-601-6948
Leslie: iPh: 303-601-6944
Andrew Webb  
Project Manager  

We adamantly object to the proposed zoning change for the City and County Denver. We have lived in Denver from birth until now, 75 years. We believe this proposed change would destroy Denver, especially the Bear Valley and Harvey Park area. Our homes were not built to accommodate multiple families or unrelated adults it would:  
- put stress of the electrical and sewage usage  
- parking would become a nightmare  
- rent for young families would become prohibitive because the landlords for these multiple (10-20 living units) would drive up the price of housing  
- it would eliminate young families from being able to purchase homes  

This proposal does not eliminate nor solve the problem of homeless. This proposal would be a disaster for Denver and its outlying suburbs.  

Please consider our opposition, and many others, to this zoning change. Your consideration on our behalf is vital and appreciated.  

Sincerely,  

Del and Judy Long  
2798 S. Golden Wy.  
Denver, CO
From: noreply@fs7.formsite.com on behalf of chrisier8@aol.com  
To: Mayorsoffice  
Subject: Contact the Mayor request confirmation  
Date: Saturday, August 15, 2020 3:49:28 PM  

<table>
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<tr>
<th>Name</th>
<th>chris reich</th>
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<td><a href="mailto:chrisier8@aol.com">chrisier8@aol.com</a></td>
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<tr>
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<td>Agency/Department</td>
<td>Other</td>
</tr>
<tr>
<td>Comments</td>
<td>regarding the GLAC proposal. I do not agree with their proposal as a senior citizen it means more traffic, safety due to the possiblility of unstable people and neighborhood congestion.</td>
</tr>
</tbody>
</table>

This email was sent to mayorsoffice@denvergov.org as a result of a form being completed.  
[Click here](#) to report unwanted email.
From: Sondra Skomal <sondra.skomal@gmail.com>
Sent: Monday, August 10, 2020 11:14 PM
To: Mayorsoffice <mayorsoffice@denvergov.org>
Subject: [EXTERNAL] Group Housing Amendment

Dear Mayor Hancock,

I’m writing to voice my opposition to the Group Housing Amendment. Please don’t allow our neighborhoods to be overcrowded and add to the congestion of our already stressed Denver streets and traffic issues.

Thank you,

Sondra Skomal
-----Original Message-----
From: Karen Hriso <karendh191@yahoo.com>
Sent: Monday, August 17, 2020 8:14 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: [EXTERNAL] Group Living Zoning Code Amendment

I strongly oppose the zoning change to allow 10 unrelated people to live in one dwelling.

Thank You
Karen Hriso
+1 303 886 2863
Hi there! Normally I'm not particularly active in this sort of stuff, but it has been brought to my attention via bigots and classists on Nextdoor (a neighborhood social media site). There are a handful of community members who seek to misrepresent the new zoning guidelines in a way that is intentionally fear-mongering in order to have more people sign against this policy.

I believe this new Residential Zoning system in Denver will be of great benefit to at risk populations such as economically struggling families, the homeless, and other minorities who are disproportionately effected by outdated and fundamentally racist/homophobic neighborhood zoning policies. All without stretching city resources! Stable housing is one of the only ways we can truly begin to address the mental health and addiction crises gripping our struggling population and begin crime reduction. Crime is frequently rooted in acts of desperation and untreated mental health issues.

Property values be damned! As a 20-something the stark reality of my economic situation gives me very little incentive to value the aesthetics of my neighborhood. In our current system, I will likely never own property. Following that, I would rather a crowded street to park on with several fed meth addicts next door than see them struggle in the streets. Even if I owned the house I live in.

Thank you for your time!
Eric Burgermeister
(Denver Virginia Village Resident 80222)
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Thursday, August 13, 2020 2:00 PM
To: Mayoroffice <mayoroffice@denvergov.org>
Subject: Contact the Mayor request confirmation

<table>
<thead>
<tr>
<th>Name</th>
<th>George Bodley</th>
</tr>
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<tr>
<td>Email Address</td>
<td><a href="mailto:gbodley@gmail.com">gbodley@gmail.com</a></td>
</tr>
<tr>
<td>Zip Code</td>
<td>80210</td>
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<tr>
<td>Select a topic</td>
<td>Other</td>
</tr>
<tr>
<td>Agency/Department</td>
<td>Community Planning &amp; Development</td>
</tr>
<tr>
<td>Comments</td>
<td>I'm 100% opposed to the proposed to the Group Living Zoning Code Amendment. This is a disaster and from what I can see is being snuck under the table at the last minute without the opportunity for every citizen to be well informed. Something of this magnitude needs to be on the general election ballot so there can be a full understanding of what is going on, and a proper assessment of the true public sentiment. This is an absolute downgrading of the present zoning codes and is going to turn Denver into a Shit Hole town. Good neighborhoods will now become bad neighborhoods. Don't wreck our good low crime neighborhoods with these pathetic proposed changes.</td>
</tr>
</tbody>
</table>

George Bodley
2300 East Columbia Place
Denver. 80210
303-306-8848

This email was sent to mayoroffice@denvergov.org as a result of a form being completed. Click here to report unwanted email.
Mayor Hancock:

We were married in 1975, and immediately bought a house in the Bear Valley neighborhood. Forty-five years later, we are still here. We raised our two children here, they went to Denver schools, including participating in two or three years of forced busing in the 1980’s. We obviously like it here – we have good neighbors with diverse ethnicities, the homes and grounds are well maintained for the most part, and the location is convenient.

But now our city’s political leaders want to butt in and drastically alter the nature of our neighborhood, and every single-family neighborhood in Denver. They want to allow multiple unrelated individuals and their families to live in a single home meant for a single family. This will result in overcrowding, rundown properties not inhabited by owners, and the streets will be turned into parking lots. Investors will scrape off nice homes, and replace them with larger structures designed to hold multiple families. The attractive, pleasant neighborhoods of Denver will be destroyed.
On top of that, our leaders want to allow halfway houses for felons and homeless shelters to be scattered on various properties within family neighborhoods throughout the city. I can only imagine how unsafe this would be for families living in close proximity to a group of convicted felons and numerous individuals addicted to drugs.

I don’t know what you are thinking. You are destroying family living in Denver. This is not New York or Los Angeles, and we do not want to become like them. It will add one more reason for stable residents to choose to leave Denver. Is this what you want your legacy to be? This is not leadership. This is misguided social engineering. We understand the need for affordable housing, but this is not the way to do it.

It makes us sad, discouraged and angry to anticipate what these forced regulations would do to our city and to our lives. We urge you with a strong sense of sincere desperation to reject these proposals. The future of our city and its residents depends on it.

Thank you for your consideration.

Steve and Nancy Oltman
Bear Valley, Denver

This email was sent to mayorsoffice@denvergov.org as a result of a form being completed. Click here to report unwanted email.
Hello Malinda,

Thank you for reaching out and sharing your thoughts and concerns. I have copied your representative, Councilman Flynn and the program manager, Andrew Webb, in case you hadn’t reached out to them as well.

Stay well,

Amanda P. Sandoval
Councilwoman District 1
Denver City Council
City and County of Denver
p: (720) 337.7701
Pocketgov.com | Denver 8 TV | Facebook | Newsletter

<table>
<thead>
<tr>
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<th>MALINDA</th>
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<tr>
<td>Last Name</td>
<td>RIDPATH</td>
</tr>
<tr>
<td>Email Address</td>
<td><a href="mailto:mindyridpath@aol.com">mindyridpath@aol.com</a></td>
</tr>
<tr>
<td>To better serve you, please share your address or nearest intersection.</td>
<td>9315 W. Bellwood Place</td>
</tr>
<tr>
<td>Comment or message</td>
<td></td>
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<tr>
<td>--------------------</td>
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<tr>
<td>I would like to comment on the Denver City Planner Zoning Change. I have lived at the above address for 39 years! I am the original owner and have seen many changes in our neighborhood. I ABSOLUTELY DO NOT WANT THIS amendment to pass. Our neighborhood does not need to be zoned October 1, 2020 for: - up to unrelated adults with unlimited relatives each, per residence; - a correction housing for 1-40 convicted felons; - allows 24/7 homeless shelter housing for 1-40 people; - allows sober living homes (alcohol/drugs) for 1-40 people. I live in a quiet, clean and respectful neighborhood. We the above proposal this would change all that we have worked so hard to maintain. Please do not allow this proposal to go through!!!!</td>
<td></td>
</tr>
</tbody>
</table>

This email was sent to districtone@denvergov.org as a result of a form being completed. Click here to report unwanted email.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>Gregory Holm</th>
</tr>
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<tbody>
<tr>
<td>Address</td>
<td>1325 S. Downing St.</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
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<td>ZIP code</td>
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</tr>
<tr>
<td>Email</td>
<td><a href="mailto:greg.holm@cbre.com">greg.holm@cbre.com</a></td>
</tr>
<tr>
<td>Agenda item</td>
<td>Rezoning</td>
</tr>
<tr>
<td>you are</td>
<td>commenting on:</td>
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<tr>
<td><strong>Address of rezoning</strong></td>
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<td>--------------------------</td>
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<tr>
<td><strong>Case number</strong></td>
<td>20i-00023</td>
</tr>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong support</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>It is essential that the West Washington Park neighborhood offer lower cost housing options and also increase the density of our neighborhood. We also need to acknowledge the racist history of single family zoning, and the racist impact that continuing to insist on limiting development in our neighborhood to single family houses. The construction of Accessory Dwelling Units and other types of housing will contribute to increasing the supply of housing in Denver generally and specifically in the West Washington Park neighborhood. ADU’s are our most effective tool for immediately adding to the supply of affordable housing in West Washington Park and I fully support this rezoning and sincerely hope the Planning Board will reject the comments of those against the proposal. In particular we should reject comments from people who are worried about their property values. The overall interest of society to provide housing to all citizens, regardless of race or income level outweighs the pecuniary interests of any single individual. We should also reject comments based on neighborhood character, which has been used for decades as code words to justify policies restricting construction of multi-family housing. Whether people justifying denial of applications to construct ADU’s and multi-family housing based on neighborhood character intend to be racist or not does not matter. The impact of continuing single family only zoning is racist and therefore must be rejected, regardless of the intent of persons demanding the policy be continued. We should also reject comments based on parking, this is another frequently cited reason for rejecting increases in density. Rather than rejecting density because of parking impacts we should be focusing on both increasing density and increasing commuting options so that we can reduce our need for cars and parking. There is no worse use for real estate than parking. The number one guiding principle in planning decisions should be to focus on how we can fairly and affordably house the most people. People are more important than buildings or cars.</td>
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</table>

This email was sent to planning.board@denvergov.org as a result of a form being completed. Click here to report unwanted email.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

**Name**: Alison strom

**Address**: 1890 s gilpin street

**City**: Denver

**State**: Colorado

**ZIP code**: 80210

**Email**: alisonstrom27@gmail.com

**Agenda item you are commenting on**: Other

**Name of Project**: Group Living Proposal Amendment
<table>
<thead>
<tr>
<th>Would you like to express support for or opposition to the project?</th>
<th>Strong opposition</th>
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<tbody>
<tr>
<td>Your comment:</td>
<td>This is so ridiculous, I can’t even believe it is being considered. This would essentially make a single family home obsolete.</td>
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</table>

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Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

---

**Name** | Alex Gano
---|---
**Address** | 760 Ivanhoe St.
**City** | Denver
**State** | Colorado
**ZIP code** | 80220
**Email** | alex.gano@gmail.com
**Agenda item you are commenting on:** | Text Amendment
**Name of Project** | Group Living Rules Update
Would you like to express support for or opposition to the project?  

<table>
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<tr>
<th>Support/Opposition</th>
<th>Comment</th>
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<tbody>
<tr>
<td>Strong support</td>
<td>See attached letter.</td>
</tr>
</tbody>
</table>

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Group_Living_Comment_Letter_Gano.pdf (89k)</td>
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</tbody>
</table>
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<table>
<thead>
<tr>
<th>Name</th>
<th>Bernadette Langbein</th>
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<tbody>
<tr>
<td>Address</td>
<td>2880 S high St</td>
</tr>
<tr>
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<td>Rezoning</td>
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<td>Would you like to express support for or opposition to the project?</td>
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<td>---------------------------------------------------------------</td>
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<tr>
<td>Strong opposition</td>
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<tr>
<th>Your comment:</th>
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<tbody>
<tr>
<td>Allowing an increase in number of renters benefits renters and landlords. Two groups who do a damn good job of failure to care for properties. I am tired of putting money into my home only to be surrounded by rental properties where lawns are allowed to die, weeds to grow uncontrolled, trash stacked in alleys. Additionally homes are sold as having two street parking yet multiple cars are parked on the street by renters and visitors. We are required to strictly comply with Denver code for revisions to our homes while Denver suggests that five people plus in a home with one bathroom is allowable. Ridiculous.</td>
</tr>
</tbody>
</table>

This email was sent to planning.board@denvergov.org as a result of a form being completed. Click here to report unwanted email.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>Sarah DeLoach</th>
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<tbody>
<tr>
<td>Address</td>
<td>2003 S Pearl St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<td>State</td>
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</tr>
<tr>
<td>Email</td>
<td><a href="mailto:sadeloach@gmail.com">sadeloach@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
</tbody>
</table>
I am writing to express my strong support for this amendment. Denver has become expensive, and affordable housing is hard to find, and for many, especially during the pandemic, to keep. This text amendment helps address this problem by allowing family members and, in most cases, just two additional unrelated individuals, to share a roof. I see this as a huge win for residents of Denver who struggle to find and keep affordable housing. The amendment addresses potential issues such as parking, safety, and real estate development. I support this amendment.
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Monday, August 10, 2020 9:26 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13192555

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

<table>
<thead>
<tr>
<th>Name</th>
<th>Andrew Hill</th>
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<tbody>
<tr>
<td>Address</td>
<td>341 North Marion Street</td>
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<tr>
<td>City</td>
<td>Denver</td>
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<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80218</td>
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<tr>
<td>Email</td>
<td><a href="mailto:drew.hill@telecomsourcegroup.com">drew.hill@telecomsourcegroup.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
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<tr>
<td>Name of Project</td>
<td>Group Living Proposal</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<tr>
<td>Your comment:</td>
<td>Since the early 1900’s the Country Club Neighborhood has been a quality residential area. Residents have long been active to protect the single family character. The introduction of group living into our unique in-town single family neighborhood is not appropriate.</td>
</tr>
</tbody>
</table>

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<th>Name</th>
<th>Mary</th>
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<td>Address</td>
<td>Jermance</td>
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<td>City</td>
<td>Denver</td>
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<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80236</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:mjermance@aol.com">mjermance@aol.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
</tbody>
</table>
Would you like to express support for or opposition to the project?

I strongly opposed the initial version of the Group Living zoning updates, and the inadequate token amendments have done nothing to change my mind. I am a Denver homeowner.

The amended number of 5 unrelated adults + any relatives = no limit whatsoever. It is actually a more extreme scenario than the original 8 unrelated+ minors only. HUD guidelines suggest no more than 2 people per bedroom. That seems reasonable whether occupants are related or not. With the advent of the COVID 19 virus the risk of crowded conditions cannot be overstated, especially where unrelated individuals are concerned.

If a goal is to make housing more affordable this will not do it. Prices/rents will just go up. There is no requirement for a homeowner to live in the house, so investors will be encouraged to purchase homes and rent them for high profit while neighborhoods deteriorate.

Placement of community corrections halfway houses in any neighborhood is an abominable proposition. What an egregious affront to every Denver resident! The city failed to responsibly deal with this issue when it cut funding for existing appropriately placed and administered halfway houses without having an alternative solution. Now it wants to dump the problem onto the backs of residents. Not acceptable!

Community outreach to inform all residents has been inexcusably inadequate. This project has been in the works for several years and the majority of Denver residents still know nothing about it. I believe proponents know that the majority would fight tooth and nail against this preposterous proposal.

Cases in point are the public meetings held in February. I attended 2. They were structured to take up most of the 2 hour time period with lengthy introductions, instructions for polite behavior, and the presentation during which comments and questions were not allowed. At the end there was about 30 minutes left for questions and comments. Most attendees did not get to participate, and those
with dissenting comments or questions only received evasive replies and were cut off.

The vast majority of input (80%) from residents submitted when this was first rolled out, was of vehement and incredulous opposition, as you can see for yourself although those comments will not be formally included in the report presented to you. A very small minority of residents and obviously quite a few city officials want to push this through and it equates to spitting in the eye of the majority of taxpayers, not to mention complete disregard for the safety and well being of all.

I ask that you consider and value the feedback and opinions of all before making a decision.

Mary Jermance
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<tr>
<th>Name</th>
<th>BRIAN WALSHE</th>
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<td>Address</td>
<td>321 GAYLORD ST</td>
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<tr>
<td>City</td>
<td>DENVER</td>
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<td>State</td>
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<tr>
<td>ZIP code</td>
<td>80206</td>
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<tr>
<td>Email</td>
<td><a href="mailto:bfw@ionconsulting.com">bfw@ionconsulting.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
</tr>
</tbody>
</table>
Name of Project: Group Living Proposal

Your comment:
I am totally opposed to the ideas of forcing more group living, multi-family, or "tiny" houses in suburban areas. This is NOT a reasonable solution to Denver's housing shortages. Build larger multi-family units farther from city centers and provide public transportation. Just because a lot of younger gen-xers want to live in Denver city limits, does NOT mean you need to destroy the character of where I have lived for 25 years, and destroy the value of my investment. You will only push me to sell and move to Douglas county.

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<tr>
<th>Name</th>
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<td>Address</td>
<td>4130 S Vincennes Ct</td>
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<td>Email</td>
<td><a href="mailto:deborahfinnerty@aol.com">deborahfinnerty@aol.com</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
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<tr>
<td>Name of Project</td>
<td>Group Living</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<tr>
<td>Your comment:</td>
<td>I strongly oppose the upcoming Group Living Amendment. We have had several unrelated individuals living next to us, so my viewpoint is coming from my experience. It has resulted in ruining the reason we moved to our home in southeast Denver. We are talking police calls, hypodermic needles thrown in our backyard, making a fire pit and burning wood on a hot summer night. We couldn't keep windows open due to the smoke Speaking to them did not solve the problem and there was fear of retaliation on our part. Late night parties and noise. Someone there stole a neighbor's dog. They moved out finally, thank God. The new unrelated individuals had so much junk in the backyard, we were too embarrassed to have people over. The list goes on and on. Please, Please. Do not let this amendment go through. thank you!</td>
</tr>
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</table>

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<tr>
<th>Name</th>
<th>H Paul Cohen</th>
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<tbody>
<tr>
<td>Address</td>
<td>5440 East 6th Ave Pkwy</td>
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<td>City</td>
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<td><a href="mailto:hpclawconsult@gmail.com">hpclawconsult@gmail.com</a></td>
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<td>Agenda item you are commenting on:</td>
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<td>Plan area/neighborhood</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<td>Your comment:</td>
<td>Since when is it an expectation that lawbreakers should have the privilege of living in nice neighborhoods? And when all neighborhoods have housing for lawbreakers, then what neighborhoods will be nice or even safe? Zoning is for the safety and security of the taxpayer/property owner, it is not a social experiment in rehabilitation for lawbreakers.</td>
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<th>Name</th>
<th>sophia pinella</th>
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<td>Address</td>
<td>3900 Elati st</td>
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<td>City</td>
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<tr>
<td>Email</td>
<td><a href="mailto:chknrooster43@yahoo.com">chknrooster43@yahoo.com</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
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<td>Name of Project</td>
<td>Group Living</td>
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<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
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<tr>
<td><strong>Your comment:</strong></td>
<td>This is NOT OK to rearrange our most stable neighborhoods to add Tiny Home Villages and halfway houses.</td>
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Name: James Dominick
Address: 757 Clayton Street
City: Denver
State: Colorado
ZIP code: 80206
Email: james@sjdominick.com
Agenda item you are commenting on: Rezoning
Mr. Webb and City Officials, I am strongly opposed to the Planning Board’s proposed Group-Living Text Amendments that would relax the household and group-living standards by amending Article 11 (and other, related portions) of the Zoning Code. The Comment Log demonstrates that the clear majority of the public comments also oppose the proposed change. The Planning Board has provided no evidence that the proposal will do any good, and it is sure to harm Denver’s downtown neighborhoods, like the one where I live. The COVID-19 pandemic does not provide a good excuse for the change—it is a reason not to increase the numbers of unrelated people living together in downtown Denver neighborhoods. And the proposed change would let landlords prey on the upcoming wave of evictions. I also do not think it is good for Denver to put halfway houses in its downtown, residential communities near children.

I strongly oppose the proposal, and I want my councilperson Chris Hinds to know.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

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<tr>
<th>Name</th>
<th>Emma Heth</th>
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<td>Address</td>
<td>4045 E 19th Ave</td>
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<tr>
<td>City</td>
<td>Denver</td>
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<td>State</td>
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<tr>
<td>Email</td>
<td><a href="mailto:emmalheth@gmail.com">emmalheth@gmail.com</a></td>
</tr>
<tr>
<td><strong>Agenda item you are commenting on:</strong></td>
<td>Rezoning</td>
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</tbody>
</table>
Would you like to express support for or opposition to the project?

**Strong support**

**Your comment:**

I strongly support the changes to the group living regulations. Allowing group living is crucial for affordability in a rapidly gentrifying city. As a young person who grew up in Denver, I was easily able to afford rent in St. Paul, Minnesota in a group-living situation. Now, moving back to Denver, I worry about finding affordable housing given that apartments are essentially the only option. Many of my friends from high school have not moved back to Denver after college because it is becoming so expensive.

Please approve the changes to allow for group living. It is one step to making Denver a more affordable, equitable city.

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**Name**  
Andy Janes

**Address**  
208 Lincoln St

**City**  
Denver

**State**  
Colorado

**ZIP code**  
80203

**Email**  
canadajanes@hotmail.com

**Agenda item you are commenting on:**  
Other
<table>
<thead>
<tr>
<th>Name of Project</th>
<th>changes to residential use rules</th>
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</thead>
<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong support</td>
</tr>
<tr>
<td>Your comment:</td>
<td>I am a landlord and homeowner living on Lincoln St in the Speer neighborhood and I support the proposed changes to residential use regulations. There is no reason that multiple unrelated people shouldn't live together, and I'm glad that Denver is finally trying to modernize, get out of our bedrooms, and make a small improvement to the housing situation. Also, despite parking sometimes challenging in our neighborhood, the parking concerns around these changes are weak and should be ignored. Fewer parking spots will force people to take more public transit and support fewer people having cars, which is a good thing.</td>
</tr>
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<tr>
<th>Name</th>
<th>Cody Gale</th>
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<tbody>
<tr>
<td>Address</td>
<td>1891 S. Fillmore St.</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<td>State</td>
<td>Colorado</td>
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<td>ZIP code</td>
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<tr>
<td>Email</td>
<td><a href="mailto:cody.gale@gmail.com">cody.gale@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Plan</td>
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<td>Plan area/neighborhood</td>
<td>DU/Observatory Park</td>
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<th><strong>Would you like to express support for or opposition to the project?</strong></th>
<th>Strong support</th>
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<tbody>
<tr>
<td><strong>Your comment:</strong></td>
<td>I am in strong support of the group living change to allow more than 3 unrelated persons living together.</td>
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<tr>
<th>Name</th>
<th>Kyomi Gale</th>
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<tbody>
<tr>
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<td>City</td>
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<td>Email</td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
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<td>Name of Project</td>
<td>group living project</td>
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<td>Would you like to express support for or opposition to the project?</td>
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<td>Strong support</td>
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<th>Your comment:</th>
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<td>I am in full support of amending the group living requirement to allow for more than three unrelated people to live at the same address.</td>
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<tr>
<th>Name</th>
<th>Amy Kafuuma</th>
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<tbody>
<tr>
<td>Address</td>
<td>2540 High st</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<tr>
<td>Email</td>
<td><a href="mailto:amykafuuma@gmail.com">amykafuuma@gmail.com</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
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</table>
Would you like to express support for or opposition to the project?

Strong support

Your comment:

The Above Waters Project, a non-profit organization here in Denver, Colorado that advocates for clients living in Community Corrections/halfway houses would like to express strong support for updating the zoning codes for group living by expanding the number of unrelated people allowed to live together. It is vital for folks re-entering society to be able to live in functional communities where they have access to transportation, employment and other services to make their transitions successful. Successful transitions into society lowers recidivism and thus leads to safer communities. We hope the planning committee has been able to have opportunities to understand why this is important to the issues of re-entry and if not, we are available to have conversations further.

Thank you!

-Amy Kafuuma
Above Waters Project
amykafuuma@gmail.com
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Wednesday, August 12, 2020 12:04 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13196598

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<tr>
<th>Name</th>
<th>Kim</th>
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<tr>
<td>State</td>
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<td>ZIP code</td>
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<td><a href="mailto:kimmberly123@live.com">kimmberly123@live.com</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
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<tr>
<td>Name of Project</td>
<td>Group living</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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</tbody>
</table>
Your comment: Please do not expand the group living agreements. There are enough problems that aren’t managed properly in the city. Please don’t make a new one.
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<table>
<thead>
<tr>
<th>Name</th>
<th>Erin Sullivan</th>
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<tbody>
<tr>
<td>Address</td>
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<tr>
<td>City</td>
<td>Denver</td>
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<td>State</td>
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<td>80210</td>
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<tr>
<td>Email</td>
<td><a href="mailto:erinsullivan248@gmail.com">erinsullivan248@gmail.com</a></td>
</tr>
<tr>
<td>Support</td>
<td>Strong support</td>
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</table>
Your comment: I am excited that the city is taking action to include lower-income people and allowing more unrelated people to live together. It will help many more people feel included and welcomed in the city.

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<table>
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<tr>
<th>Name</th>
<th>MsWagner</th>
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<tr>
<td>City</td>
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<td>Colorado</td>
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<td>Email</td>
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<td>Agenda item</td>
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Your comment: You have got to be crazy or suicidal to go ahead with allowing more people to live together. Everyone is masked up due to covid. You are encouraging the spread and continuing the lockdown. Let people spread out. Oh but they choose to live together, you say? So can we choose to wear masks?
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name: William Kaufman
Address: 360 S. Lafayette St, Unit 303
City: Denver
State: Colorado
ZIP code: 80209
Email: William.kaufman@Colorado.edu
Agenda item you are commenting on: Text Amendment
I cannot support this project for two reasons:

1) It does not place a cap on the total number of people living in a dwelling. While it caps the total number of unrelated individuals, it allows for unlimited family members. By not providing a cap, it threatens to turn established single-family neighborhoods (that are to be low density) into high density areas.

2) It does not require enough parking. While minimal parking is needed in urban zones, public transportation does not reach into suburban areas. As such, most people must rely on cars to commute. Street parking is already at a premium in many neighborhoods within the City. The influx in residents, we negatively impact the current residents. Any co-housing dwellings should have to adhere to the same parking code as a traditional multifamily building.

Thank you for considering my comments.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name | Leonard Mares
---|---
Address | 6563 E. Bates Ave
City | Denver
State | Colorado
ZIP code | 80224
Email | lemares01@gmail.com

Agenda item you are commenting on: Other
<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Group housing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>I strongly oppose changing single dwelling homes zoning to group homes. This will destroy the family communities. This is nothing more than investors lining the pockets of politicians. It does nothing to help Denver be the great city it once was.</td>
</tr>
</tbody>
</table>

This email was sent to planning.board@denvergov.org as a result of a form being completed. Click here to report unwanted email.
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
Sent: Wednesday, August 12, 2020 3:54 PM  
To: Planningboard - CPD <planningboard2@denvergov.org>  
Subject: Denver's Planning Board Comment Form #13197320

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>Maureen McCallin Moses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>4090 S. Yosemite Street</td>
</tr>
<tr>
<td>City</td>
<td>denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80237</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:sesmo51@comcast.net">sesmo51@comcast.net</a></td>
</tr>
</tbody>
</table>

Would you like to express support for or opposition to the project? 
Moderate opposition
Your comment: How are the plans ACTUALLY enforceable? I see delays in reporting to 311 unless I call my Councilperson to follow up on a reference number otherwise 311 is slow to ineffectual.

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Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

<table>
<thead>
<tr>
<th>Name</th>
<th>Samuel Feld</th>
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<tbody>
<tr>
<td>Address</td>
<td>3671 S. Pontiac Way</td>
</tr>
<tr>
<td>City</td>
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<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>Email</td>
<td><a href="mailto:samfeld@comcast.net">samfeld@comcast.net</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living Project/Text Amendment</td>
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<tr>
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<td>-------------------------------------</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>This project ignores, minimizes, or completely disregards Quality of life (in a neighborhood) issues: why people move into single family neighborhoods and the density of traffic, parking, noise, and neighbors they have every right to expect. The project is only about Quantity: more people in less space, more low income housing, more money for those setting up the housing situations. There may be a legitimate problem that needs a solution...but this is not it.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Joe Brill</th>
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<tbody>
<tr>
<td>Address</td>
<td>3744 South Oneida Way</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80237</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:joedbrill@comcast.net">joedbrill@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Home Living</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>While there are some zoning regs that are outdated and need to be updated and clarified, the unrelenting drive to force the Group Home legislation on people under the guise, either openly admitted, or kept secretly amongst Mayor Office cronies, as a Solution to Affordable Housing is absolutely disgusting. As a person who finances affordable housing nationwide and works for an affordable owner operator, it is deplorable. My main argument is that while it may ease or help a very limited number of people – AT WHAT COST? By destroying the fabric of owner occupied single family residential neighborhoods – like Southmoor Park East. While you don’t think there are consequences I have not seen any research or projections as to what will happen when FOR PROFIT entities abuse the heck out of this loop hole. PLEASE QUANTIFY THE DOWNSIDE! The group Home will actually be to the detriment of all. As a lender I know investors and syndicated equity groups, some of whom own more than 100 single family rental homes in the Denver MSA. Are they paying hancock off to do this? I know they aren’t and that Hancock has ulterior motives grounded in the right place but it is the execution that is terribly wrong! There are and will be many negative consequences to this, but seem to fall on deaf ears, even when brought up at the town halls that were held at the rec centers earlier this year. Equally as sick is to reference race and other unrelated things to the zoning law like social equality and bias to try to tug at emotional strings. There are many Denver Residents who think Group homes are about “Inclusion” and that anyone against them somehow dislikes old people or anyone else who might chose to live in one. This is no accident and other council woman like Robin (don’t know her last name) have done a deliberate job marketing this as such, most likely with clear instructions from mayor hancock’s office! Bottom line is there is a need for affordable housing, affordable senior housing, senior care facilities. The Govt defines rental property for their Govt agency loan programs as properties that have 5 or more rental units – It is part of their regulatory agreement! So group homes whether for multifamily purposes or healthcare are commercial businesses! Are you that daft? They belong in areas zoned for multifamily and commercial licensed care facilities! Not in Single Family Homes in owner occupied residential neighborhoods. BTW I specialize in</td>
</tr>
</tbody>
</table>
financing Affordable Multifamily and healthcare for a living across the country and they have technical definitions which I have not heard anyone at council level including Kendra properly reference; For example Assisted Living is licensed care for people who have 2 or more ADL’s (Activities of Daily Living) by Govt Definition. In addition other nationally and govt recognized Seniors options are; Age restricted Apartments (Both 55+ and 62+), Independent Living (Meals and supervision but no care), Assisted Living, Memory Care and Skilled Nursing/Hospice. NONE OF THESE BELONG IN Single Family residential homes in owner occupied neighborhoods. They are commercial ventures! Do this the right way. Affordable housing is being built all the time in Denver through LIHTC and MOED as well as DOH funds. I personally have financed several projects over the years. Instead of doing Group Homes how about direct grants and funds to developers to build more? In the right places that are suitable for these businesses?

When is Kendra’s spot up for re-election? I cant wait to vote her out, she cannot be removed from office fast enough. She clearly goes along with whatever Hancock and his office feeds her – bike paths, and now group homes. Mayor Hancock represents all that is wrong with Govt today – An administration with their own agenda and interests shoving shit down people’s throats by engaging in limited public input for show, then doing whatever it is the Hancock administration wants. You will do what you want anyway, that much has been evidenced by his implementation of bike paths without resident input. Kendra is his puppet and his lacky and that is sad. Had I known this, I would have never voted for her in the first place, but some things are learned the hard way after the fact. She does not represent the Single family home owners I know in this district. While Hancock and his administration will one day be gone, hopefully Kendra’s tenure ends much sooner.

At a minimum I hope the various HOA’s around Denver as well as well-informed legislators and lobbyists lead the charge in suing you and your constituents over this forced and unwelcome legislation. I for one will be eager to join forces with opponents in seeing this overturned!

I am more than willing to discuss this with anyone from your office that would like to get a better understanding of those opposed to GLH’s.

Please contact me at info below;

Joe Brill 303-881-7334
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<table>
<thead>
<tr>
<th>Name</th>
<th>Rio Longacre</th>
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<tbody>
<tr>
<td>Address</td>
<td>1146 S Sherman Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<tr>
<td>State</td>
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</tr>
<tr>
<td>Email</td>
<td><a href="mailto:rio.longacre@gmail.com">rio.longacre@gmail.com</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<td>---------------------------------------------------------------</td>
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<tr>
<td>Your comment:</td>
<td>I strongly oppose new regulations around group living. Ten unrelated people in one residence and taking 6 parking spaces is absurd. We already have congestion issues. This puts pressure on people already living in the area. I strongly oppose this change.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Travis Heath</th>
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<tbody>
<tr>
<td>Address</td>
<td>8500 E Jefferson Ave Apt 16A</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80237</td>
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<tr>
<td>Email</td>
<td><a href="mailto:travybaby@mac.com">travybaby@mac.com</a></td>
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<tr>
<td>Agenda item</td>
<td>Other</td>
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<tr>
<td>you are</td>
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<td>commenting</td>
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<td>on:</td>
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<tr>
<td>Name of Project</td>
<td>Group Living Project</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>I have appeared in person to hear the Group Living proposal presentation, and I have read the documentation, and I do not feel this rezoning is the best for our community, it’s future, and even the individuals who theoretically would “benefit” from it. This is an excuse to overcrowd the city of Denver, increase population density in an unhealthy way, and to increase tax revenue by drawing more people into small spaces. No thought or consideration is being given to any of the people in the community who would be disproportionately impacted by decisions made by a few in their neighborhood who will crowd into spaces made for fewer people. The list of impacts goes on and on, including public parking concerns, drain on limited resources, additional wear and tear on the infrastructure and streets. This is not a solution for the problems it proposes to solve, and it will make things worse for Denver neighborhoods.</td>
</tr>
</tbody>
</table>

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Name | Laura Martinez
---|---
Address | 4683 S Zenobia St
City | Denver
State | Colorado
ZIP code | 80236
Email | lmartinez4683@gmail.com
Agenda item you are commenting on: | Other
<table>
<thead>
<tr>
<th><strong>Name of Project</strong></th>
<th>Group Homes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>I strongly oppose having these homes in my neighborhood. I am a lifetime Denver resident and worked very hard to live in an area where I feel safe. This will not make me feel safe to walk my neighborhood at any time, which I and many of my neighbors do daily.</td>
</tr>
</tbody>
</table>

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Name: Trina Seefeldt  
State: Colorado  
ZIP code: 80220  
Email: trina_seefeldt@hotmail.com  
Agenda item you are commenting on: Rezoning  
Address of rezoning: Group Living Rules Update
Would you like to express support for or opposition to the project?

Strong support

Your comment:

I am writing to express my very strong support to pass the rezoning rule to allow more unrelated adults to share households in residential areas. I am also expressing my support for allowing more group living situations, such as assisted-living, in areas where they were previously not allowed. Housing prices in Denver have increased astronomically, pricing out many people. This contributes to issues such as the difficulty for people of middle or lower income levels to work within Denver, and an increase in greenhouse gases as people have to commute further for work.

I am a person of middle-age, and I own a single-family house in one of Denver’s residential neighborhoods. I would like to say for the record that I do not care if this plan will “depress my property value.” This is an old trope that has been used for decades to prop up and increase structural inequalities in our country, and we need to put an end to it.

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<table>
<thead>
<tr>
<th>Name</th>
<th>Maureen McCanna</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>2725 W BAYAUD AVE</td>
</tr>
<tr>
<td>City</td>
<td>DENVER</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
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<tr>
<td>Email</td>
<td><a href="mailto:mmccanna@gmail.com">mmccanna@gmail.com</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living</td>
</tr>
</tbody>
</table>
Would you like to express support for or opposition to the project?

Strong support

Your comment:

Thank you for considering the many individual and community benefits of group living and increasing equitable housing options in Denver.

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<table>
<thead>
<tr>
<th>Name</th>
<th>Robbin Riedy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>2869 W Parkside Place</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80221</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:robbin.thornton@gmail.com">robbin.thornton@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
</tbody>
</table>
Would you like to express support for or opposition to the project?

Strong support

Your comment:

I would like to voice my strong support for the group living zoning code changes. With the changing and expanding recognition of families of all types, it only makes sense to allow more than three unrelated adults to live together. I also like that this solution can improve the affordability and availability of housing, something Denver desperately needs. As a Denver homeowner, I welcome these changes.

Thank you,
Robbin Riedy
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Thursday, August 13, 2020 2:03 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13199808

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>Dennis Miceli</th>
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<tbody>
<tr>
<td>Address</td>
<td>367 S Pontiac Way</td>
</tr>
<tr>
<td>City</td>
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<tr>
<td>State</td>
<td>Colorado</td>
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<td>ZIP code</td>
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<tr>
<td>Email</td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<td>---------------------------------------------------------------</td>
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<tr>
<td><strong>Your comment:</strong> I would like to maintain my neighborhood as it is, and would encourage development in untapped locations either near the airport or within the Stapleton footprint. It feels like government overreach to change the rules in neighborhoods that were created to be single family homes from their inception.</td>
<td></td>
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</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Melinda Couzens</th>
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<tbody>
<tr>
<td>Address</td>
<td>378 North Lafayette Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80218</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:marcouzens@aol.com">marcouzens@aol.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
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<tr>
<td>Name of Project</td>
<td>Group Living Proposal</td>
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<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
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<tr>
<td>---------------------------------------------------------------</td>
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<tr>
<td><strong>Your comment:</strong></td>
<td>This would further deteriorate neighborhoods trying to recover from protests and Covid Pandemic effects.</td>
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</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Will Mahoney</th>
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<tbody>
<tr>
<td>Address</td>
<td>8353 E Kenyon Dr</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
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<td>80237</td>
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<tr>
<td>Email</td>
<td><a href="mailto:wbrmahoney@gmail.com">wbrmahoney@gmail.com</a></td>
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</table>

Agenda item you are commenting on: Other
As the Planning Board is well aware, there is widespread opposition to the proposed "group living" revisions to the zoning code. Rather than restate the reasons for my opposition which I enumerated in a previous letter, I would like to suggest a compromise which may be palatable to more Denver homeowners:
- Reduce the number of unrelated adults that can live in a dwelling of 1800 square feet or less from 5 to 4. For dwellings larger than 1800 square feet, do not allow an extra unrelated person for every 200 additional square feet with a limit of 10. Instead, cap the number at 6 and raise the increments to each additional 500 square feet.
- Allow residential care facilities but not "community corrections" facilities or "drug-rehab" centers in single-family residential neighborhoods.

Personally, I would prefer to see the number of unrelated persons capped at 3 for a small, 1500 square foot home like mine. However, I am willing to compromise at 4.

I would like to add that I do not see this as a racial justice issue. I would welcome more "people of color" into my neighborhood and feel that more Federal government assistance should be provided to such persons to help them with home ownership. I am hoping that this becomes a possibility after the November 2020 elections.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

### Name
Anna Monaco

### Address
7863 East Colgate Place

### City
Denver

### State
Colorado

### ZIP code
80231

### Email
awdubas@hotmail.com

### Agenda item you are commenting on:
Text Amendment

### Name of Project
Group Living Rules
<table>
<thead>
<tr>
<th>Would you like to express support for or opposition to the project?</th>
<th>Strong opposition</th>
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</thead>
<tbody>
<tr>
<td>Your comment:</td>
<td>We do not have parking places for multiple cars per household in our neighborhood. We also do not want increased traffic on quiet side streets where children play.</td>
</tr>
</tbody>
</table>
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

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<thead>
<tr>
<th>Name</th>
<th>Denise Goltz</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>182 Newport St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80220</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:denisegoltz@comcast.net">denisegoltz@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group living</td>
</tr>
<tr>
<td>-----------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
</tbody>
</table>

**Your comment:**

If you plan to have group living homes in the residential neighborhoods is totally wrong. When we purchased our homes it was with the understanding about zoning that no more than 2 unrelated parties lived in a house. This is enough for a house, if you want group living then you build a building like the YWCA Residence club had in the late 60's. This building was downtown and there were single rooms and double rooms and the price was very reasonable if you are planning to have homeless people then you might strongly consider this as you need a large building and proper zoning and it does not affect the neighborhood where single family homes are. Just imagine where you have a house with the zoning 6 unrelated parties can live there, they each have a car, need 6 parking spaces, if they have company or a party they could possibly have 18 cars and no place to park them. **THIS IS NOT RIGHT, YOU NEED TO PUT THESE HOMES WITH ENOUGH PARKING AND ROOMS TO HOUSE THESE PEOPLE WITHOUT DISRUPTING THE NEIGHBORHOODS.**

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Name: Vincent Polzer
Address: 420 North Washington Street
City: Denver
State: Colorado
ZIP code: 80203
Email: vgpolzer@msn.com
Agenda item you are commenting on: Other
<table>
<thead>
<tr>
<th><strong>Name of Project</strong></th>
<th>Group Housing/Rezoning</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>The years of experience, legislation, voting, etc. are all being discarded as not being worthy of note. The installation of the new guidelines will cause irreconcilable harm to our neighborhoods. The infrastructure was not built to handle this additional pressure, the utilities support for all of the support including, but not limited to electrical, water, sewer, transportation, and critical services bearing the additional pressure of the additional residents will be overbearing. This comes at a very unique time during a pandemic to cram this down existing citizens throats. A much closer scrutiny of the ramifications of this action are needed. I believe this will be the beginning of an exodus of property owners on record. A very sad day in Denver if this moves to confirmation!</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Emily Sheridan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>122 e bayaud ave</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80209</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:emily.g.sheridan@gmail.com">emily.g.sheridan@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>Baker rezoning</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong support</td>
</tr>
<tr>
<td>--------------------------------------------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>The limit of 2 people of non relation living together is not reflect of modern living and Housing needs. I only ask that you add additional public transportation funding and options.</td>
</tr>
</tbody>
</table>

This email was sent to planning.board@denvergov.org as a result of a form being completed. Click here to report unwanted email.
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**Name**  
Catherine Stanton

**Address**  
797 S Clarkson St

**City**  
Denver

**State**  
Colorado

**ZIP code**  
80209

**Email**  
westside509@gmail.com

**Agenda item you are commenting on:**  
Rezoning
<table>
<thead>
<tr>
<th><strong>Address of rezoning</strong></th>
<th>Wash Park West</th>
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<tbody>
<tr>
<td><strong>Case number</strong></td>
<td>Unknown</td>
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<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>Strongly oppose City of Denver- Group Living Proposal amendment (July 2020), including increasing population density and car traffic, as well as recovering substance abuse and criminal population, in neighborhood with small children and elderly. Lot size and existing multi family already contribute to parking and traffic issues, crime, and conflict enough. This project is more appropriate for less densely populated areas.</td>
</tr>
</tbody>
</table>
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>BOB MURPHY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>303 E. 17th AVE, STE 510</td>
</tr>
<tr>
<td>City</td>
<td>DENVER</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80203</td>
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<tr>
<td>Email</td>
<td><a href="mailto:rdmurphy@aarp.org">rdmurphy@aarp.org</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>GROUP LIVING TEXT AMENDMENT # 7</td>
</tr>
</tbody>
</table>
Would you like to express support for or opposition to the project?  

| Strong support |

Your comment:  

| SEE ATTACHED LETTER OF SUPPORT |

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.  

| Denver_Planning_Board_letter.docx (138k) |

This email was sent to planning.board@denvergov.org as a result of a form being completed. Click here to report unwanted email.
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
Sent: Friday, August 14, 2020 12:14 PM  
To: Planningboard - CPD <planningboard2@denvergov.org>  
Subject: Denver's Planning Board Comment Form #13202118

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

<table>
<thead>
<tr>
<th>Name</th>
<th>Harold Feldman</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>9218 e 4th place</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
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</tr>
<tr>
<td>Email</td>
<td><a href="mailto:hrfeldman@gmail.com">hrfeldman@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item</td>
<td>Rezoning</td>
</tr>
<tr>
<td><strong>Address of rezoning</strong></td>
<td>Denver</td>
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<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>Any plan needs to be based on neighborhood vs city wide. Each neighborhood has its own characters, parking, support services, public transport transportation, etc. in addition, there needs to be a lower limit on number of adults and total resident. There should be no more than 2 adults and 1 child or 3 children per bedroom and no more than 5 people per bathroom. Any greater number of people creates slum conditions and unhealthy living conditions. If there are too many unrelated adults, there should be rapid eviction and also large fines on property owner if they knew about the overcrowding.</td>
</tr>
</tbody>
</table>

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From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Friday, August 14, 2020 1:20 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13202292

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

<table>
<thead>
<tr>
<th>Name</th>
<th>James</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>Hegarty</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80230</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:jejhegarty@gmail.com">jejhegarty@gmail.com</a></td>
</tr>
</tbody>
</table>

Agenda item you are commenting on: Other
<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Group Living Changes to Denver Zoning Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Third comments. First it is not appropriate to include Residential Care and Congregate Living along with Household regulations in one revision. These are unrelated issues. Drop the Residential Care and Congregate Living from this proposal and address these separately. Second, small changes to Household zoning code may be appropriate. Outdated and unclear language can be corrected without the changes in this proposal. Regarding numbers, maybe increase allowed unrelated adults to 3 or 4 and see how that works. Revisit in 5 years. Third, changes of this magnitude should be voted on by the Denver residents in an election.</td>
</tr>
</tbody>
</table>

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**Name**: Alice Anneberg  
**Address**: 110 N Gilpin St  
**City**: Denver  
**State**: Colorado  
**ZIP code**: 80218  
**Email**: ahanneberg@gmail.com  
**Agenda item you are commenting on**: Rezoning
I write to oppose the city's Group Living Proposal as it now stands. It is reflective of the city of Denver's failure to have a well thought out plan to deal with housing affordability issues now in the city's future. My primary concern is the number of people allowed to live under a single roof. Hiking the numbers upward in a single residence won't erase the core problem of housing unrelated adults in the city. No safeguards are in place to address the problems that will arise. I have little confidence in the city planners' glossy outcomes when questioned about the impact on infrastructure and public schools from increased density. I haven't seen clear and concrete responses regarding potential impacts. Nor do I feel confident when city planners talk about the impact of car parking in neighborhoods that will realize more cars crushed into smaller available parking places. Given Denver is living in a health pandemic era, with an unknown impact on how the city will need to govern in the future, this is an inappropriate time to rush such a massive rezoning dictate upon its citizens. Less housing density may be our city's new reality in a world of continued health virus management and accomodation. Moreover, our citizens cannot be expected in this health emergency time to gather, discuss and consider, in person, how this group living proposal will change our neighborhood life. Clearly, the city planners want to end this slogging rezoning task and the city administration wants a public relations talking point of perceived success in handling an unresolved housing challenge. A needed "rethink" is needed for a more well-defined policy that realistically and strictly limits any risks rather than rely on other existing codes as deterrents. I have pride in my neighborhood. I have a financial investment in my neighborhood and a true concern for the welfare of my neighbors. This Group Living Proposal implements a broad brush stroke for the entire city without regard for the individuality of existing neighborhoods. Citizens see the feigned empathy of the city administration trying to portray its thoughtful good governance in addressing this issue. As written, this proposal is not the answer.
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Friday, August 14, 2020 3:13 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13202609

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

<table>
<thead>
<tr>
<th>Name</th>
<th>Jay Reano</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>4035 s niagara way</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80237</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:jreano@comcast.net">jreano@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living Changes</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>The changes would eliminate &quot;single-family&quot; zoning and the group living website is out right lying about that fact. No &quot;family&quot; in a single unit dwelling expects to wind up living next to 10 unrelated college students or other young adults.</td>
</tr>
<tr>
<td>If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.</td>
<td>Andrew_Webb_exchange.pdf (145k)</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Historic Denver, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1420 Ogden St., Suite 202</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
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</tr>
<tr>
<td>Email</td>
<td><a href="mailto:alevinsky@historicdenver.org">alevinsky@historicdenver.org</a></td>
</tr>
<tr>
<td>Agenda item</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>item you are</td>
<td>commenting on:</td>
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</table>

<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Group Living Proposal</th>
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</table>

**Your comment:**

Historic Denver’s mission and role is to ensure that historic buildings and the city’s historic fabric can be actively experienced and thoughtfully maintained long into the future. Over time Denver buildings, residential and otherwise, have experienced cycles of growth and use, with homes in several older neighborhoods fluctuating between multi-family and single-family use, and between periods of low occupancy and higher occupancy. As such, our focus is less on the specific use parameters, and more on the wear and tear on existing buildings and the potential for neglect and deterioration, which also occurred in our city’s past as historic properties fell into disrepair from lack of attention by absentee landlords.

Consistent with our feedback on Blueprint Denver, we also want to make sure that these changes do not incentivize neglect or the demolition of smaller homes to maximize rent value. We would like to see a greater connection between the preservation and maintenance of existing homes of all sizes and the proposal.
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Name: Janell Edman
Address: 8037 East Jefferson Avenue
City: Denver
State: Colorado
Email: janelledman@yahoo.com
Agenda item you are commenting on: Rezoning
Address of: Hutchinson Hills/Willow Point/Southmoor
| Would you like to express support for or opposition to the project? | Strong opposition |

| Your comment: | I would strongly like to recommend against increasing the number of unrelated people who can live together in the Hutchinson Hills/Willow Point/Southmoor residential areas. In my experience, combining houses in which no more than 3 unrelated individuals with houses in which more than 3 unrelated individuals can live together simply does not work. Often, even though a residential house may start out with only 3 unrelated individuals living together, it soon expands to 4 and often even more unrelated people living together. Sometimes, 8 or more unrelated people end up sharing a house. This includes their vehicles, which are often not parked in the garage but in the street. On weekends, the number of individuals staying in these houses increases to even more because even more unrelated individuals show up for parties of 10 to 30 individual, and a number of the individuals who came to party end up staying overnight when the party lasts until 3 or 4 A.M. In the summer these parties are often held outside and loud music exceeding the required noise limits is played until the early morning hours. Accompanying the individuals who came to party are their vehicles, which are almost always parked on the street. This type of activity does not blend with the lifestyles of the young families and "empty nesters" who live in the same neighborhoods. When residents moved into these neighborhoods, they moved in with the expectation that the existing rules and regulations would remain in place. If the city of Denver wants to change existing regulations, it should do so in new developments and not in established neighborhoods. |

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<table>
<thead>
<tr>
<th>Name</th>
<th>James D. Fennell</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>6300 West Mansfield Ave., unit 66</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
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</tr>
<tr>
<td>Email</td>
<td><a href="mailto:jfennsafe@comcast.net">jfennsafe@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
</tr>
</tbody>
</table>
Name of Project: Group living zoning

Would you like to express support for or opposition to the project?

Strong opposition

Your comment:
I am tired of government forcing their liberal agenda down my throat. We just voted down another amendment to allow homeless camping any where they like. The homeless situation is serious BECAUSE OVER 70% USE DRUGS. That is why there are so many needles. But in Denver just in other liberal/democratic bastions you even try to provide them safe havens to use. This liberal agenda has lead to anarchy, increased crime, riots and threats to tax paying, law abiding citizens. I hope your lack of interest in actually doing what is right for the average citizens is going to be your undoing.
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<table>
<thead>
<tr>
<th>Name</th>
<th>marie baumann</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>655 S Clinton St Apt 14A</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
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<tr>
<td>Email</td>
<td><a href="mailto:mdb1565@gmail.com">mdb1565@gmail.com</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>Denver and suburbs</td>
</tr>
</tbody>
</table>
Your comment: I support building of small homes in a community setting or established neighborhoods with large lots, (extra space, so to speak) Tiny Houses!!! A single family to a home is outdated. We need to share living space.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>Hope Anastasakis</th>
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</thead>
<tbody>
<tr>
<td>Address</td>
<td>683 S Downing</td>
</tr>
<tr>
<td>City</td>
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<tr>
<td>State</td>
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</tr>
<tr>
<td>Email</td>
<td><a href="mailto:hanastasakis@gmail.com">hanastasakis@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group living</td>
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<td>-----------------</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
</tbody>
</table>

**Your comment:**

I am writing to voice my opposition to the group living amendment. I want to preface my opposition with the acknowledgement that I know the city is trying to undo some of the devastating effects of redlining and I applaud the effort and am supportive of more mixed income development throughout the city to achieve that means and more aggressive affordable housing requirements on all the luxury developments being built. That being said, I do not support the group living changes for the following reasons: 1. The minimum household and group homes portions should be considered separately. These are material changes to the zoning code and evaluation concurrently, not to mention at a time of great upheaval is irresponsible. Please advocate for the bifurcation of these proposals. 2) with respect to the group living facilities part of the proposal- I am very opposed to these changes. I am so concerned about the impact this will have on our communities. The proposal by the city indicates that halfway houses and other group living uses will be allowed in all residential neighborhoods but there is no mention what so ever about what additional measures will be taken to ensure the safety of the surrounding community and should absolutely not move forward as is.

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<table>
<thead>
<tr>
<th>Name</th>
<th>Marita Guardione</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:2530sg80210@gmail.com">2530sg80210@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>Group living</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>I am strongly opposed to group living rezoning efforts on the ballot. Single family homes should not be penalized.</td>
</tr>
</tbody>
</table>
This email was sent to planning.board@denvergov.org as a result of a form being completed. Click here to report unwanted email.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>Barbara O'Shaughnessy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>145 N Humboldt Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80218</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:barbaraosh@comcast.net">barbaraosh@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item</td>
<td>Other</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Amendment #7 Group Living</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Passage of this plan would increase traffic in our neighborhood, increase use of city services and increase crime. I can’t see any compelling reasons to implement it. I firmly oppose it.</td>
</tr>
</tbody>
</table>

This email was sent to planning.board@denvergov.org as a result of a form being completed. Click here to report unwanted email.
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Sunday, August 16, 2020 4:37 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13205341

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>Anne Delphia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>775 Jersey Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80220</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:annedelphia@gmail.com">annedelphia@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>775 Jersey Street</td>
</tr>
<tr>
<td>---------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>No to Group Living amendment for safety reasons. NO to putting violent criminal offenders in our neighborhoods. No to cramming individuals in small homes for GLAC's profit agenda. No to this amendment so GLAC Board Members can increase their profit margin.</td>
</tr>
</tbody>
</table>

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Click here to report unwanted email.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>Terry VanSchwartz</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>8991B E. Amherst Dr.</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80231</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:terryvan1@q.com">terryvan1@q.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Would you like to express</td>
<td>Strong opposition</td>
</tr>
</tbody>
</table>
Most of us have worked hard to buy and maintain our homes. We value our peace and quiet, respecting others. Why do city leaders want to take this from us. We’re not the bad guys here.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>Allen Shaw</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>23 S Hudson St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80246</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:ashawl@ix.netcom.com">ashawl@ix.netcom.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text amendment 7</td>
</tr>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td><strong>Strong opposition</strong></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>The amendment does not allow for monitoring or scrutiny of those assigned to living quarters. It also puts neighborhoods at risk from felons, molesters, domestic violence and child abusers.</td>
</tr>
</tbody>
</table>

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Name: Steve Scharnhorst
Address: 4035 E 6th Ave Pkwy
City: Denver
State: Colorado
ZIP code: 80220
Email: scharnhors@aol.com
Agenda item you are commenting on: Text Amendment
<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Text Amendment 7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Needs to be debundled and each issue needs to provide a well thought out procedure for dealing with the implementation and monitoring of the products of this zone change. The propaganda for this proposed rezoning is unacceptable and puts profits of a few over the investments of our citizens.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>James Pero</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>3701 S. Uinta St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80237</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:orepburg@yahoo.com">orepburg@yahoo.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>Denver</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>I chose an established neighborhood of SINGLE family residences on purpose. If I wanted to live in an apartment or multifamily residence neighborhood I would have done so. If you pass proposed legislation and turn my neighborhood into multi family per address you will lose another taxpayer. I WILL move.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Ivan London</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1229 Cook Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:ivan.london01@gmail.com">ivan.london01@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text Amendment-Group Living</td>
</tr>
</tbody>
</table>
Would you like to express support for or opposition to the project?  

Strong opposition

Your comment:  

My wife and I live in Congress Park, and we strongly oppose the proposed Group Living text amendment.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

**Name**: SUSAN R EVANS  
**Address**: 372 S OGDEN  
**City**: DENVER  
**State**: Colorado  
**ZIP code**: 80209  
**Email**: SUZOOEVANS@HOTMAIL.COM  
**Agenda item you are commenting on**: Rezoning
Dear Andrew,

I am writing to let you know that I oppose every aspect of your Group Living Plan. Do not change the existing code. It will change Denver neighborhoods forever. These changes are not serving the needs of the majority of the citizens and are in fact harming the future of Denver. I am a Denver Native and I fear you plan will ruin the city I treasure and love.

Group Living:
I am disheartened every time I listen to you, the city planners and the city council speak about Group Living. 88% of the people are against this travesty called a plan. You are not listening to the people who pay your salary! The city planners need to go back to the drawing board! Who paid for the 700+ page document! Might I suggest this article ([https://www.washingtonpost.com/realestate/the-conundrum-affordable-housing-poses-for-the-nation/2020/01/01/a5b360da-1b5f-11ea-8d58-5ac3600967a1_story.html](https://www.washingtonpost.com/realestate/the-conundrum-affordable-housing-poses-for-the-nation/2020/01/01/a5b360da-1b5f-11ea-8d58-5ac3600967a1_story.html)) as a better way to develop affordable housing.

Additionally, the city planners should have had more diversity on their committee who developed the Group Living plan as well as get their facts straight. Only one person had NO connections to Sober Living, Correctional Facilities etc. The City planners including Andrew Webb, his staff, Robin Kniech were NOT honest or factual in their delivery of the Group Living information. In fact they changed the survey in order to change the numbers to their favor. They even planted YIMBY in the meetings! Robin and Andrew both LIED and spun the truth at the community meetings!

Also, I am not a RACIST and Denver is not a RACIST city. In fact, we are in the top 5 cities to be the most diverse.

Seattle and Chicago implemented these code changes and rents remained the same and did not produce affordable or more housing.

I have seen firsthand what a sober living home does to a neighborhood. My Mother’s neighborhood was forced by the city to put a sober living home in the neighborhood. All homeowners in the neighborhood signed a petition which was
supported by the city council member. They were told it wasn't fair to the sober
living people! Not only did it change the neighborhood negatively by increasing
traffic and the character of the neighborhood. It has negatively impacted the
value of her home by over $200,000+. Her home is the only thing of value left in
her estate. She is 90. After a long illness my father has since passed. I hope the
remaining value of her home will offset the costs she will incur for the rest of her
life. Assisted Living can range between $4,000 and $12,000 a month. That
$200,000 would have helped pay for a year or more of services! Placing a Sober
Living home in my parent’s small neighborhood has impacted my family greatly
and has caused us to consider undesirable options that my mother doesn’t
deserve! Your decision wasn't fair to her!

My father and her had worked 60 years to afford and pay off their home and paid
taxes. Yet it is okay for the city to force the neighborhood to accept this sober
living home. The neighborhood was told NO by the city. The City planners and
City Council said sober living in that neighborhood is only fair, but how is that fair
to my mother? The rights of the sober living were more important than the rights
of a hard-working taxpayers who were robbed in their golden years by the city
that they supported since 1953.

Forcing sober living and group living and changing the codes will impact homes
values and change neighborhoods forever. Denver will no longer be the desirable
place to live and you will be driving out your taxpayers. These propositions allow
the minority to be more important than the majority!

There are better options to keep our neighborhoods that make Denver and serve
the minority. Please do not immolate Seattle, Portland or Chicago. Look what has
happened to those cities and the downtown. What is happening in those cities is
demonstrating the Behavioral Sink principal or societal collapse. Your awful plan
is sending us in that direction!
Why don’t you lead and do something better. You can do better and please try
planning again. But this time with people that live in the neighborhoods!

Susan Evans
Denver 80209
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<table>
<thead>
<tr>
<th>Name</th>
<th>Jason Fellows</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>740 Madison St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:fellowsja@hotmail.com">fellowsja@hotmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living Amendment</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>I strongly oppose the group living amendment.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Liza Anne DeJulio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>119 Jackson St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:lizaannet@gmail.com">lizaannet@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>-----------------</td>
<td>----------------</td>
</tr>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>Proposed group living will severely compromise the safety of our Cherry Creek neighborhood, negatively impact property value, further increase traffic and worsen parking situation for residents and local businesses. NO to group living in a desirable family neighborhood.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Fiona Hunter</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>155 Steele St, Unit 816</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
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<td>80206</td>
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<tr>
<td>Email</td>
<td><a href="mailto:hunter891@btinternet.com">hunter891@btinternet.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text Amendment #7</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>This will lead to overcrowding in homes with limited infrastructure in place to cope with it.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Christopher Neuman</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>567 Harrison St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:neu7373@gmail.com">neu7373@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text Amendment #7</td>
</tr>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Moderate opposition</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>I see no positives for this, besides maybe the city council getting something off their todo list, if this in anyway effects the community in a positive way it is yet to be presented.</td>
</tr>
</tbody>
</table>

This email was sent to planning.board@denvergov.org as a result of a form being completed. Click here to report unwanted email.
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Monday, August 17, 2020 6:25 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13206108

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>JOHN Weslar</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>265 Jackson St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
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<td>80306</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:jweslar@aol.com">jweslar@aol.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Denver zoning increase in allowed occupants</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>I believe this amendment impedes on existing homeowners right and will degrade the essence of existing neighborhoods</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Alexis Thoman Rudisill</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>425 Monroe St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
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<td>80206</td>
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<tr>
<td>Email</td>
<td><a href="mailto:alexisrudisill@gmail.com">alexisrudisill@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
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<td>Name of Project</td>
<td>Text Amendment #7</td>
</tr>
<tr>
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</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>My family of five including my three children—9 year old twin daughters and a 5 year old son—live in our home. I believe the new re-zoning proposition poses a great threat to their safety as well as the safety of other children in the neighborhood.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Joan Baronberg</th>
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<tr>
<td>Address</td>
<td>620 CHERRY ST</td>
</tr>
<tr>
<td>City</td>
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<tr>
<td>State</td>
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</tr>
<tr>
<td>ZIP code</td>
<td>80220</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:joanyaffa@gmail.com">joanyaffa@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---</td>
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</tr>
<tr>
<td>Your comment:</td>
<td>Vote NO on group living amendments that would change single family housing. I do not consider it safe to have multiple unrelated people living in one house in my neighborhood. I have lived on this same block for decades and do NOT want the zoning changed. If you want my tax dollars and the tax dollars of others I know for all your city projects, then you must retain single family housing and its zoning. Otherwise you will find the monies departing Denver and moving out, as happened in earlier times. Your supposed &quot;good intentions&quot; should not lead you to dismantle the positive elements of our city.</td>
</tr>
</tbody>
</table>

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<table>
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<tr>
<th>Name</th>
<th>Stephen Fisher</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>2930 Stuart St</td>
</tr>
<tr>
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<tr>
<td>Email</td>
<td><a href="mailto:fisher54@netzero.net">fisher54@netzero.net</a></td>
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<tr>
<td>Agenda item</td>
<td>Text Amendment</td>
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<tr>
<td>you are</td>
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<tr>
<td>commenting</td>
<td></td>
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<td>on:</td>
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</table>
** Please see reader friendly attachment **

Group Living Text Amendment – Residential Care comments

Stephen Fisher fisher54@netzero.net

The commentor has been a resident of West Highland since 1995 in R2, then R1, and now U-SU-C zoning. He is a direct neighbor to a “Large Residential Care” use under Former Ch 59 R-5 zoning that is also a state-licensed residential child care facility (RCCF). He is Vice-President of the Colorado Chapter of the Federation of Families for Children’s Mental Health.

General Comments

1. Abdicates CPD’s duty that “…preserves and promotes the public health, safety, prosperity, and welfare of its inhabitants.” (1.1.1) by not adequately characterizing group living uses having statistical impacts to surrounding properties and neighborhoods and not projecting increased impacts.

2. The text amendment nobly and equitably increases access to all group living category uses city-wide but with no apparent regard to the impacts on other City agencies, adjoining properties, and neighborhoods. The stated goals of the text amendment are still achievable taking into account the impacts, but the text amendment does not address them (see also Specific Comment 7).

3. The text amendment and its process was conducted without due consultation with departments of Public Safety and DDPHE.

4. Limitations on External Effects of Uses (10.11) does not address these statistical impacts to adjoining properties and the neighborhood with respect to nuisances, peaceful enjoyment, property damage, or bodily injury. This, in turn, increases burdens on DPD and DDPHE for behavior related to some Group Living categories. No guidance or code is given for zoning permit conditions, at the discretion of the Zoning Administrator, that may address these impacts.

5. Zoning permits remain one snapshot in time whereas conditions and behaviors can change significantly through time. Existing code leaves the only avenue to affected properties through the cumbersome Board of Adjustment “Appeal from Administrative Decision” (12.4.8). Lack of the biennial permit review feature of the former Ch 59 code effectively results in difficult and lengthy resolution of impacts to the community, undetected burdens on city resources, and overall reduction in public safety.

6. Many uses in the Group Living category carry state and local licenses. Use
definitions in the text amendment do not harmonize with the nomenclature used by these state and local licenses.

Specific Comments

1. The lack of a specific use for residential care of minors is perpetuated from the Former Ch 59 code. The contemporary child welfare system, severity of behaviors, and state licensing all merit creation of a separate use category for Residential Child Care to adequately recognize its special needs, safety of children, and impacts to surrounding properties.

A Case Study: Residential Child Care Facility

• A Residential Child Care Facility (RCCF) is a state-licensed facility that falls under the text amendment’s “Residential Care” category. The facility and its license are unique for many reasons, not the least of which is a concentration of minors in one facility and they routinely leave the facility resulting in institutional neglect, property damage, and bodily injury. Its zoning permit cites state licenses, and the state licenses cite local jurisdictions – they point at each other (11.2.7.1[B]) without substance and the state license has no rules associated with use and safety in neighborhood contexts.
  • The Tennyson Center is an RCCF licensed by the State for 59 beds (guests).
  • The facility occupies a lot about 160,000 sqft and would be Type 3 (41-100 guests). For the past 4 years (2015-2019) the facility has operated, on average, with only 10-20 “guests” with crime statistics during that period as follows:
    i. Crimes against persons: 27
    ii. Aggravated assault: 9
    iii. Larceny: 6
    iv. Public disorder: 36
    v. And over 500 police responses, most of them for runaways
    vi. Police, Fire, or ambulance currently respond most days of the week
  • Location: Blueprint Denver “U” context where only Type 1 and 2 Residential Care facilities would be allowed (5.4.4) but this Type 3 facility is allowed as non-conforming under 11.2.7.1(C) Continuation of Certain Existing Residential Care Uses.
  • Parking: Tennyson Center has about 200 employees and many more visitors. Under Residential Care Use parking formula for “Residential Low” is 0.5 spaces per 1,000 sf GFA. For the RCCF portion of the property, the formula yields 19 spaces and for the day school/treatment portion of the property, the formula yields 59 spaces day school/treatment. The facility competes for street parking with U-SU and U-MX on all sides. Parking formulas in code result in less than 50% provision of off-street parking.

2. REF: 3.4.3.3, 4.4.3.3, 5.4.3.3, 6.4.3.3, 7.4.3.3, etc. Zoning Procedure – An applicant shall schedule a community information meeting and provide public notice of the community information meeting according to Section 12.3.4.6., Community Information Meeting.

REF: 12.3.4.6 Community Information Meeting (introduced into code as L-ZPCIM) – The applicant shall schedule a community information meeting prior
a. Community meetings are extremely important for every Group Living use of any size. Why not ZPCIM every time? District Specific Standards tables ignore community stakeholders altogether for some uses.

b. Leaving the solicitation and convening of a community information meeting up to the applicant makes that meeting largely meaningless and patronizing to the community. Stakeholders must feel empowered – applicant and neighboring property owners/residents alike. Guidelines are needed to ensure fair representation, fair conduct, and fair resolution. This is only achievable if CPD issues guidelines (ref. 12.3.4.6[B][3]) for the meetings, requires them to be periodic in perpetuity (e.g. in the spirit of biennial review feature of Former Ch 59), and oversees them. See Proposed Community Information Meeting Conduct text amendment for 12.3.4.6(B)(3), attached.

3. Some Ch. 9 special district contexts (e.g. Industrial) are not advisable to allow residential care uses when children might be the “guests.” Runaways are a given.

4. The master planned context (9.7.9.5) clearly puts more hurdles in front of group living interests and limits it unequitably compared to other zone districts.

5. REF: 11.2.7.1(A)(5) 11.2.7.1 All Zone Districts, Intent – To establish an ongoing, effective process of communication between local neighborhood residents, the operators of Residential Care facilities and city agencies that regulate such facilities;

a. There is no mechanism cited for this outcome and therefore it is merely an aspiration with no code substance.

6. REF: 11.2.10.1, [11.2.11.1] All Zone Districts – In all zone districts, where permitted with limitations, additional Residential Care uses are permitted on the same zone lot as a Type 3[4] Residential Care use.

a. The wording could result in Type 4 Residential Care use allowed where a Type 3 exists before it. In addition, it appears to ignore intensity of use and formulas for “guests” compared to zone lot area fall apart.

b. The same loophole is not afforded to Types 1 or 2 Residential Care uses.

7. 11.2.7.1(B) Limitations Applicable To All Residential Care Uses

a. In the mass deletion of 11.2.15, the new section omits a key zoning concept and protection for surrounding neighbors: 11.2.15.1(D)(1)(e) – The proposed use will not substantially or permanently injure the appropriate use of nearby conforming property.

Proposed Text – Community Information Meeting Conduct

Article 12. ZONING PROCEDURES & ENFORCERCMENT

Division 12.3 REQUIREMENTS COMMON TO ALL ZONING PROCEDURES

Section 12.3.4 PUBLIC NOTICE REQUIREMENTS

12.3.4.6 Community Information Meeting
12.3.4.6(B)(3)(a) Conduct of Community Information Meeting, Residential Care Uses

General

i. Permittee shall host annual neighbor stakeholder meetings, in-person or virtually.
ii. Meetings shall not include food; shall provide sufficient seating; and shall not be characterized as a “Meet & Greet” event.
iii. The permittee shall not conduct fundraising or solicit donations at the meeting.
iv. Invitations and notifications shall be sent by U.S. mail to CPD, residents, and if a resident is not also an owner, also to the owner.
v. The neighbor stakeholders shall comprise, at a minimum, every property adjacent or facing the perimeter of the permittee zone lot. Additional neighbor stakeholders may be appropriate according to further concentric circles of influence/impact.
vi. The minimum notification period shall be 30 days.
vii. The agenda and minutes from the previous meeting will be included with the notification. The agenda shall contain, at a minimum:
   a. Mutual appointment of a minutes recorder (ALL) and acting chair of the meeting;
   b. Name, phone number, and email of current permittee staff point of contact for the neighbors (PERMITTEE);
   c. Hearing and recording neighbor concerns, for example, such things as trash, lighting, noise, profanity, parking, runaways, liability, or potential injury to the appropriate use of nearby conforming property (NEIGHBORS);
   d. Hearing and recording of permittee questions and concerns, for example, such things as off-campus interaction with staff or children, form and frequency of neighbor communication, behaviors perceived as harassment or threats (PERMITTEE);
   e. Status of action items from previous meeting (ALL); and
   f. Joint decisions on outstanding items (ALL).
   g. Roberts Rules of Order shall be utilized by the acting chair for this portion of the agenda.

viii. Other agenda items may be included by the permittee, if time allows and as it sees beneficial, to announce news or explain such things as landscaping projects, building maintenance projects, zoning permits, child welfare system, its care model, or its successes.
ix. Representatives from city council and registered neighborhood organizations may be invited but their input or official RNO positions (through proper voting protocols) shall not interfere but add to the understandings and agreements made between the permittee and actual neighbor stakeholders. This shall not dilute the responsibilities and powers afforded to city council or RNOs according to Denver Revised Municipal Code.
additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.

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Name: Joan Vaught  
Address: 2820 E 5th Ave  
City: Denver  
State: Colorado  
ZIP code: 80206  
Email: jvsaints@gmail.com  
Agenda item you are commenting on: Plan  
Would you like to: Strong opposition
express support for or opposition to the project?

| Your comment: | Changing group living zoning may allow a temporary solution to a chronic concern. Care needs to be shown to those who also provide financial basis through property ownership. |

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From: noreply@fs7.forms.com <noreply@fs7.forms.com>
Sent: Monday, August 17, 2020 8:09 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13206395

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<tr>
<th>Name</th>
<th>Elizabeth Migel</th>
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<tbody>
<tr>
<td>Address</td>
<td>1678 So. Grant St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<tr>
<td>State</td>
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<td>80210</td>
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<tr>
<td>Email</td>
<td><a href="mailto:migelelizabeth@gmail.com">migelelizabeth@gmail.com</a></td>
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Text Amendment
<table>
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<tr>
<th>Name of Project</th>
<th>Group Living Rules Amendment</th>
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<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>I oppose the amendment to allow 8 unrelated people to live in one residence plus unlimited relatives because of parking space, overcrowding, noise levels. We had a house across street with 4 unrelated people living there, they all had cars and then their significant others all had cars, there was no parking on our street for anyone to come visit a resident. Their trash bins were overflowing every week and trash ended up all over the alley and attracted vermin and we had a rat problem for the first time in the 40 years I have lived here. The city has partially created this problem by allowing developers to demolish most of the small homes, replacing them with megamansions that most cannot afford. And the excuse for the unlimited relations being that their is not a ordinance on the books to restrict that is lame. If you are doing a amendment you could include a restriction on the amount of relatives in the amendment. Thank you for your attention to my comments. Elizabeth Migel</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Karen Hriso</th>
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<tr>
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<td>191 Clayton Ln</td>
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<td>ZIP code</td>
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<tr>
<td>Email</td>
<td><a href="mailto:karendh191@yahoo.com">karendh191@yahoo.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>Cherry Creek North</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<td>---------------------------------------------------------------</td>
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<tr>
<td>Your comment:</td>
<td>I am strongly opposed to changing zoneing to allow</td>
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<table>
<thead>
<tr>
<th>Name</th>
<th>MATT KELLY</th>
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<tr>
<td>Address</td>
<td>2137 S. CHEROKEE ST.</td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>2101, 2219, 2125 S. Cherokee St.</td>
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<td>Case number</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>My fiance and I moved to Denver three years ago, we picked this lovely neighborhood because all of the positive improvements that have been taking place, low traffic, and the number of adults and children who are constantly walking and riding their bikes up and down the street. If this rezoning were to go through it would completely change the neighborhood for the worse. Currently, there are multi-unit townhouses and single-family units. Adding a tall multi-unit development would negatively impact the neighborhood. There is currently a five-story apartment complex that sits just west of the proposed rezoning and several large multi-unit townhomes. My fiance and I share an alleyway with these units and it has been a nightmare. The large apartment complex has two dumpsters and they are CONSTANTLY overflowing (I have attached a picture to show a small sample of the trash that is constantly left). We have also called the owners of the properties, all to no avail. All of the littered trash led to an infestation of mice and rats. My fiance and I have spent several thousand dollars trying to mitigate the infestation. We have had to have exterminators come out, raised issues with the city, and have had to spend additional time and money ensuring that we do not have rodents in our home again. Besides the rodent infestation, there is always trash bellowing throughout the alley and into our yard. With the building of a new, taller, bigger, housing complex we fear that these issues will not only start up again, but worsen. Please do not change the current zoning codes as you will begin to force homeowners out of a neighborhood in which they reside and call home. I look forward to speaking with you at the public hearing. Thank you for your time, Matt Kelly (2137 S. Cherokee St.)</td>
</tr>
</tbody>
</table>
If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.

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<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
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<tr>
<td><strong>Name of Project</strong></td>
<td>Text Amendment #7</td>
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<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
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<tr>
<td><strong>Your comment:</strong></td>
<td>Why would you want to ruin your own city with this amendment. We do not need Community Corrections and Homeless Shelters in every Denver neighborhood, so criminals could watch our comings and goings and the crime rate would increase in every Denver neighborhood.</td>
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<thead>
<tr>
<th>Name</th>
<th>Holli S</th>
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<td>Email</td>
<td><a href="mailto:hollisparks@me.com">hollisparks@me.com</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<tr>
<td>Your comment:</td>
<td>Integrating homeless and rehab living options into existing neighborhoods with children and families is NOT the answer. It’s an attempt to solve one problem while creating another even bigger problem. PLEASE RECONSIDER and think of our children, elderly and families who call these neighborhoods home and support the economy and small businesses. We will flee and Denver’s economy and real estate markets will plummet.</td>
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<table>
<thead>
<tr>
<th>Name</th>
<th>Victor Sobrado</th>
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<tbody>
<tr>
<td>Address</td>
<td>9201 E Mississippi Avenue e201</td>
</tr>
<tr>
<td>City</td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Plan</td>
</tr>
<tr>
<td>Plan</td>
<td>Group living</td>
</tr>
</tbody>
</table>
Would you like to express support for or opposition to the project?

| Your comment: | People need to be housed. Period. The wealthy folk who can afford to buy investment properties will be the ones against this time and time again. Clearly what we have been doing is not enough. It is time, Denver. |

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Name: Tory Warner
State: Colorado
ZIP code: 80206
Email: warnertory@yahoo.com
Agenda item you are commenting on: Text Amendment
Name of Project: Text Amendment #7 - Group Living
Would you like to express support for or opposition to the project? Strong opposition
Your comment: I am against the group living text
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<table>
<thead>
<tr>
<th>Name</th>
<th>Mary E. Von Feldt</th>
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</thead>
<tbody>
<tr>
<td>Address</td>
<td>550 Madison St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
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<td>Colorado</td>
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</tr>
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<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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</tbody>
</table>
Your comment: No multi unrelated people dwellings in cherry Creek north.

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<table>
<thead>
<tr>
<th>Name</th>
<th>Suzanne Larrick</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>231 Adams</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:suzannelarrick@yahoo.com">suzannelarrick@yahoo.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text Amendment #7</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>This would not work. Does not make sense</td>
</tr>
</tbody>
</table>

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**Name**
Elizabeth Stokka

**Address**
128 Garfield St

**City**
Denver

**State**
Colorado

**ZIP code**
80206

**Email**
bstokka@gmail.com

**Agenda item you are commenting on:**
Text Amendment
<table>
<thead>
<tr>
<th>Name of Project</th>
<th>text amendment #7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Please read all the comments that have been sent to the city council members with strong opposition to the for-profit rezoning on 1st/Colorado Blvd and Colorado Blvd/Bayaud as well as the 500 and no doubt 1,000 or more who have signed a petition against this rezoning. The signs on those intersections have totally misled the public and are deceptive. This is not a plan for multi-generational living conditions and we are not interested in having our children at risk and our homes devalued due to half way houses.</td>
</tr>
</tbody>
</table>
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<table>
<thead>
<tr>
<th>Name</th>
<th>Patricia Ohern</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>547 Harrison</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:lanellincolorado@gmail.com">lanellincolorado@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item</td>
<td>Rezoning</td>
</tr>
</tbody>
</table>

The comment was submitted by Patricia Ohern, who lives at 547 Harrison in Denver, Colorado, with a ZIP code of 80206. The email address is lanellincolorado@gmail.com. They are commenting on Rezoning.
<table>
<thead>
<tr>
<th>Would you like to express support for or opposition to the project?</th>
<th>Strong opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Your comment:</td>
<td>The proposed changes causes too much damage to existing neighborhoods with unrealistic high density rules. The resulting consequences to noise, schools, traffic, parking, policing, quality of life of existing neighborhoods is unacceptable. YES, lets solve the housing crises, but this proposal causes destruction of systems and services already struggling.</td>
</tr>
</tbody>
</table>
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<table>
<thead>
<tr>
<th>Name</th>
<th>Jordan Mitidieri</th>
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<tbody>
<tr>
<td>Address</td>
<td>2137 S Cherokee ST</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80223</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:jordanmitidieri@gmail.com">jordanmitidieri@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>2101, 2219, 2125 S. Cherokee St.</td>
</tr>
</tbody>
</table>
Would you like to express support for or opposition to the project?

Your comment:

My fiancé and I moved to Denver three years ago, settling on this quaint and lovely neighborhood. With all the vast neighborhood improvements, low traffic, and good family dynamics, we knew it was a great neighborhood to raise a family.

However, if this new zoning is to take effect, it will change every aspect of the neighborhood entirely. The children won't be able to ride their bikes up and down the streets safely with the threat of more traffic and cars. Not to mention, the new building will look terribly out of place, causing the current homeowners to be forced out.

We are currently facing issues with the multi-unit townhouses to the west of us. We share an alleyway with both properties, and it has become a constant nightmare. First of all, there are not enough dumpsters for all the residents to properly throw their trash away. It is ALWAYS overflowing and blowing all over the place, with most of it residing in our yard.

Several broken glass bottles litter the pavement, making it impossible to walk our dog back there. Plus, there is the constant worry of popping a tire when trying to park our cars back there.

The worst problem of all was the rat infestation we were all directly impacted from. Not only we're my fiancé and I out thousands of dollars from all the mice and rats residing in our walls, but several of our neighbors faced the same problem too.

We have called both owners of the units and spent more money than we should have to make sure we prevent this situation from ever happening again. We have taken it up with the city, but to no avail, we have seen no preparation or reinforcement to better the situation. Still, our yards and driveways are littered, and we have pictures to show for it.

With another added building that is much taller and larger in size, we fear the situation will only pose a bigger threat, and change the dynamic of the neighborhood for the worse.

Please, keep our neighborhood the same, and its current zoning
codes so we can one day raise our family here safely.

I look forward to speaking with you at the public hearing.

Thank you for listening

Jordan Mitidieri (2137 S. Cherokee ST.)
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<table>
<thead>
<tr>
<th>Name</th>
<th>Keith Stokka</th>
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</thead>
<tbody>
<tr>
<td>Address</td>
<td>128 Garfield St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:kastokka@gmail.com">kastokka@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Amendment #7</td>
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<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
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<td>---</td>
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</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>Very mush against this amendment</td>
</tr>
</tbody>
</table>

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Name: Kathy Staiano
Address: 166 Jackson St,
City: Denver
State: Colorado
ZIP code: 80206
Email: kathy@bernardltd.com
Agenda item you are commenting on: Text Amendment
Name of Project: Text Amendment 7

Would you like to express support for or opposition to the project?

Strong opposition

Your comment: Changes are needed but this goes way to far when it comes the number of unrelated people who can live together along with their families. The consequences could be incredibly detrimental to many communities and neighborhoods. This is NOT the right answer. It goes beyond trying to address fair & affordable housing and creates even more problems.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name | Ben DeJulio
---|---
Address | 119 Jackson
City | Denver
State | Colorado
ZIP code | 80206
Email | bendejulio@comcast.net
Agenda item you are commenting on: Text Amendment
Name of Project | Text Amendment #7
<table>
<thead>
<tr>
<th>Would you like to express support for or opposition to the project?</th>
<th>Strong opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Your comment:</td>
<td>Compromising the safety and property values of the neighborhood</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Name</th>
<th>Clark ‘ Gestring</th>
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<tbody>
<tr>
<td>Address</td>
<td>547 Harrison St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<tr>
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<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:kgestring@hotmail.com">kgestring@hotmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on</td>
<td>Rezoning</td>
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<tr>
<td>Address of rezoning</td>
<td>Denver wide</td>
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</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>I am a lifelong denver resident and I strongly oppose any change in residential zoning to expand on the 3 unrelated in a house. What you are proposing is unacceptable to even consider. You are making this city into an overcrowded group home. NO to changes in the current 3 unrelated parties are the maximum in denver</td>
</tr>
</tbody>
</table>
| Are the board members elected or political appointees? | }
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

<table>
<thead>
<tr>
<th>Name</th>
<th>Erin Wolf</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>520 Jackson Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:l.haden@yahoo.com">l.haden@yahoo.com</a></td>
</tr>
<tr>
<td>Agenda item</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Crime will skyrocket, and with the civil unrest of today, just not smart. Property values will plummet which will reduce the tax revenue to the city. And, there will be a steady exodus from the city to the suburbs. People moving to Denver will not consider living within the city limits and all the positive of Denver will disappear.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Steve Weil</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1025 Humboldt</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80202</td>
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<tr>
<td>Email</td>
<td><a href="mailto:steve@rockmount.com">steve@rockmount.com</a></td>
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<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td><strong>Address of rezoning</strong></td>
<td>Zoning Change to increase density - group living</td>
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<tr>
<td>------------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>Dear Commissioners,</td>
</tr>
<tr>
<td></td>
<td>I write this letter from a lifetime committed to historic preservation and urban life.</td>
</tr>
<tr>
<td></td>
<td>There is a movement afoot to change zoning across the city to increase density. I believe current zoning limits unrelated parties to 2 per household. The proposal would allow 5 in houses up to 2500sf and almost no restriction on larger houses with unlimited couples and others.</td>
</tr>
<tr>
<td></td>
<td>My simple view is if you like what happened to Capitol Hill post WWII where entire blocks became boarding houses and many blighted with no maintenance and absentee landlords then you will love this proposal to strip standards from stable homes and neighborhoods.</td>
</tr>
<tr>
<td></td>
<td>Zoning is intended to protect property owners and tenants from downgrading their quality of life. Politicizing zoning will lead to a destruction of quality of life protections for those who have invested their time and money in their soon to be destabilized neighborhood.</td>
</tr>
<tr>
<td></td>
<td>My worse fear is that monetizing our residential housing stock will bring in Wall Street as absentee owners unfairly competing with individuals in home purchases due to the income potential of converting the entire housing stock to income producing. My second worse fear is that what has survived being converted into multifamily will begin the long decline that has been largely irreversible with in blocks of our houses.</td>
</tr>
<tr>
<td></td>
<td>Beware, those in favor who say that it will be just &quot;roommates&quot;. Call them what you want but when you fill every bedroom for income its a boarding house or multi-family. This is undesirable for stable neighborhoods and nearby single family homes. Larger houses will be perfect income properties for Wall Street. Individuals will be competing with investment bankers to buy homes. Look at Vancouver where the housing became investment driven. Housing prices in</td>
</tr>
</tbody>
</table>
Vancouver shot thru the roof due to Chinese investors making it difficult if not impossible for locals to own homes in the city. Putting individuals against investors is not good public housing policy. The whole point of the misguided policy is to add density but the problem is the unintended consequences. Sound familiar? Is that what we want for our city?
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<table>
<thead>
<tr>
<th>Name</th>
<th>Kathrine Weissner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>740 York Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:kweissner@gmail.com">kweissner@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item</td>
<td>Rezoning</td>
</tr>
<tr>
<td>commenting on:</td>
<td></td>
</tr>
<tr>
<td><strong>Address of rezoning</strong></td>
<td>Group Living Rules Update</td>
</tr>
<tr>
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</tr>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>I am strongly opposed to opening up all of Denver to allow for halfway houses that would house people who have been convicted of violent felonies. I have read the statistics on the types of crimes committed, which include kidnapping, child abuse, sexual abuse and assault to name a few from the four Community Corrections meetings in July 2020. My concern is that the percentage of recidivism is extremely high - the national average is 50% within the 1st year of release (I also read that Denver was closer to 60% in the 1st year). If we had known that there was a possibility for felons who statistically have a 50% change of recidivism to live next door to me or down the street, I would have never moved to this neighborhood. We have children and schools nearby, and thought this was a relatively safe place, we do not want 5-10+ felons who just got released living down the street from us, who are then going to be more likely to commit any possible recidivism offense to our house, family, school, etc than if there halfway house was not close to us, school, etc. just because we are now in closer contact, easier access and proximity to the felon. The State of Colorado is HUGE, with plenty of open space and these halfway house for felons don’t have to be in already crowded Denver single family residential neighborhoods, they can be in places away from kids and schools, in industrial zoned areas or out by DIA, etc. The bigger question is WHY these people are 50% on average to commit recidivism and what is the State of Colorado doing about that, in order for these people to be properly integrated back into society, they need skills, proper rehabilitation, and support, which is clearly not being done otherwise there would not be a 50% rate of recidivism. Allowing these felons into our neighborhoods where our kids and schools are is not going to change the 50% rate, if the rate were lower I would be less opposed. The State of Colorado needs to fix WHY they are failing at helping these people reintegrate, 50-60% recidivism is horrible and of course these people do deserve a 2nd chance, but there is no trust from me with a 50%+ rate of recidivism, they have to earn that trust by not committing crimes again. I do not want my neighborhood to have an increased rate due to proximity of the halfway houses to be a victim of the 50% recidivism rate. I understand that we still could be a victim no matter where the halfway houses are, even if they are not in the neighborhood, but proximity and convenience matter.</td>
</tr>
</tbody>
</table>
However, we do support raising the amount of unrelated people who live together, we understand that people want to live in community and share expenses, BUT we think the limit should be 5-6 people and must be tied to the number of bedrooms and parking and they should be required to go through a permitting process. The city needs to take responsibility in regulating this change, not put in on residents to call 311 if there are issues - that just isn't enough. There are so many issues on this, including the already taxes utility systems, roads, and crowded parking issues. There should also be a trial period of 18 months to see how it is working. This is a big zoning change (but admittedly, many people are already living like this as friends/community living together), and I think it will go great, but it should be taken with thoughtful consideration to get it done right and that resources are not overtaxed, and if they are, how to pivot to make it work. We can all agree we love this city, so please slow down and be thoughtful about the long term effects, there is not rush to jump from 2 to 10..start with a reasonable jump of 5-6 and tie it to actual bedrooms, not living space and parking. If 5-6 works great, then start to explore 10 if it’s still an issue, but I think the issue will be solved with 5-6 people.
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<table>
<thead>
<tr>
<th>Name</th>
<th>Matt DuPree</th>
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</thead>
<tbody>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
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<td>State</td>
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<tr>
<td>ZIP code</td>
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<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text Amendment 7</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
</tbody>
</table>
Your comment: Strongly opposed to amending the rules to allow more group homes in residential neighborhoods

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<table>
<thead>
<tr>
<th>Name</th>
<th>Tracey MacDermott</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>4534 E 16th Ave</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80220</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:traceymacdermott@gmail.com">traceymacdermott@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>GROUP LIVING</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>The plan does not take into consideration of the impact of the residents, infrastructure, what neighborhoods are all about and the like. As usually there is a lack of community involvement and real conversation about the residents who live here. The city continues to put the burden of enforcement on the residents to deal with problems from these poorly designed changes. People will be forced to compete for land with corporate providers and those providers will win. It will simply chase residents into the suburbs. The proposal does not truly take into consideration intentional living with children. Why live in Denver anymore. The city is terrible!</td>
</tr>
</tbody>
</table>

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Name: Victor Sulzer
Address: 1201 East 7th Avenue
City: Denver
State: Colorado
ZIP code: 80218
Email: Vic@thslawfirm.com
Agenda item you are commenting on: Other
<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Group Living</th>
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</thead>
<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>I am strongly opposed to the Group Living Plan. Everyone I know in our neighborhood is opposed to the Plan. The City thinks the Plan will help with affordable housing, but it will not. It will destroy our family-oriented neighborhood and destroy property values. Our City and neighborhood is already crowded enough. Allowing group homes will only make it worse. We will have developers buying up the old houses in the neighborhood and converting them into &quot;rent a bedroom&quot; properties. How could this possibly be good for our City and neighborhood? It is not. People will move out of the City (we will). I grew up in this neighborhood. People who are not from here and do not know the City are trying to ruin the City's way of life. It's appalling.</td>
</tr>
</tbody>
</table>

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From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Monday, August 17, 2020 11:18 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13207254

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name  Wendy Morrison
Address  1201 E. 7th Avenue
City  Denver
State  Colorado
ZIP code  80218
Email  wendylmorrison@comcast.net
Agenda item you are commenting on: Other
<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Group Living</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Denver NEVER learns from it's mistakes of the past. In the early 1900s it was known as the city of Beautiful Houses in the Capitol Hill area. Look at it now. A dump. This is because there are boarding houses legal and otherwise. This is not going to help affordable housing. People are going to move out of the city and the property value decline will spread. This is a family oriented neighborhood. Why would you think it's a good idea to ruin that. The mayor specifically answered a question I had before the election, saying that they were going to go neighborhood by neighborhood to see what the neighborhoods wants and needs are. They are not listening to the neighbors. I sat at a SANA meeting where it was almost unanimously voted down and they didn't bother to listen.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Elizabeth Sacerdoti</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>3295 S Dexter St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80222</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:elizabethsacerdoti@gmail.com">elizabethsacerdoti@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>Denver Zoning Code Text Amendment #7</td>
</tr>
<tr>
<td>---------------------</td>
<td>-------------------------------------</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Please do not allow an increase in the number of non-related persons living together! As a homeowner, I watch single family homes in my area be destroyed by large group living situations. I strongly oppose this change and believe it will hurt neighborhoods, parking and our community.</td>
</tr>
</tbody>
</table>

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**Name:** Colleen McMillan

**Address:** 91 magnolia way

**City:** Denver

**State:** Colorado

**ZIP code:** 80230

**Email:** colleen.mcmillan1@gmail.com

**Agenda item you are commenting on:** Plan

**Would you like to:** Strong opposition
**express support for or opposition to the project?**

| Your comment: | I feel strongly that we protect the beauty, safety and value of our neighborhoods and our homes and not allow an increase in number of people allowed to live in one home. Pls do not allow group homes in our neighborhoods. |

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<table>
<thead>
<tr>
<th>Name</th>
<th>Doug Macnaught</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>246 Jackson ST</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:dougmacnaught@me.com">dougmacnaught@me.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text Amendment #7 - GROUP LIVING TEXT AMENDMENT</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>This needs to be defeated.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>John Mick</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>139 Jackson St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:jmickjr@yahoo.com">jmickjr@yahoo.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text Amendment #7</td>
</tr>
</tbody>
</table>
Would you like to express support for or opposition to the project?  

<table>
<thead>
<tr>
<th>Support</th>
<th>Opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Strong opposition</td>
</tr>
</tbody>
</table>

Your comment:  

I do not support the group living arrangement.

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<table>
<thead>
<tr>
<th>Name</th>
<th>Stephen V Eppler</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1254 Clayton St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:stepheneppler@comcast.net">stepheneppler@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item</td>
<td>Text Amendment</td>
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<td>item you are</td>
<td></td>
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<tr>
<td>commenting</td>
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<tr>
<td>on:</td>
<td></td>
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<tr>
<td><strong>Name of Project</strong></td>
<td>Group Living Text Amendment</td>
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</tr>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>The text amendment is overly broad and makes fundamental changes that affect multiple types of zoning and will have undesirable impacts in many residential areas. Many in Denver remain unaware of these proposed changes due to a flawed process that has favored special interests at residents expense based on the committee composition. The process needs to be slowed down to permit more resident input. The three issues of household size, Residential Care and Correctional facilities and Congregate living need to be separated and discussed individually. A referendum should be considered and voters allowed to decide. The issues are more important to Denver's future than the &quot;pit bull&quot; issue currently on the November ballot.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Rachael Rhine</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>141 N. Gilpin Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80218</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:rskrhine@yahoo.com">rskrhine@yahoo.com</a></td>
</tr>
</tbody>
</table>

Agenda item you are commenting on: Other
<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Group Living Proposal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>We strongly oppose this zoning proposal. This proposal offers terrifying opportunities for abuse and interpretation of the language of the proposal. Unrelated people living together could become 5-10 or even 15-20 people. This is ridiculous! We bought our home in this neighborhood to be surrounded by families with deep roots in this city, specifically this neighborhood and a commitment to take care and respect our historic heritage. Groups of unrelated people will increase crime and the security of our families. It will create more of a transitory neighborhood. For the safety of my family and others, we strongly oppose.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>MARY LYNN GROVER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>4147 E 17th Avenue Pkwy</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80220</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:marylynngrover50@gmail.com">marylynngrover50@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td><strong>Address of rezoning</strong></td>
<td>4147 E 17th Avenue Denver, CO</td>
</tr>
<tr>
<td>------------------------</td>
<td>--------------------------------</td>
</tr>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>The traffic on 17th Avenue would increase exponentially with the proposed changes to the single family zoning for Park Hill as well as the group housing proposed for Colfax. It would become a nightmare for those of us who live on this parkway.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Lesley Baker</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:laanders78@yahoo.com">laanders78@yahoo.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living Rules Update</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Comments are provided in the attached file.</td>
</tr>
</tbody>
</table>
If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.

This email was sent to planning.board@denvergov.org as a result of a form being completed. Click here to report unwanted email.
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Monday, August 17, 2020 12:30 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13207506

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

<table>
<thead>
<tr>
<th>Name</th>
<th>Beth Isley</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>8101 E. Dartmouth Ave #83</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80231</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:bgisley@aol.com">bgisley@aol.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Would you like to express</td>
<td>Strong opposition</td>
</tr>
</tbody>
</table>
Your comment: I strongly oppose the Group Housing Living proposal as it is currently written. I am attaching a letter from one of my neighbors. Her letter reflects my reactions to this proposal. Please reconsider this proposal. Its passage would be very detrimental to the quality of life and safety of our neighborhoods.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.

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- **Name**: Melanie Shellenbarger
- **Address**: 285 Monroe Street
- **City**: Denver
- **State**: Colorado
- **ZIP code**: 80206
- **Email**: melanies.idi@mindspring.com
- **Agenda item you are commenting on**: Text Amendment
Name of Project: Text Amendment #7

Would you like to express support for or opposition to the project?

Strong opposition

Your comment: Text Amendment #7 does not adequately address homelessness and is an totally inappropriate model for communal living. The amendment must be changed to remove the enforcement burden from citizens and the draft does not reflect citizen comments and concerns to date.
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<table>
<thead>
<tr>
<th>Name</th>
<th>Edward Swartz</th>
</tr>
</thead>
<tbody>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:emsgu49@me.com">emsgu49@me.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living Proposal</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>------------------------------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>There is no question there is affordable housing is a problem in Denver. Denver has been going I believe overboard on urban density. But this proposal is just over the top. It takes single family home neighborhoods and historic neighborhoods and basically turns them into density as if these homes and houses are a bunch of 200 -400 sq ft. apts. This is not good for the neighborhood nor for the inhabitants of an overcrowded house. It basically will ruin &quot;community&quot; which I think we need more of, not less, in this day and age.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Holly E Hoting</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>8101 E Dartmouth Ave #102</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80231</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:hollythechef@comcast.net">hollythechef@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
</tbody>
</table>
Name of Project: Group Housing

Would you like to express support for or opposition to the project?

Strong opposition

Your comment:

The amendment is too long and complicated to be understood by the normal citizen. The respondents are not well diversified and neither are the participants who are reviewing this very convoluted way to address the Denver crises of over crowding. Denver has long known that too many people were moving here and housing was inadequate. This should be delayed so that affected communities will have an opportunity to be heard. Specific situations should be addressed instead of burying information that cannot be understood. 175 pages is a ridiculous size for the amendment and impossible to decipher.

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<table>
<thead>
<tr>
<th>Name</th>
<th>Joyce Brown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>385 Clayton Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:joyce.brown40@comcast.net">joyce.brown40@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Housing</td>
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<td>-----------------</td>
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</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>The proposed plan for Group Housing is one that I strongly oppose. Neighborhoods will likely be desecrated with far too many residents, half-way houses, homeless. This is a very unhealthy environment where children play, ride bikes, etc. It would most certainly deplete home values, create even more unwelcome traffic, as well as introducing very unsavory surroundings for families.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Tyler Cox</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1376 Columbine St #303</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:tyler.j.cox@gmail.com">tyler.j.cox@gmail.com</a></td>
</tr>
</tbody>
</table>

**Agenda item you are commenting on:** Plan
Plan area/neighborhood

The density/rezoning proposal for increased density and group housing

<table>
<thead>
<tr>
<th>Would you like to express support for or opposition to the project?</th>
<th>Strong support</th>
</tr>
</thead>
<tbody>
<tr>
<td>Your comment:</td>
<td>I support any moves towards increased density and diversity in our neighborhoods. I don’t believe citizens in our justice system should be cast off to bad neighborhoods or on the outskirts of the city. If we intended for them to integrate effectively into society upon reentry, they must share the spaces shared by all members of the community.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Naomi Funk</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>416 South Locust</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80224</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:naomicreations@earthlink.net">naomicreations@earthlink.net</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Plan</td>
</tr>
</tbody>
</table>
Plan area/neighborhood

All of Denver

Would you like to express support for or opposition to the project?

Strong opposition

Your comment:

Group living proposals would soon turn Denver into a Slum-tenant city, destroy residential neighborhoods, turn a thriving clean city into a dump! There are houses with 3 or 4 unrelated adults who rent and do not cause problems. Therefore no complaints even if more than 2 unrelated adults under present zoning. Allowing unlimited family members to rented households with large numbers of adults/children, will kill Denver’s draw for companies and single families to locate here. Denver should NOT be turned into a "low income, tenant farmer type" destination. Those of us who realize keeping Denver a high price, mainly single family residence is the way to Keep Denver a quality growing city; understand the Real consequences of such a proposal.

Is your goal is to house More people in the city limits?? Really?? Property taxes come from well maintained homes with the fewer people in each the better. Building workable transit, building "actual affordable housing" apartments in designated, small areas (not gutting the city with crowded houses) will keep desirable New, Tax based/paying businesses and people moving IN. Group housing would move businesses and residents who CAN afford to live here, OUT of Denver. Money is your pockets from developers????? Also, always a thought that you might be putting ahead of the future welfare of Denver. Your board and your "Committee" are not truly representative of the majority of Denver residential property owners. Such plans will drive a beautiful, prosperous city into a more-crowded dump such as has befallen other, formerly viable and yes, expensive to live in cities. Just because other cities are considering jamming more people in, does not make it a good idea. We have your names and will watch your choices! And the residents of Denver have LONG memories and will observe every action.

So make the best choice for Denver and drop this proposal!

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<table>
<thead>
<tr>
<th>Name</th>
<th>Richard Brown</th>
</tr>
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<tbody>
<tr>
<td>Address</td>
<td>385 Clayton Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80206</td>
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<tr>
<td>Email</td>
<td><a href="mailto:richard.brown32@comcast.net">richard.brown32@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Housing</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>This project will make traffic more complicated and depress property values.</td>
</tr>
</tbody>
</table>

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Name: Kathrine Weissner
Address: 740 York Street
City: Denver
State: Colorado
ZIP code: 80206
Email: kweissner@gmail.com
Agenda item you are commenting on: Rezoning
Address of rezoning: Group Living Rules Update
Your comment: I wanted to revise my prior email to you that I sent this morning. I cited 50% recidivism, which is the average number in the United States if you google it (including for Colorado per this article - but the statistic was based off of 50% recidivism for all felonies filed in 2018 which I now understand is not accurate for what I am concerned about, see article https://www.cpr.org/2019/02/04/prosecutors-file-a-record-number-of-felonies-even-as-colorados-crime-remains-flat/ and https://en.wikipedia.org/wiki/Recidivism#:~:text=According%20to%20an%20April%202011%20report%20by%20the%20American%20Correctional%20Association%2C%20the%20percentage%20of%20felon%20recidivism%20in%20the%20United%20States%20is%20estimated%20to%20be%20about%2050%20%28or%20higher%29%20for%20adults%20ages%2018%20to%2050%20%28or%20higher%29%20and%20https://www.bjs.gov/content/reentry/recidivism.cfm), but looking closer at the numbers at the Colorado Dept of Public Safety it looks like Colorado has lower numbers, for "2017 Recidivism Rates for Probationers" under "Close Supervision" is between 34.8-21.8% if you include technical violations (37%)or exclude them (21%) (direct link: https://www.colorado.gov/pacific/dci-ors/ors-recidivism). I mainly am concerned about violent crimes, not drugs and alcohol or technical violations. All that said - I can't seem to find where you got your under 2%. I found a report from 2002 that largely cited dated from the 1990s and 1980s that has a 2% number in it, but left out people who didn't complete the program, which was I thinks 38% - what happened to the 38% and is the 2% just based on the 62% who completed the program? (This is the 2002 report I found: https://cdpsdocs.state.co.us/ors/docs/reports/2002_COMCOR.pdf ) My apologies for any generalizations from my prior email about the United States versus Colorado and misreading the Colorado article on the 50% - please share with me the report that has the 2% you mentioned. I am interested in the truth and there is a lot of date out there. Thank you.
**Can you please provide a link to the report that has the 2% who did repeat crime while at the halfway house so I can see what crimes were committed (violent or not) and so I can understand why that is so far off what I am seeing in the report I have the link above - which is the 21.8%.

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<table>
<thead>
<tr>
<th>Name</th>
<th>Mimi Pomeranz</th>
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<tbody>
<tr>
<td>Address</td>
<td>454 S. Oneida Way</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80224</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:mpomeranz@comcast.net">mpomeranz@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>item you are</td>
<td>commenting on:</td>
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</tbody>
</table>
Name of Project: Proposed Group Living Amendment

Would you like to express support for or opposition to the project?

Your comment:

I am opposed to the zoning change to increase density in Denver neighborhoods. Instead of working with developers, city planners and lenders to build more affordable housing, some members of the City council have expressed support for the lazy option of just cramming more people into existing homes. This zoning change has the potential to ruin existing single-family neighborhoods. The amendment would increase the number of unrelated adults who can live together to eight or more. Individual family homes could be turned into boarding houses for week-to-week and month-to-month renters. Properties could be turned into group living facilities for the homeless, community corrections (halfway houses) and special care. As the number of residents’ increase, so does the number of cars, noise, overcrowding and safety problems.

What is behind this zoning change? In a word, money. It has been reported that many of the Group Living Advisory Committee (GLAC) members have ties to for-profit group living businesses and organizations. These for-profit groups are not concerned about Denver neighborhoods. Instead their motivation is increasing the number of people landlords can legally charge rent to. Measures comparable to what GLAC is proposing have been passed in other cities. In those cities, single-family homes were purchased by investors who turned them into dormitory-like dwellings and group living facilities. And what was the result in these cities? Neighborhoods were ruined as renters moved in and homeowners moved out. Members of the Denver council have a choice to make. Are you going to protect single-family neighborhoods or ruin them? Are you going to stand with Denver homeowners or investors? Do the right thing and vote to not amend the Group Living Code.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

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<tr>
<th>Name</th>
<th>Frances Mattedi</th>
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<tbody>
<tr>
<td>Address</td>
<td>3074 So Hobart Way</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<tr>
<td>State</td>
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<tr>
<td>Email</td>
<td><a href="mailto:fmatwm@comcast.net">fmatwm@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group living</td>
</tr>
</tbody>
</table>
Would you like to express support for or opposition to the project?  

**Strong opposition**

Your comment: I have worked hard and struggled to have a nice home and do not want you to overlook my pride in what hard work can achieve. Keep us all safe from what you may cause in our neighborhoods. Plans can be made in other ways to support your care for this matter.

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<table>
<thead>
<tr>
<th>Name</th>
<th>Carolyn Ewald</th>
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<tbody>
<tr>
<td>Address</td>
<td>2840 S Hobart Way</td>
</tr>
<tr>
<td>City</td>
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<tr>
<td>Email</td>
<td><a href="mailto:cewolf53@gmail.com">cewolf53@gmail.com</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>Group Living</td>
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<td>---------------------</td>
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<tr>
<td>Case number</td>
<td>Group Living</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
</tbody>
</table>

**Your comment:**
I have owned a home in a single residential neighborhood of Southwest Denver (Harvey Park and Bear Valley) since 1989. I love this part of the city because it is family oriented and diverse. I do not support the Group Living Plan since it would drastically change the character of our neighborhood. We do have some group homes in this area and I am not against that if there is a process by which people apply and regulations that are followed. As far as I can see, this new plan would be not well regulated and would not solve any of the problems we face in this city due to rising housing costs. It would certainly not adequately address our homeless population in any real and valid way. I firmly believe that it will encourage others to purchase houses outside of the city if they are looking for a single residential neighborhood. I am retired now, but still have concerns for younger families who are looking for affordable housing. This is not the right avenue to support those families and/or the homeless population.

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<tr>
<th>Name</th>
<th>Peter Droege</th>
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<tbody>
<tr>
<td>Address</td>
<td>2807 S. Fenton Street</td>
</tr>
<tr>
<td>City</td>
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<td>State</td>
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<tr>
<td>Email</td>
<td><a href="mailto:pjdroege@gmail.com">pjdroege@gmail.com</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
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<tr>
<td>Address of rezoning</td>
<td>Group Living</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<tr>
<td>Your comment:</td>
<td>The least compassionate approach to helping people in need of housing would be to force them to live in an over-crowded house without supervision. This would be especially harmful to women and children who would be vulnerable to negative behaviors of other residents. This would also destroy neighborhoods - who would neighbors call if there are repeated loud parties at a time that the city is considering defunding the police. Build affordable housing complexes along major corridors instead.</td>
</tr>
</tbody>
</table>

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<table>
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<tr>
<th>Name</th>
<th>Paul Linton</th>
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<tbody>
<tr>
<td>Address</td>
<td>3835 East Warren Avenue</td>
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<tr>
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<tr>
<td>Email</td>
<td><a href="mailto:ylzin@aol.com">ylzin@aol.com</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td><strong>Address of rezoning</strong></td>
<td>Proposed Group Home and Increased Density Rezoning</td>
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<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
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<tr>
<td><strong>Your comment:</strong></td>
<td>I am unequivocally opposed to the re-zoning efforts to increase the number of unrelated individuals - and their families - who may occupy a single residence for the various reasons I outlined in my recent communication to Councilman Paul Kashmann. I also oppose any effort to locate Community corrections and drug rehab housing in areas deemed safe and desirable for single families with elderly or children. The proposal reflect lazy and unimaginative government pandering to a limited constituency in disregard for homeowners who have improved their own quality of life and housing, instead of creating safe, monitored encampments with facilities in selected city owned properties (NOT parks and recreational facilities, or on school or private property). Develop a better, safer plan to preserve - not destroy - Denver's long standing neighborhood cohesiveness.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Bryan Downey</th>
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<tbody>
<tr>
<td>Address</td>
<td>1227 Milwaukee St.</td>
</tr>
<tr>
<td>City</td>
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<tr>
<td>State</td>
<td>Colorado</td>
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<td>Email</td>
<td><a href="mailto:btdowney@me.com">btdowney@me.com</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Plan</td>
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<tr>
<td>Plan area/neighborhood</td>
<td>Congress Park</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<tr>
<td>Your comment:</td>
<td>The plans for group housing within neighborhoods is not acceptable for our family. The more I think about it, the less I support it. It’s complex for sure, but if it means that the house next door or across the street could be bought and used for a halfway house, rehab, etc, I’m very opposed. We have worked very hard, no handouts, to have what we have. We donate money. We’d be very upset if suddenly our investments were made null by such a property next door.</td>
</tr>
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</table>

I understand the “Not in my backyard” argument and realize that’s how I must sound. There’s a reason why Congress Park is nice. It’s full of hard working people, as well as being relatively diverse. There’s plenty of cheap property somewhere else.

Seems counterintuitive, reduced property values equal less in property tax, equals less revenue. Add a halfway house next door, my house will have a valuation of half it’s worth, so half the property tax revenue (not to mention our personal investments being completely destroyed).

Crazy and illogical. Maybe I don’t understand fully.
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<table>
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<tr>
<th>Name</th>
<th>Valerie McNiff</th>
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<tbody>
<tr>
<td>Address</td>
<td>7777 e 23rd ave</td>
</tr>
<tr>
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<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<td>---------------------------------------------------------------</td>
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<tr>
<td>Your comment:</td>
<td>This would increase congestion and parking in the areas. It would be a strain on trash collection and schools/ meals/ and education. It is not advisable to have multiple non-related people in small places due to continuing covid-19 outbreaks.</td>
</tr>
</tbody>
</table>

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Name: Veronica Saiz
Address: 2757 S. Joslin CT.
City: DENVER
State: Colorado
ZIP code: 80227
Email: vlsaiz@comcast.net
Agenda item you are commenting on: Rezoning
<table>
<thead>
<tr>
<th>Case number</th>
<th>Group Living Amendment</th>
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<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>This was first presented as a plan to help with making it more affordable for people who are struggling, well is this the best we can do? Recently, I think we just approved a tax that was supposed to address this homeless issue - what happen to that? I feel there is too much in this amendment and that sometimes politicians or people in charge do this because they think we won't notice. It has been rushed and I feel little concern given to the seniors in Denver's neighborhoods who have paid taxes over the years and worked hard to pay their home off and retire in the home and neighborhood they love. They never expected it to turn out this way. I don't think the people who came up with this idea value the opinions of Denver residents. I am pleading with you to slow this process down and not pass this amendment in its current form. I have always enjoyed living in Denver because of its diversity, but these drastic changes to the zoning code are overkill and will not remedy any perceived problems with integration in our city. We will remember which politicians disregarded our views on this on election day.</td>
</tr>
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</table>

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Please do not extend the allowable number of unrelated people in single family households. I moved here from back East because this was not WA, OR, CA. Having that many people in a house is just going to add more problems for communities. Please don't do this. I just want to live near the mountains with my husband and my kid. I want to be in a city that has lots of jobs and opportunity. I do not want to deal with the crazy issues. UGH dont ruin the city. Things will work out for everyone we just have to make it through the pandemic. Everyone is uncomfortable right now. We dont need to swing so far in the wrong direction during this that we change the city for the worse.

Thank you,

Kim
From: Ned Greenwood <nedgwd@msn.com>
Sent: Monday, August 17, 2020 12:09 PM
To: District 1 Comments <DistrictOne@denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Council <Christopher.Herndon@denvergov.org>; District 9 <District9@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; Gilmore, Stacie M. - CC XA1405 President Denver City Council <Stacie.Gilmore@denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; Planningboard - CPD <planningboard2@denvergov.org>
Subject: [EXTERNAL] Opposed to Amend Group Living Code

I am opposed to the zoning change to increase density in Denver neighborhoods. Instead of working with developers, city planners and lenders to build more affordable housing, some members of the City council have expressed support for the lazy option of just cramming more people into existing homes. This zoning change has the potential to ruin existing single-family neighborhoods. The amendment would increase the number of unrelated adults who can live together to eight or more. Individual family homes could be turned into boarding houses for week-to-week and month-to-month renters. Properties could be turned into group living facilities for the homeless, community corrections (halfway houses) and special care. As the number of residents’ increase, so does the number of cars, noise, overcrowding and safety problems.

What is behind this zoning change? In a word, money. It has been reported that many of the Group Living Advisory Committee (GLAC) members have ties to for-profit group living businesses and organizations. These for-profit groups are not concerned about Denver neighborhoods. Instead their motivation is increasing the number of people landlords can legally charge rent to. Measures comparable to what GLAC is proposing has been passed in other cities. In those cities, single-family homes were purchased by investors who turned them into dormitory-like dwellings and group living facilities. And what was the result in these cities? Neighborhoods were ruined as renters moved in and homeowners moved out.

Members of the Denver council have a choice to make. Are you going to protect single-family neighborhoods or ruin them? Are you going to stand with Denver homeowners or investors? Do the right thing and vote to not amend the Group Living Code.

Ned Greenwood
Hilltop
Thank you Jill for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded.

If you haven’t already visited, the project website has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates: www.denvergov.org/groupliving.

Stay well,

Amanda P. Sandoval
Councilwoman District 1
Denver City Council
City and County of Denver
p: (720) 337.7701

Amanda Sandoval,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in
neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

jill Christensen
jillconnects@gmail.com
2455 W 32nd Ave Apt 16
Denver, Colorado 80211-3363
Thank you Hannah for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven’t already visited, the project website has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates: www.denvergov.org/groupliving.

I have also copied your Council Representative, Councilman Clark.

Stay well,

Amanda P. Sandoval
Councilwoman District 1 – North West Denver
Denver City Council
City and County of Denver
p: (720) 337.7701

From: Hannah Duggan <info@email.actionnetwork.org>
Sent: Tuesday, August 11, 2020 9:55 AM
To: District 1 Comments <DistrictOne@denvergov.org>
Subject: [EXTERNAL] I Support the Group Living Changes

Amanda Sandoval,

I support Denver’s group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in
neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Hannah Duggan  
hd80210@yahoo.com  
124 W Harvard Ave  
Denver, Colorado 80223
Thank you Meredith for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven’t already visited, the project website has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates: www.denvergov.org/groupliving.

I am also copying your council representative, Councilmember Hinds.

Stay well,

Amanda P. Sandoval
Councilwoman District 1
Denver City Council
City and County of Denver
p: (720) 337.7701

Amanda Sandoval,

I write this with tears in my eyes. I cannot explain the magnitude of what the experience of living in community has been for me, for my mental health, for my finances, for my chance to dream. I cannot explain, but I will try because it is worth it. It is worth it that our city embrace what is needed to bring back a sense of community and mutual support. This pandemic has only exposed our need to band together, and group living is one way that we can support our citizens.

This living change is much bigger than fighting about parking or zoning. Our world and our cities are in crisis of community with isolation and poverty impacting more than we can count.
Two years ago I moved into Queen City Cooperative, a house in Denver's Cap Hill. After nearly 6 months of a pandemic, I understand there is no way I could live a different life. We have supported each other through job loss, depression, childcare loss. We are more resilient because we live together. Is that not what government is here to do? To create resilient communities? I hope you see that this is what we are doing. Our home is more resilient than any I have heard of during this pandemic.

Living in community has given me all this, and made me a better neighbor, tax payer and human. How can anyone oppose that? Dealing with the details of how it happens should be secondary to the immediate need and incredible benefit of allowing people to share housing in our city's core. Otherwise, we will continue to lose the vibrancy of our cities. We will pay this cost somewhere else down the line.

If you're curious to know what it's like to live where I live and the kind of intention we bring to life, please read this article I wrote about what we learn and do together: https://medium.com/we-are-hearken/lessons-for-thriving-organizations-from-co-op-living-c9711cc4d550

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living. I am much more afraid of not living together than I am about where I can park a car. Please prioritize humans over cars.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

I will continue to speak out publicly of the need to build more resilient communities. This is one small step you can take in an urgent cry for change from your constituents.

Sincerely,
Meredith Turk
Queen City Cooperative Member Owner

Meredith Turk
meredith.turk@gmail.com
901 North Clarkson street
Denver, Colorado 80218
Thank you Kelesey for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven’t already visited, the project website has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates: www.denvergov.org/groupliving.

Stay well,

Amanda P. Sandoval
Councilwoman District 1
Denver City Council
City and County of Denver
p: (720) 337.7701

From: Kelsey kiernan <info@email.actionnetwork.org>
Sent: Tuesday, August 11, 2020 7:50 PM
To: District 1 Comments <DistrictOne@denvergov.org>
Subject: [EXTERNAL] I Support the Group Living Changes

Amanda Sandoval,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Kelsey kieman
theamplifymovement@gmail.com
1615 Winona Court
Denver, Colorado 80204
Thank you Richard for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven’t already visited, the project website has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates: [www.denvergov.org/groupliving](http://www.denvergov.org/groupliving).

Stay well,

Amanda P. Sandoval
Councilwoman District 1
Denver City Council
City and County of Denver
p: (720) 337.7701

From: Richard Miller <info@email.actionnetwork.org>
Sent: Wednesday, August 12, 2020 7:26 AM
To: District 1 Comments <DistrictOne@denvergov.org>
Subject: [EXTERNAL] I Support the Group Living Changes

Amanda Sandoval,

I support Denver’s group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.
Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Richard Miller
sootianag@gmail.com
5048 Elm Court
Denver, Colorado 80221
Thank you Alyse for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven’t already visited, the project website has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates: www.denvergov.org/groupliving.

Stay well,

Amanda P. Sandoval
Councilwoman District 1
Denver City Council
City and County of Denver
p: (720) 337.7701
Pocketgov.com | Denver 8 TV | Facebook | Newsletter

Amanda Sandoval,

I support Denver’s group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.
Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Alyse Knorr
alyse.knorr@gmail.com
4940 HOOKER ST
Denver, Colorado 80221
Thank you Maria for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven’t already visited, the project website has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates: www.denvergov.org/groupliving.

Stay well,

Amanda P. Sandoval
Councilwoman District 1
Denver City Council
City and County of Denver
p: (720) 337.7701

Amanda Sandoval,
I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city has an enormous affordable housing crisis looming this winter. Group living creates affordable housing, allows communities to create safe spaces and prevents homelessness.

I live in a cohousing community where we depend on each other’s support to get through these tough times, and I know many people who are doing incredibly valuable work as social entrepreneurs and essential workers and who also depend on the economic resilience of sharing rent costs.
The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy. Please vote to pass this proposal without delay.

María Talero  
mariatalero@hotmail.com  
4750 West 37th Avenue UNIT 16  
Denver, Colorado 80212-2084
Thank you Lauren for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded.

If you haven’t already visited, the project website has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates:

www.denvergov.org/groupliving.

Stay well,

Amanda P. Sandoval
Councilwoman District 1
Denver City Council
City and County of Denver
p: (720) 337.7701
neighborhoods due to group living.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Lauren Swain
video@mindseyeworld.com
3277 Raleigh St
Denver, Colorado 80212
Good Morning!

Since there appears to be another comment period regarding the group living proposal, I will forward to you below my initial comments (and your responses, if any).

I continue to oppose this proposal in the strongest possible way. I wonder if there are any statistics on citizen's feelings on this. The meeting that I attended as well as virtually all comments on NEXTDOOR are opposed to this. If this is the case, (a big if) then why are we moving forward with a program that has so much opposition?

I read with interest Ms. Black's comments about racism in the location of some group homes. I would submit that the decisions to place some group homes in highly concentrated ethnic areas is more about economics and less about race. Property values tend to be lower in these areas and so the cost to have a group home is less.

Anyway, right or wrong, I still oppose this measure. There is no reason to reply, as my mind will not be changed.

H J Welton

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Andrew Webb
Senior City Planner
Community Planning and Development | City and County of Denver
p: (720)865-2973 | andrew.webb@denvergov.org

From: H. J. Welton <jaywel@ceoexpress.com>
Sent: Thursday, February 27, 2020 6:31 PM
To: Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>
Cc: Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>, Brennan, Sayre B. - CPD CE0371 City Planner Associate <Sayre.Brennan@denvergov.org>
Subject: [EXTERNAL] Meeting

Good Evening!

I attended the meeting last night at the Jewish Center and appreciate the effort to put this together. I came away from this meeting disturbed on a number of levels.

1) I registered early and picked up all info available at the time. The lady that sat next to me had a handout that I didn’t have. I went back and found out it was only available in Spanish. I was told I could only get it if I went on-line. Really? The document she had was a Spanish-language version of the powerpoint presentation we showed. We wanted to make sure that if someone in the audience was using our audio translation service, they’d also be able to read the slide content as we went along. You can download the English version at our website, here’s a direct link: https://www.denvergov.org/content/dam/denvergov/Portals/646/documents/Zoning/text_amendments/Group_Living/Group_Living_Open_House_Presentation.pdf
2) I was offended by the young moderator and her "rules". She obviously was someone who needed a "safe space". How about having adults in charge, instead of a child.

3) I believe I sent Andrew an email about this, but high density living with multiple families living in the same house is what you find in a third-world country. Is this what you want your legacy to be?

4) FYI, the overwhelming number of people sitting around me were very much opposed to this proposal. Below is why.

5) This proposal seems to open the doors to group homes for drug addicts, possibly mental health problems; half-way houses, homeless houses, etc. to be built in residential areas. If I read the proposals accurately, it seems to skirt the initial review and comment process that exists today. Big problem...

Residential Care facilities of several types are currently permitted in neighborhoods, and there are many examples around the city of assisted living, recovery homes and other such uses in residential neighborhoods. Currently, these uses require notification to RNOs and city council members prior to issuance of a zoning permit. We are proposing to update that by requiring a public meeting prior to permit application for any facility serving 9 or more people, with mailed notice to property owners, renters and businesses within 400 feet of the subject site.

6) Most of the people in this meeting have lived in Denver for years and have paid taxes, kept their property in good appearance and have been model citizens. Oh, and by the way we spent a heck of a lot of money to buy the homes in our neighborhoods. This entire presentation and proposal was aimed at assisting people to find affordable housing. We already are moving fast to do that by buying properties and converting them to low-income housing. If I read the newspaper accurately, the amount spend has been $100 million. This is crazy. At a time when housing costs are high, our Mayor hangs signs saying "Denver loves Immigrants". He is making the problem worse by trying to bring low-income people to Denver when we are having a tight housing market. We attract drug abusers because we have thumbed our nose at the Federal Drug laws and legalized pot. That doesn't help anything but attract drug addicts to our city.

The problems with rapid growth include traffic as well as the housing issues. The people that sat around me feel that the city has its own agenda and don't give a dam about its citizens, but prefers to deal with the underserved.

7) We are very concerned about the parking situation that would likely accompany the proposal. This is an problem waiting to happen.

8) The most troubling issue though, is that at least the citizens around me don't trust the city and state government leaders. We have seen DOT take away southbound access to I-225 with only 24 hours notice. We saw the city paint bike lanes at 2:00am and take away an automobile traffic lane. (I see the lane from my front porch and the bike lanes are virtually never used, but the few bike riders use the sidewalks). No amount of pleading has caused any movement by the city on this issue. By the way, if the city wants to put bike lanes where they have high use, I support that. But Monaco/Pontiac is not one of those locations. So, the prevailing thought in the group where I was seated was that the meeting process was just a way for the city to say that they "listened to the people" and then made their decision. It certainly looks like this decision was baked already. The trust is gone.

At our age, we want to be left alone. We have built our neighborhood and have a strong HOA. We cut our grass and shovel our snow and if our neighbors can't then we help them. We pay our taxes and are generous in our donations to non-profits. Can't you just leave us the hell alone?

If you have read all of the above comments, then thank you.

H J Welton
Thank you John and Ann Haley for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven’t already visited, the project website has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates: www.denvergov.org/groupliving.

Stay well,

Amanda P. Sandoval
Councilwoman District 1
Denver City Council
City and County of Denver
p: (720) 337.7701

From: John Rea <rjrea@aol.com>
Sent: Wednesday, August 12, 2020 1:30 PM
To: Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; kniechatlarge <kniechatlarge@denvergov.org>; District 1 Comments <DistrictOne@denvergov.org>; Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; joion.clark@denvergov.org; Herndon, Christopher J. - CC Member District 8 Denver City Coun <Christopher.Herndon@denvergov.org>; District 9 <District9@denvergov.org>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; Gilmore, Stacie M. - CC XA1405 President Denver City Council <Stacie.Gilmore@denvergov.org>

Subject: [EXTERNAL] Opposition to Denver Zoning Proposal for Higher Population Density

Dear Council Members,

As homeowners in the same Denver neighborhood for thirty-seven years, we are writing to you to express our strong opposition to the proposed zoning proposal that would force higher population density and types of housing into existing single family home neighborhoods. Our reasons are as follows.
1. The "planning" process up to now sucks. There has been no meaningful communication on the part of the City and County of Denver of this proposal to the homeowners in residential neighborhoods. Most homeowners probably have not even heard of this proposal let alone have any idea of what changes could happen to their own neighborhoods. The City is using a "stealth" approach by way of an advisory committee stacked with proponents of the zoning changes with no representation of residential neighborhoods.

2. Single family home neighborhoods are seemingly under attack with an agenda to make every single area of the City and County of Denver look and seem exactly the same as every other area with exactly the same mix of housing dwellings, types of households, ethnic groups, and population density.

3. The scope and detail of this proposal is far too broad and mixes together too many political agendas. If affordable housing is the main goal, then focus on a variety of alternatives to help that goal. Other agendas such where to put more community corrections and homeless shelters should be pursued separately. The level of detail in the proposal is mind boggling with the result that most people would not be able to see the forest through the trees.

4. A radical zoning change like this one ignores the perspective of single family home owners. If we wanted to make the most major investment of our lives in a house in a mixed use neighborhood then we would have done so decades ago. We chose a home in a single family home neighborhood because of its appeal and appearance. It should be no small wonder why we would oppose that being ruined.

5. The proposal to place community corrections felons in single family home neighborhoods is utterly unacceptable and ignores the health and safely of families in those neighborhoods.

6. We understand that some of the members of the City Council that favor this proposal dismiss opponents as racists. This is an easy cheap shot to take and is nothing more than an attempt to discredit valid concerns being raised.

7. A proposal like this one that has major potential impact on the citizens of Denver should be put to vote of the people after the potential impact has been fully explained to them.

Sincerely,

John and Ann Rea

Email: rjarea@aol.com
Dear Members of the Denver Planning Board,

Mothers Advocate for Affordable Housing (MAAH) is writing in strong support of Denver’s group living zoning code updates.

For too long, our city has faced an affordable housing crisis. While there has been progress in creating funding sources, there are still opportunities for the city to address the issue through policy changes. That is what you have before you by updating the zoning code to allow for more group living options.

Updating the group living zoning code is a win-win for everyone in our city: it will preserve the unique character of our historic neighborhoods, it will allow for those who wish to live in community to do so, and it will be one of many policy tools that address our city’s shortage of affordable housing.

It is clear that Denver’s most vulnerable communities are absorbing a disproportionate share of the social and economic impacts of the COVID-19 pandemic. The zoning code should be updated in favor of equitable, sustainable, long-term solutions to an affordable housing crisis that impacts us all.

Sincerely,

Susan Powers and Dana Crawford
Founders, Mothers Advocate for Affordable Housing
Dear Members of the Denver Planning Board,

I am writing in strong support of the group living zoning updates. In so many ways, we have embraced the variety of types of households that live in our community. But our zoning definitions have not kept up with these changes.

I’ve been involved with real estate development in Denver for over 30 years and have watched this evolution in real time. Whether it’s in a Cohousing community or Warren Village’s First Step program, both on the Aria Denver campus, I have seen the benefits of living in community and how that can address the affordable housing crisis in Denver. While this can happen in a traditional household of two parents and children, it can and does happen in many other environments and we need to create the opportunity for other types of households as well.

Denver is facing an affordable housing crisis that has only been exacerbated by the COVID-19 pandemic. We have a responsibility to use every tool at our disposal to accommodate Denver’s rapid growth and ensure that all people, regardless of income, wealth, or status, have the ability to live here. Unlike some other solutions to affordable housing, the zoning code updates will preserve Denver’s existing housing stock and the character of our historic neighborhoods.

The group living zoning code updates are a win-win for Denverites looking for more affordable housing options as well as neighborhoods that hope to preserve and enrich their historic character.

I encourage you to approve these changes in the zoning ordinance related to group living today.

Sincerely,

Susan Powers
President, Urban Ventures, LLC
August 11, 2020

Dear Group Living Planning Board and Chris Hinds,

I am writing on behalf of the Country Club Historic Neighborhood (CCHN) Board of Directors to express our opposition to the proposed Group Living Text Amendment. CCHN recognizes the significance of the housing crisis in Denver and understands the city’s intent to implement changes that make housing more inclusive and affordable. However, CCHN believes that the Group Living Text Amendment as currently proposed is not a solution that is viable for all neighborhoods, including CCHN. We also support other RNO’s opposition positions including West Washington Park and Cherry Creek North Neighborhood Association, and the INC-ZAP resolution.

I have listed below CCHN’s objections to the Group Living proposal.

**Objection #1:**
- There is no evidence that group living provides for more affordable housing. In fact, CPD in response to Denver INC's March 27th letter states that in their peer city review none of the peer cities had collected data on the impact of group living regulation on affordability. A quick internet search illustrates that cities like Seattle have "Disappearing Affordable Housing in a High Tech Town" (The Seattle Globalist, 2/24/20) despite having group living regulations that allow 8 unrelated adults to live together. And articles about other cities such as Austin and Salt Lake City indicate that the real problem is the scarcity of investment in affordable housing and group living regulations have done little to alleviate the problem.

**Objection #2:**
- A sliding scale puts the burden of the housing crisis on neighborhoods with larger homes. A neighborhood with 5, 1600 square foot homes could see a potential 10x increase in the number of residents, but a neighborhood with 5, 2600 square foot homes could see a potential 20x increase. Since the existing infrastructure is fixed (e.g. sewage systems, school systems, trash collection, etc.) and was developed to accommodate homes with 2 adults and relatives despite the size of the homes, the sliding scale is by definition inequitable.

**Objection #3:**
- The CCHN neighborhood and, in fact, our entire city council district, was not included in the discussion and development of the GLAC despite the fact that part of the GLAC
charter was to include and gather feedback from all affected residents. CCHN had to proactively reach out to Andrew Webb for discussion to our board in July 2020. This was an information session only - he did not at any point solicit feedback since the GLAC was already formulated. Furthermore, given the COVID pandemic, we have not been able to meet with our constituents to educate or discuss with them. We strongly support postponing the passage of the current proposal until all neighborhoods have had an opportunity to provide feedback and be included in this process. If the city wants to build a housing environment that is inclusive for all citizens, then it should start with a process that is inclusive of all existing neighborhoods.

Objection #4:
- The potential for unintended consequences of having up to 40 residents in a single-family home or building a Type 2 residential care facility such as a corrections facility in CCHN threatens the very character of our historic neighborhood. It is important for a city to retain historic neighborhoods such as CCHN, not only from a tax revenue standpoint but also because having neighborhoods such as CCHN is one of the things that makes Denver an attractive city to live in. CCHN agrees with the existing 80% of public commentary on GLAC’s website that states the cap for unrelated adults is too high. CPD’s claim that it has lowered the cap from 8 to 5 is not completely accurate since CPD has also put a sliding scale in place for larger homes. A majority of CCHN’s homes would fall into the category allowing 10 unrelated adults plus an unlimited number of relatives. The potential for unintended consequences of such a large increase in possible residents in CCHN violates one of the key decision-making criteria CPD used in developing the GLAC - “Limits potential for unintended consequences perceived as negative or in conflict with community character.” Furthermore, determining the number of allowed unrelated adults by square footage is in direct contradiction to CPD’s stated position that they ruled out using dwelling by square footage because (a) it was intentionally removed from the 2010 zoning code, (b) is difficult to enforce and (c) is not preferred by neighborhood inspection services. None of the peer cities referenced by CPD use a sliding scale, and in fact, the majority of those cities have a cap around 3-5 unrelated adults. While Andrew Webb has indicated that this is a compromise position, in truth he admits that he only ever discussed this possibility with housing advocates and not a diverse group of large homeowners. Not only is a cap of 10 unreasonably high but having a sliding scale also seems unreasonably complicated and harder to administer.

Objection #5
- One of CPD’s key decision-making criteria is that any regulation is clear to administer and to enforce. There are no adequate provisions for enforcement. Rather the current proposal places the burden of enforcement on neighbors calling in complaints under the current 311 system. Setting up a system that pits neighbors against neighbors does not make for a friendly neighborhood. A further criterion is that it is enforceable with minimal entry requirements to a property. If CPD is relying on the fire code for sprinkler systems for houses with 10 adults or more, than allowing houses with 10 adults or more
does not meet this criterion because how else can the city ensure the sprinkler system is in working order without entry?

Objection #6

- CPD has attempted to mitigate any “for business” bunaglow.com opportunity with a revised definition of a “not for profit” household. But, there are no enforcement provisions that regulate against this business opportunity. Nor are there any provisions for the licensure, regulation and inspection of using homes as rentals. For example, there is no regulation that states all occupants would need to be signed on a common lease. CCHN is a historic neighborhood with many unique homes. We are concerned that not having adequate legislation to protect these historic homes from the possibility of shady business practices will destroy the historical integrity of our neighborhood.

Objection #7

- The GLAC is not clear nor predictable to all stakeholders. There are many new concepts, particularly relating to residential care facilities, that have not been reviewed with the public. In addition, the massive 174-page document has cross-references to other zoning and building/fire codes that are not linked making the understanding of the GLAC virtually impossible for the average resident. In addition, the Residential Care proposal is even more complex than the Household Definition section and requires even more substantial review. CCHN has 12,000 square foot lots and would be affected by this legislation and therefore, we believe it only equitable that we be given adequate time to understand and discuss with our constituents the impact this legislation might have on our neighborhood. As it is currently written, we strongly oppose the ability to build any residential care facility as a use by right. We further oppose the building of a residential care facility that might house upwards of 40 people, and even possibly100 people on a temporary basis, without adequate regulation and public participation from our neighborhood.

Recommended Path Forward

CCHN would like to be part of a viable solution to the city’s housing crisis, but to do so, we need to be included in the discussion and development of any group living proposal. CCHN voted to support the Denver INC Resolution passed on August 8th that objects to the Group Living proposal as it currently stands. CCHN further recommends that CPD establish a working group with one representative from each RNO to further explore, discuss and seek compromise on a comprehensive group living and residential care legislation. We appreciate the divisiveness of this issue, but strongly believe that in working together we will be able to ensure a solution that is supported by all the city’s stakeholders.

The CCHN Board of Directors believes that the Group Living Text Amendment as currently written would have a significantly negative impact on our historic neighborhood. As such, I am including constituent comments about Group Living on the following page for your reference. CCHN polled its neighbors asking if they supported or opposed Denver’s Group Living Text Amendment, with responses received by August 7th, 2020.
CCHN Resident Comments

Of 115 postcards received, 114 were against the Group Living Proposal as it is currently written, and 1 was for. Here are some of the comments our CCHN constituents submitted on their comment cards:

- “This (proposal) essentially turns a historic single-family neighborhood into potentially a high-density neighborhood.”
- “Denver’s assets are its strong neighborhoods. This proposal weakens neighborhoods.”
- “There are better and safer ways to address affordability.”
- “Why does the city endorse a proposal that it hopes will be enforceable due to other existing building codes?”
- “We believe this proposal would have a very negative affect on our neighborhood (security, property values and traffic).”
August 12, 2020

Andrew Webb, Senior City Planner
Denver Community Planning & Development
201 W. Colfax Avenue
Denver, CO 80203

Re: Proposed Changes to Group Living Rules

Dear Andrew:

The Cherry Point HOA is comprised of 102 single family homes in SE Denver. Our name comes from the triangular shape of the neighborhood bordered by Happy Canyon Boulevard, South Dahlia Street, and East Mansfield Ave. The zoning for our neighborhood is S-SU-I. The Cherry Point HOA Board has reviewed the proposed changes to the Zoning code that would allow group living, very small residential care and small residential care in S-SU-I. The Board believes that a modification to the code is necessary to address issues in the zoning code and to provide additional housing options; however, we have concerns that there was not sufficient representation from neighborhoods like ours. We believe that if neighborhood representatives from every part of the city had been on the GLAC, the recommendations would have been different, and probably more appealing to neighborhoods.

Our concerns with the changes as they relate to S-SU-I include Household Size for Group Living, Very Correctional and Shelter for Small Residential Care, and allowing Commercial Small Residential Care in S-SU-I:

1. Household size Group Living: We agree the current limit of 2 unrelated people is too low, but have concerns about the proposed limit of 5 unrelated people plus family members and going up to 10 unrelated people plus family members. The idea of 5-10 families living in a typical single-family home is concerning. People need space, and most homes cannot accommodate large numbers of people. Group homes are governed under the International Building Code (IBC), not the International Residential Code (IRC). This is important because the nature of group living is commercial in accommodating multiple unrelated people in living conditions. Existing homes in S-SU-1, do not conform to the Code requirements.

2. We generally support small group homes in our neighborhood. We support the Very Small Residential Care proposal, but do not support community corrections or shelter in SU neighborhoods. We believe that it is highly unlikely that either of these uses would go into a single unit home due to the cost. In removing them from Very Small Residential Care, we don't think it will result in fewer possible locations.
3. We do support adding new zone districts where residential care facilities of any size, including community corrections and shelters are allowed. However, we do not support Small Residential Care (11-40) in SU zone districts on 12,000 sf lots (or any size lots.) A facility of this size is a commercial endeavor as defined by the Denver Building Code and is not in character with residential neighborhoods as found throughout the Denver Zoning Code. It is highly unlikely that residential care of this size would go into a single unit home due to the cost and in removing Small Residential Care from SU there will not be less possible locations.

Thank you for taking our concerns into consideration.

Sincerely,

[Signature]
August 11, 2020

We the undersigned organizations support the City of Denver’s efforts to update regulations in the Denver Zoning Code that govern group living, as described on the City’s Group Living Rules Update project site and detailed in the July 17 Public Review Draft put forward by Denver’s Community Planning and Development Department.

Modernizing the City’s zoning codes as proposed is essential in this unprecedented moment and to help accommodate Denver’s housing needs in the years ahead. As we collectively struggle to confront the public health, economic, and housing crises wrought by COVID-19, we must create more affordable housing to keep Denverites safe and well. Allowing multiple unrelated adults to legally cohabitate is one of many housing options that need to be available to Denverites—one specifically promoted by Governor Polis in multiple pandemic-related executive orders. Indeed, raising this cap has become an urgent public health issue.

Moreover, the demand for more affordable housing in Denver long precedes the onset of COVID-19 and has been on the rise. According to the newly published National Low Income Housing Coalition (NLIHC) Report Out of Reach 2020, a Denver renter earning minimum wage ($12 per hour) would have to work 81 hours per week to afford a modest one-bedroom apartment at fair market value ($1,260 per month). NLIHC estimates the median income for Denver renters in 2020 to be only $1,214. The lasting effects of this regulatory update will establish meaningful new options for the many Denverites who cannot afford single-family living arrangements, and for those who enjoy and choose living in community. Updating the zoning code also wisely utilizes exiting housing to immediately increase the supply of affordable living options; Denver may never significantly improve its affordability crisis if entirely reliant on building new units.

This is also a time of global reckoning for racial equity and related systemic injustices, including in housing. Maintaining Denver’s existing zoning—which often segregates residential care facilities into certain areas of the city and away from transportation, employment, and social service supports—represents a perpetuation of racist, classist housing policies that date back to the early 20th century. Updating the City’s residential care regulations as proposed is a meaningful step toward breaking down some of those systemic barriers and realizing a more equitable Denver.

Specifically, we appreciate and support the City’s efforts to:

- Increase the number of unrelated people allowed to live together, as the current legal limit of two unrelated individuals is outdated and unnecessarily limits affordable living options;

- Categorize residential care and group living homes by size rather than the type of facility or services being provided, to advance people’s ability to live in places accessible to transit, jobs, and other community-based services;
• Standardize permitting processes and regulations, which will provide needed clarity around establishing and regulating different group living uses (including community corrections, sober living, co-ops and tiny homes) and better enable existing facilities to grow with community demands; and

• Require service providers to organize community information meetings before applying for larger sized residential care uses, to provide space for questions and education, build relationships in the community, and give neighbors a voice in the process.

Our organizations and the individuals we represent appreciate the lengthy and thorough process through which Community Planning and Development have solicited and responded to community input. We urge members of the Planning Board to respond to the many community-identified problems with the current rules, and to rise to the demands of this extraordinary moment, by approving the changes to the City’s group living zoning code as detailed in the July 17 Public Review Draft.

We are grateful for your consideration and ongoing efforts on behalf of the people of Denver.

Sincerely,

All In Denver
Colorado Center on Law and Policy
Colorado Children’s Campaign
Denver Metro Fair Housing Center
East Colfax Community Collective
Enterprise Community Partners
Interfaith Alliance of Colorado
LiveWork Denver
Mothers Advocate for Affordable Housing
Queen City Cooperative
YIMBY Denver
As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization was held on August 10, 2020, with 27 members in attendance. With a total of 27 members voting, 0 voted to support (or to not oppose) the application; 27 voted to oppose the application; and 0 voted to abstain on the issue.

It is therefore resolved, with a total of 27 members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council oppose Application # Group Living Proposal.

Comments: The RNO for PointSouth in SouthEast Denver opposes this proposal as it stands. There are too many open questions that have not been answered and we are not clear on some items in the proposal.

The main issues of question are:
- How will the enforcement of household size and family members be taken care of? That needs definition or explanation.
- Parking is still not clear for allowed numbers of cars on the streets and the enforcement is not defined.
- We strongly oppose corrections facilities as well due to the lack of communication about those living in the facilities and the terms of their living arrangements, nothing in the charter explains...
RE: Group Living Text Amendment

Dear Mr. Webb:

The Wellshire East HOA acknowledges the need to change our current single unit (SU) zoning codes to aid in the quality expansion of affordable housing options.

While we appreciate the work that the Group Living Advisory Committee (GLAC) has done, we have concerns that there was not sufficient representation from neighborhoods. We believe that if neighborhood representatives from every part of the city had been on the GLAC, the recommendations would have been slightly different and more appealing to all neighborhoods.

We have four main concerns with the proposed text amendment as currently stated:

1. Household:
   a. Concern: We agree that the current limit of two (2) unrelated adults should be increased. We have concerns about the proposed limit as outlined in 11.12.2.1.B.2.iii. of five (5) unrelated adults plus unlimited family members (specifically, “any persons related to each unrelated adult by blood, marriage, civil union, committed partnership, adoption, or documented responsibility”) for a house of 1800 SF [sic] increasing one person for every 200 SF up to ten (10) unrelated adults plus unlimited family members. Having 5-10 families living in a typical single-family home is concerning. People need space and most homes cannot accommodate large numbers of people safely or sanitarily. We are particularly concerned about our most vulnerable residents including seniors, children, and people with disabilities.
b. Proposed Modifications: The Wellshire East HOA would fully support an amendment to double the current code allowing a maximum of four (4) unrelated adults plus immediate family members with the added language that unrelated adult homes must maintain a reasonable minimum square footage per person and a maximum person per toilet and bathtub/shower fixture count.

2. Parking:
   a. Concern: Per the revisions to 10.9.3.1, the City would allow for one motor vehicle for every licensed driver residing in the dwelling unit plus one additional motor vehicle per dwelling unit, to a maximum of 6 vehicles per dwelling unit. Per the definition as outlined in 11.12.2.1.B.1, a dwelling unit is “one or more habitable rooms constituting a unit for permanent occupancy, having but one kitchen together with facilities for sleeping, bathing, and which unit occupies a structure or a portion of a structure.” We understand that this paragraph establishes a maximum motor vehicle limit of six (6) vehicles for a Household but are unclear as to how many vehicles would be allowed with Residential Care. There are minimum motor vehicle requirements outlined in Section 3.4.4, but no maximums stated. If the text amendment is approved as written, this could allow 24 vehicles for a four (4) bedroom Resident Care household. The average Wellshire East home allows for 1-2 garage spaces and 2 driveway parking spaces. The discrepancy in parking allowed versus the capacity of our current neighborhood homes is significant and will cause an unsafe condition of overcrowding of vehicles in the right-of-way.
   b. Proposed Modifications: The Wellshire East HOA would fully support the maximum parking restriction outlined in 10.9.3.1 applied to both Households and Residential Care.

3. Very Small Residential Care, Community Corrections & Shelter:
   a. Concern: Our neighborhood has probably had small group homes since we have had many residential living combinations that we just consider as neighbors. We support the Very Small Residential Care proposal but do not support the addition of 11.12.2.3.1 “Shelters” and 11.12.2.3.2 “Community correction facility and halfway houses” to the definition. We believe that it is highly unlikely that either of these uses would go into a single-family home as it would be cost prohibitive. By removing “community corrections and shelter” from the Very Small Residential Care definition, we do not believe it will result in fewer locations for these facilities.
   b. Proposed Modifications: The Wellshire East HOA would fully support an amendment to allow Very Small Residential Care as defined by the Federal Fair Housing Act.

4. Small Residential Care (11-40):
   a. Concern: We do support adding new zone districts where residential care facilities of any size, including community corrections and shelters, are allowed. However, we cannot support Residential Use, Type 2 (Small Residential Care) in single unit (SU) zone districts, regardless of lot size. A facility of this size is a commercial endeavor and is not in character with residential neighborhoods. Again, we believe that it is highly unlikely that residential care of this size would go into a single-family home as it would be cost prohibitive. By removing Small Residential Care from SU zoning, we do not believe it will result in fewer locations for a facility of this size.
   b. Proposed Modifications: The Wellshire East HOA supports adding new zone districts where residential care facilities of any size, including community corrections and
shelters, are allowed. We will not support the Residential Use, Type 2 (Small Residential Care) amendment within the SU zone district.

The Wellshire East HOA prides itself on embracing diversity and inclusion. We have covenants in place that are more restrictive than the current zoning, but we have historically worked with the city to accept reasonable change. Our hope is that our modifications proposed are acceptable so this cooperation can continue.

We appreciate your thoughtful consideration of our amendments. Our goal is to make the changes better for the City and its people. We look forward to your response.

Respectfully,

Bernida E. Chapman
Wellshire East HOA President

cc: Mayor Michael B. Hancock, City and County of Denver
    Councilwoman Kendra Black, Denver City Council District 4
I am a Board member on the Matador North HOA in Lowry Boulevard One and am writing to inform you that the HOA is strongly opposed to the proposed rewrite of the Denver Zoning Code. Denver stands out as a quality city because of the strong existing zoning code. All residents should be able to rely on a consistent zoning code.

Such a significant change to the zoning code should not be decided by city council alone. It is an issue that should be put to vote by all residents of the city of Denver. Members of city council should not feel empowered to make a change of this magnitude without giving the residents a chance to decide. I say this because despite communications by our city council women this proposal has not had widespread communication as I have found many of my neighbors are not aware of this proposal.

It is not appropriate to include Residential Care and Congregate Living along with the Household regulations in one rewrite. These are unrelated issues. If someone favors changes to the Household regulations but not the others should they have approve all even if they oppose the other issues? Drop the Residential Care and Congregate Living from this proposal and address these separately.

Small changes to the Household zoning code may be appropriate. Outdated and unclear language can be corrected without a complete rewrite. Make appropriate corrections to the code for Household issues. Maybe increase allowed unrelated adults to 2 or 3 and see how that works. Revisit the issue in 5 years.

Thanks.
James Hegarty
OBSESSION TO GROUP LIVING

I am writing to voice my concerns on group living and updating residential care regulations that would allow community corrections services in more zone districts. Check all that apply:

X Group living would change the character of the neighborhood and impact the stability of the neighborhood. Does not truly represent intentional living /only warehousing of people.

X Without clear regulations, this is only an opportunity for corporations to buy into our neighborhoods for profit without regard for the safety of the residents.

X Individuals will be forced to compete with corporations to buy a home and corporations will win with their deep pockets. What little housing stock is left in the City will be gone.

X This is not an answer to finding affordability in Denver, only warehousing of people which does not contribute to a community of neighbors.

X Women living alone will have greater safety risks.

X We need to permit these entities so that if there is a problem, there exists rules for enforcement. The proposal is a “use by right” and we will have no recourse/burden is shifted to neighbors.

X Greater potential to bring criminal activity into every residential neighborhood. That is why these houses are currently only allowed in certain zone districts. Nothing has changed.

___ Other

PRINT Name/email address and street address

Michael W. Dixon
1315 Elm Street
Denver, CO 80220
mkkdixon@msn.com
To: Denver Planning Board and City Council  
Subject: Support for Group Living Zoning Code Text Amendment

August 9th, 2020

Curtis Park Neighbors, a Denver Registered Neighborhood Organization, supports CPD’s proposed Group Living Zoning Code Text Amendment, and encourages its recommendation for approval from the Denver Planning Board and approval by City Council.

Curtis Park Neighbors has monitored the development of the Group Living Code Text Amendment and acknowledges that the outreach and time period given for input has been sufficient. In addition, Curtis Park Neighbors recognizes that this is one tool in the bag to bring Denver closer to solving the housing crisis existing in our city.

This text amendment will legalize the reasonable ways that people already choose to live together, including with roommates. This change will open up, with reasonable spacing requirements, congregate living and residential care living options to more of the city without the risk of overconcentration. The new neighborhood meeting requirements will foster good communications between congregate and residential care housing with their neighborhoods.

Curtis Park, a historic largely residential sub-area of Five Points, has always been home to diverse neighbors in various living arrangements, including congregate living and residential care options. We are proud to support this proposal to eliminate discriminatory and prescriptive language on household composition and to support desegregation of group living options in the city.

By vote of 10 in favor, 0 opposed, and noting one abstention, this position was taken by the Board of Directors of Curtis Park Neighbors on August 9, 2020.

Thanks,

Jeoff Baker  
President  
Curtis Park Neighbors
August 14, 2020

Andrew Webb
Senior City Planner
Denver Community Planning and Development

Dear Andrew,

We are writing to express the support of the Denver Streets Partnership (DSP) for the proposed text amendments to the Denver Zoning Code regarding Group Living. The DSP is a coalition of community groups advocating for people-friendly streets. We believe in an equitable and vibrant Denver that guarantees our public spaces are designed for people, and we recognize the important connection between transportation, land use, and how our public spaces are designed and used.

Denver Streets Partnership supports Denver’s proposed Group Living changes because we value the rights of Denver residents to live in families or groups of their choosing, and to gain access to affordable housing and transportation options.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The Group Living proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver, that is not a responsible or humane policy.

Additionally, permitting more unrelated people to share a home allows more people to live near Denver’s transit, bicycle, and pedestrian infrastructure that gives people the opportunity to reduce their reliance on automobiles and enjoy more healthy, affordable transportation options.

The city’s proposed Group Living changes will provide more affordable housing as well as modernize residential care zoning and is more essential now than ever due to the COVID-19 pandemic.

The Denver Streets Partnership urges the Denver Planning Board and Denver City Council to pass this proposal without delay.

Sincerely,

Jill Locantore, Executive Director, Denver Streets Partnership

Danny Katz, Chair, Denver Streets Partnership Steering Committee
Executive Director, CoPIRG
Molly McKinley, Vice Chair, Denver Streets Partnership Steering Committee
Grassroots Advocacy Manager, Bicycle Colorado

Deya Zavala, Executive Director, Mile High Connects

Ken Schroeppe, Board member, YIMBY Denver

Jaime Lewis, Transit Advocate, Colorado Cross Disability

Roberto Rey, Associate State Director, Multicultural Outreach, AARP Colorado

Naomi Amaha Gollnick, Vice-President, Health Strategies, American Heart Association Colorado
August 8, 2020 INC Delegate Meeting

Resolved, that additional time should be given (with timing taking into account how the pandemic is affecting residents of Denver) for further consideration of the proposal in order to allow council members to make sure that their constituents are educated on the proposal and its implementation/effect, including specific outreach to communities of color;

Further Resolved, that this process should seek to incorporate compromise language offered to address constituent concerns;

Further Resolved, that provisions of the proposal should be unbundled to allow full consideration of each material aspect of the proposal and, when outreach and compromise is achieved to the satisfaction of council members, such portion should be adopted separately.

Resolution was sent via email invitation to Survey Monkey online ballot on August 8, 2020, following the Delegate meeting held that day. Ballot closed Monday August 10, 2020 at 230PM.

Yes: 32
No: 8
Abstain: 1
No response: 4
Correction communities and halfway houses are mentioned in the draft. That is scary to me. Halfway houses are more acceptable but non violent criminals who would normally be in prison- not so much. Those normally who could not afford bail - maybe but if sentenced, not so much.

This must be pulled out, explained to publics way better than it has been please.

Same for homeless shelters. Do mentally ill people live with drug addicts and families - how is that going to work?
At some point, following the money will lead back to the real intent of GLAC. Andrew is the scapegoat authorized to present a sanitized overview to neighborhoods like mine.

BTW why were there no people of color on the citizen part of this planning board? One Latino last name and all others White and balance developers and businesses who stand to gain.

Why is Denver now changing the code we just put together in 2010 and after for past 10 years tearing out affordable homes to throw up luxury homes and condos? We are a sanctuary city and then you say OMG so many Latinos live in crowded conditions just to live in America. That's economics and culture - not racism.

Old racist policies - what are those? Where are those still in effect? Have you even talked with leaders in Montbello? This change to mirror other cities makes no sense when THIS City has done NOTHING to improve public transportation but is still wanting to add people.

Where are living streets promised in past? Where is the re-imagined transportation promised other than our own bikes, shoes, scooters? How big is your home? How many live there? Other than overcrowding the city, what is the vision? There is NONE. How many people can the infrastructure handle - no one studied that. You throw statistics around to make a point and most of them make no sense to me or are a big so what in my mind. This is not about racism.

Why can't this be postponed - what's the rush here? I should think Denver would be more concerned about fixing DPD than rezoning to destroy happy, diverse neighborhoods and increase wealth of some via privatization of all the inclusionary items in this GLAC proposal.

I smell a rat - someone is gonna make money - and this has nothing to do with racism or disproportionate housing.

Talk about short-sighted - yikes! This is very short sighted thinking, Robin and indeed a very sad vision for Denver's future. BTW I am in vulnerable population but because I'm white by birth, I don't matter according to what I read these days. Three Black kids stopped at Newport / E. Exposition on 7/29 and discharged a gun up in the air just to scare the white people visiting on the sidewalk. Bullets go up. Bullets come down. Every weekend we have drag racers on Quebec "testing" the police. Some
shoot bullets, some just race. That's racism in reverse and that's not acceptable either.

Jane Lorimer
Andrew Webb,

I've attended multiple council public comment sessions to speak in support of group living changes. In the last, I asked city council members and project staff to consider something simple and straightforward: If we are to limit the persons in a single dwelling to any specific number, then we must apply this concept equally. This limit on persons in a household should be applied to all households, whether related by blood, by marriage, by love, or by choice.

No such language has been drafted, which means that even if the current text amendment passes, the city will be maintaining its discrimination against those considered to be less than “real families”. Despite this, I am writing to support the current incarnation of the Group Living Text Amendment. Better a diamond with a flaw than a pebble without.

I have already addressed numerous moral and ethical arguments in support of this change during past council statements. And you’ve heard from city staff and citizens alike that these are sorely needed reforms that will deliver access to opportunity to so many. So in today’s letter, I want to counter a few statements I’ve heard across these many meetings and find to be disingenuous.

People have said that this will “cost the city money”, as infrastructure can’t support group living. But in truth, it's just the opposite. Over 85% of Denver’s residential land is zoned for single family homes only, and these homes do not cover the cost of their infrastructure with property tax. Sales tax is relied upon to cover the gap. And what do more neighbors bring? More consumers, more buyers, more sales tax. Although this ordinance is unlikely to impact population in most neighborhoods, what few additional residents it will bring will only serve to make the neighborhood that much more financially resilient.

Detractors also tell you that allowing unrelated adults to live together will negatively impact property values, but unsurprisingly, can’t provide evidence to support this claim. I say it’s no surprise, because studies stretching from the 1970s to today reveal that adding residential care facilities and group living opportunities to neighborhoods do not significantly impact property values.

I will, at this juncture, match the unverified claims of negative property value impactes with an anecdote of my own. Before I lived in Denver, I lived in a rowhome directly across the street from a small addiction rehabilitation center, and on the corner of my blocks was a 55+ group home. And you know what? It was one of the most desirable blocks of the city. It was lovely having neighbors of differing backgrounds and ages. Group living won’t drive property values. Access to amenities, access to transit, and quality of house drive property values.
Finally, detractors say there’s not enough parking in the neighborhood already, and this will worsen the issue. However, there’s no reason to believe related persons use less parking than unrelated persons. If a family of 5 with 5 cars were living in a home, as allowed now, it’s not necessarily true that 5 unrelated persons would use more parking. Fairly, the addition of larger residential care facilities in these neighborhoods may bring more cars, but there’s no evidence to support this (many uses, such as elderly care, are likely to have fewer cars). Additionally, increased density in the neighborhood generally means it could support more frequent transit, thus requiring fewer cars overall. Ultimately, the size of allowed care facilities still differs by neighborhood, with only small facilities allowed in more residential neighborhoods.

I again urge you to support these changes, as a small step of a longer path Denver needs to walk to become an inclusive and prosperous city.

Best,

Jonathan

Jonathan Pitocco
pitoccojc@gmail.com
1514 Newton Street
Denver, Colorado 80204
Hello

As a white woman in her late 60’s who has lived in Congress Park for over 40 years, I would like to express my support for changing the residential zoning codes. I totally support the 5 unrelated person limit. I actually feel that 10 person limit for larger houses is too much, and would prefer to see it at 6 to 8, however. I appreciate the thoughtfulness and detail that went into making the other recommendations.

Although I understand people’s fears that density could increase significantly and that rental residents might not be as invested in the community, I don’t believe serious adverse impacts are likely. We have younger renters on our block and find them to be a lovely addition to the neighborhood. (Over the years, we have experienced both renters and home owners who were not good neighbors in our opinion.) I feel that it is very important to increase the options for affordable housing using a variety of means for both the short term and long term.

Also, last summer, my 24 year old wanted to rent a house with 3 friends in Congress Park. Although they found several four bedroom houses that met their needs, the rules precluded them from renting. It was unfortunate and I don’t think really to anyone’s advantage.

Thanks for your work and I hope that Denver makes these improvements despite what I imagine is some vocal opposition.

Paula Machlin
1243 Fillmore St
Mr. Webb –

My wife and I have been residents of the Capitol Hill neighborhood for about 15 years. We absolutely oppose the proposed zoning changes with respect to group living for many reasons.

- **Crime & Community Corrections.** The proposed amendments will allow community correction facilities for released criminals to be placed in our residential neighborhoods without allowing for meaningful community involvement and approval. Instead, only an informational notice would be given to neighbors within 400 feet (maybe half a block). The City’s current failure to control homeless camps, vandalism, and general criminal activity has already caused an untenable problem in residential areas of Capitol Hill. The proposed amendments are guaranteed to make it worse. A May 2018 U.S. Department of Justice report on state prisoner recidivism found that almost 45% of former prisoners were **arrested within one year of release**; and 68% were arrested within three years. [https://www.prisonlegalnews.org/news/2019/may/3/long-term-recidivism-studies-show-high-arrest-rates/](https://www.prisonlegalnews.org/news/2019/may/3/long-term-recidivism-studies-show-high-arrest-rates/). It is shocking that the City is considering zoning changes designed to move convicted criminals into our neighborhoods and next to our schools. The current restriction of community corrections to industrial and Downtown zone districts, along with buffer requirements from schools and residential zone districts, must be retained.

- **General Parking.** The proposed changes will be a disaster for the already terrible parking conditions in Denver’s urban areas. The proposed amendments would require just 0-2 off-street parking spaces for households with 6 or more adults, while allowing as many as 10 adults to cram into in any property with as little as 2,600 square feet.

- **Group Living Parking.** Making matters worse, “the proposed amendment would consolidate and simplify parking requirements, moving away from the current space-per-unit approach used for Group Living uses and instead applying the current space-per-Gross Floor Area to all Residential Care and Congregate Living uses.” In other words, the amendments will lower parking requirements substantially, by packing more people in smaller spaces while less parking per square foot than currently is the case.

- **Parking in the Right-of-Way.** “The proposed update would remove language regulating parking in the right-of-way, over which the DZC does not have authority.” As a condition of approving the proposed change, the DZC should seek and receive that authority from the City (if it in fact does not already have it, which seems unlikely). Too many people already park and store cars – including recreational vehicles – long term in the right of way and the City does very little to enforce the limited restrictions contained in the DRMC.

- **Congregate Living.** This is simply a boarding house structure, or worse, allows “tiny home villages,” with a collection of cheap sheds being used for housing. The statement that “this use is intended for permanent, rather than transient, occupancy” is ridiculous. Transient occupancy is exactly how they will be used, and they will likely be used by transient persons with no ties to Denver and no investment in our community.

- **Destruction of custodianship.** The proposed changes, allowing up to 10 adults to live in any property with as little as 2,600 square feet will cause even more single-family homes to be converted to room rental apartments/boarding houses (whether technically allowed or not).

- **Lack of Enforcement** – There is no proposed enforcement mechanism for preventing people from renting individual rooms and creating boarding houses, or ensuring that the minimal parking requirements are enforced.
It is hard to envision a proposal that is worse for the current residents of Denver’s urban areas. Denver’s government is already failing its citizens by neglecting to adequately police crime and enforce existing limits on urban camping. The proposed amendments appear designed to codify these failures into policy and make them permanent, further blighting our City.

Steve Perfrement
Just a quick comment that I fully support the proposed changes to the Group Living Code.

The code as currently written does not recognize the current situation in the residential areas. We all know groups of teachers, carpenters, fire fighters and nurses who rent homes in the area. They are some of our best neighbors, but technically, prohibited from doing so. Ridiculous!

My children are now adults. They grew up in the Congress Park neighborhood. Both would love to move back into the neighborhood, but the only way they could do that would be to have roommates which would no doubt violate the existing code.

By adopting the proposed changes, you will add to the character and diversity of the neighborhood without jeopardizing the character of the neighborhood. It would allow greater marketability for homes which would not decrease, but in fact increase, the value of existing properties. It would likely help local businesses by adding slightly to the density of the area.

The proposal is a good idea with the right safe guards in place. I encourage you to approve the Group Lining Code Amendment.

Richard Long
1243 Fillmore St.
Andrew Webb,

Roommates used to mean people sharing a room within a dwelling.

Now, the cities - often with a racist past - have worked to change zoning to limit low-income people from living within their boundaries.

We MUST allow people to live at a level of density that is both comfortable, and affordable, to them.

Allow roommates. Allow households with multiple unrelated people to live together.

This, alongside building more units and houses within urban neighborhoods, will help us again be an affordable city.

Joe Simon
jjsimon@gmail.com
888 Logan Street 11C
Denver, Colorado 80203
Dear Andrew,

I have recently reviewed the Group Living Zoning Code Amendment and am very concerned with the high limits on adults for a relatively small structure and the lack of any max limit of inhabitants. The proposed amendment seems particularly dangerous given that COVID-19 continues to be a serious concern to public health for the foreseeable future. The unintended consequences could cause more harm than good and I urge you and our the city leaders to consider putting max caps of inhabitants, regardless of age, and consider basic upkeep and maintenance rules for hygienic and civil purposes. The intentions are noble and come from the right place, but pose challenges to sustainable execution and open the door to unintended consequences of neglect or misinterpretation down the road.

Please make a note of my concern and my strong opposition to the amendment as it is currently drafted.

Sincerely,
Lucy Chused

lstookes@gmail.com
(303) 981-7371
I want to raise my objections again to the Group Living Amendment for the following reasons:

First I believe this to be a way too complex of an issue to be addressed in one proposal and should be split into at least two different proposals to City Council.

- The homeless problem is complicated. Groups requiring different remedies must be identified with their needs met by differing social service agencies. This solution does none of that but keeps lumping everyone under the same category.
- No social services seem to be part of this amendment or are not specifically addressed. That means no specific medical, mental health or social acclimatization assistance is available.
- No security considerations seems to have been examined. This includes solving various potential problems within these residences as well as general security for the neighborhoods dealing with possibly unstable individuals.
- Minor issues such as parking which could have significant neighborhood problems have not been reviewed in a satisfactory and logical way.

Rather than offering serious solutions, complex as they might be to the issues we face, this amendment seeks to put the burden on residential neighborhoods and neighbors in a manner they did not anticipate when they purchased their homes and which we are ill prepared to manage. No denying the difficulty of the problem but this is not the answer.

Thank you for your consideration.

Carol Ward
2774 S. Adams St
Denver, CO. 80210
Dear Mr. Webb,

My suggestions in regard to group housing in Denver:

1. Cap the unrelated people living together at 4 or 5 people.

2. Parking will be accessed by the city....as to how much available curbside parking there is on the block or cul-de-sac. Parking stickers will be given. If there are only 10 parking spaces on the block....only 10 stickers can be given for the entire block. The city would enforce this with fines.

3. There are people now....who are breaking the law....and have a number of unrelated people living under one roof. Parking seems to be the biggest complaint of homeowners on the block. They call, the number they are told to call. No matter how many times they call....they receive no call back.....and nothing is done. There needs to be a number one can call to complain....speak to a live person and action needs to be taken within so many hours. The name of a person ....who is responsible for this action....needs to be given as well. The homeowners are giving up a lot with this group housing. There needs to be some concession given to the homeowners.

4. Halfway houses for those just out of prison, for those getting off drugs, for those getting off alcohol, for sexual offenders are absolutely not acceptable in a single family neighborhood. I personally knew a young woman, in Capital Hill, who was brutally raped and murdered by a man, who lived across the street from her in a (monitored) halfway house. 26% of felons return to crime during the 1st year after their release. There is no sane reason to take these chances. No sane reason to make homeowners be afraid!!!!!

5. Introduce this group housing in new, developing neighborhoods.....When people buy....they can say..."yes, this is what I want". Group housing should NOT be forced on already established neighborhoods.

Boulder and other cities have done well with growth restrictions. For Denver to grow at the expense of people who have invested and are vested in Denver......is stepping over the line.

I would concede to group housing if the above is addressed. Please consider the repercussions that all of this can bring.

Sincerely,

Pat Bissing...Denver resident
Dear Mr. Webb,

I am commenting on the Planning Board’s intent to amend city zoning rules with respect to group housing arrangements.

First, regarding single residence group housing rules, while I can see the validity of some of the proposal, I take exception to the blanket approval of five adults sharing any size single family residence. Is one bedroom acceptable for 5 roommates? Is one bathroom a hygienic situation for a 10-person household? Can a city street absorb 5 vehicles per residence? Yes to all, if I read your amendments correctly, and I disagree. I suggest that your proposals be rewritten to relate tenancy to square footage and bed and bath facilities, and consider street characteristics.

As regards “residential care” facilities, I think it goes without saying (but I will) that home values will drop, especially for adjacent properties, when such a facility moves in. I think the Board and the City Council should be honest with us and themselves that they are hoping to improve the lot of some of the “at-risk” population at the expense of individual property owners. I’m not OK with that. Will the Board and Council members welcome a “Community Corrections” center as their neighbor?

While I see that much thought about less fortunate residents has gone into wording these amendments, I hope the Board and City Council will consider the tax-paying constituency as well. For many property owners, our homes are our largest investment toward retirement, and your casual destruction of certain expected standards in residential zoning plays free and loose with our future value. I realize your goal is not to preserve monetary value for property owners, but nor should you knowingly diminish it.

Best wishes,

gladys connolly
denver
Andrew Webb,

I was shocked when I realized that our laws are so incredibly limiting to family communities that are "allowed" to live in a house together - there are so many families defined by much deeper bonds than blood. These definitions of family and community are wildly discriminatory and MUST CHANGE! Adults that live together create community and support for one another - why would we want to limit that natural support and community?!

I am a Denver teacher and a member of DCTA. I support Denver’s group living changes because I value the right of DPS families and teachers to live in groups or families of their choosing.

I support the group living amendment for the following reasons:

- Concern for the prejudice against the LGTBQ community within the current living codes.
- Concern for the high cost of living.
- Concern for the hundreds of DPS students who are currently experiencing homelessness.
- Concern for the prejudice against people 54 and younger within the current living codes
- Concern for the prejudice against Denver middle class and lower class families within the current living codes.

The COVID-19 Eviction Defense Project estimates 100,000 Denverites will be at risk of eviction through the end of 2020. Without the group living change it would be illegal for many to take friends into their homes if they fall on hard times. Due to this emergency, Governor Polis has requested all cities remove their residency caps.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal.

ALISON DARHUMB
ali_darhumb@dpsk12.org
1682 W 66th Avenue
Denver, Colorado 80221
Hello,

I am writing today to express my concerns over the Group Living Proposal. I am concerned with the high limits on adults for a relatively small structure and the overall lack of a max limit of inhabitants. Relying on building codes and the like to dissuade people from overcrowding housing and creating bad living conditions for those involved is not good policy. Especially if we are to expect cold, flu, and COVID-19 season for the foreseeable future. I worry that the unintended consequences will cause more damage than we will solve problems and I urge the city leaders to consider putting max caps of inhabitants, regardless of age, and consider basic upkeep and maintenance rules for hygienic and civil purposes. I know the intentions are noble and come from the right place but worry about sustainable execution and the unintended consequences of neglect or misinterpretation down the road.

Very concerned and not in favor as drafted.

Stephanie
Dear Andrew,

I am writing today to express my concerns over the Group Living Proposal. I am concerned with the high limits on adults for a relatively small structure and the overall lack of a max limit of inhabitants. Relying on building codes and the like to dissuade people from overcrowding housing and creating bad living conditions for those involved is not a good policy. This is especially true during this pandemic of COVID-19 which has no near term cure. I worry that the unintended consequences will cause more damage than the problems we are trying to solve.

I urge the city leaders to consider putting a maximum number of inhabitants, regardless of age, and consider basic upkeep and maintenance rules for hygienic and civil purposes. I know the intentions are noble and come from the right place but worry about sustainable execution and the unintended consequences of neglect or misinterpretation down the road.

I am not in favor of this policy as drafted and know we can do better to solve our housing problem by finding other creative solutions.

Respectfully,
Mike

Michael A. Concordia
This proposal is an outrage, a government interference with citizens' rights, and an attack to private property rights of taxpayers, mostly middle class who are being deposed of their constitutional rights. I strongly oppose this proposal to turn safe, decent neighborhoods into places of drugs and high crimes. If there will be no police, who will keep peace and order? Certainly not the mayor or his government that has failed to keep Denver safe and want to get rid of the police. If Mr. Hancock wants to deprive us of our property rights, he and his city council should lead by example and give their properties to these projects. This is just a way for the leftist liberals to destroy our neighborhoods in a way to implement their marxist agenda taking advantage of the china virus crisis which has been used by leftist democrats to advance marxism in our cities and country and violate our constitutional rights and civil liberties.

Michael Hancock and his government has failed Denver by letting vandals, criminals, and radical ignorant groups destroy our city and monuments, by trying to erase history, not learn from it, by trashing and vandalizing the city at taxpayers' expense, by wanting to abolish the police, and by not relying on the courts of justice, which ironically, are mostly democrats too.

Mayor Hancock and city council, listen, We want to keep our neighborhoods and families safe. Take your leftist marxist agenda somewhere else, the door is open, please leave. Thank you.

Sydnnia Wulff
Dear Mr. Webb and Planning Board Members,

I appreciate the efforts that are going into making these revisions to provide for more inclusive housing opportunities. Some positive changes have been made since the last draft, however, there is still more that should be changed.

Reducing the number of unrelated adults allowed to 5 is a step in the right direction, however, continuing to use the 200sf standard of measure remains inappropriate for a single-family home. 200sf per adult is a minimum guideline from HUD and for Accessory Dwelling units, and should not be utilized to establish how many adults should be allowed in an existing single family home. A report prepared for HUD in 2007 defines that overcrowding would occur where there is less than 165 square feet per person. They also note using the AHS National datasets: “...homes on average have become larger in the past 20 years. In 1985, households had, on average, 740 square feet per person of living space (with the median being 596 square feet per person). In 2005, the size of the living space per person has increased, on average, by almost 24 percent to 916 square feet per person (with the median of 675 square feet per person).” So, the City would be imposing a borderline overcrowding standard of 200sf on single family homes that should instead meet at least the minimum median 675sf per person standard. This is not appropriate for our existing single-family home neighborhoods, and will most definitely lead to overcrowding. A compromise or equitable scenario would be 300 to 400sf per related or unrelated adult.

10 unrelated adults in houses 2600 sq ft or larger (+1 adult every 200 sf additional) is too many people in one single family home. It is good to see this as a maximum for any single family home over 2600sf, but 10 is too many adults in a single family home of that size. 6 or 7 seems more appropriate. Otherwise, it will add considerable traffic on our neighborhood streets, additional parked cars, noise, and waste. Any property with this many adults should be required to provide private waste disposal and pickup and locate their containers on site. They should also have more stringent parking rules than currently proposed. I’m also concerned with how this may impact our sewer systems, as well as, the permeable surface area due to more parking spaces on a lot.

The additional off-street parking required for single-unit uses in lower-intensity residential areas with 6 or more adults is a step in the right direction. However, that is still based on context, which assumes people will use transit and not have a car. Anyone who likes to go to the mountains (or picks up groceries for their family), which seems to be the majority of people in Denver, use a car to get there. How they commute to work during the week makes little difference. They will still own and need to park a car on our neighborhood streets, especially because many older homes have substandard size garages that will not fit most cars and trucks and are not used for parking. If 6 unrelated adults are to be allowed then the ratio in single family home neighborhoods should be a 2-car garage (meeting current minimum sizes by zoning code) for 4 adults + 1 off street space for every 2 adult thereafter. This assumes every couple (or every 2 adults will have a car and the space to park
it on their lot). If parking becomes an issue due to this change of use in their neighborhood then there must be some way for neighbors to stop the use.

Type 1 Residential Care Size should be required to have community information meetings. Regardless of size or type, if they’re going to be in our neighborhood, then I want to know who they are, what they’re doing, and I want them to know me and the importance of maintaining a safe and clean environment for my children.

Type of care should be a factor in determining where a facility can be located regardless of size. Certain types of care for people that are not otherwise safe around children should not be allowed in the middle of single-family home neighborhoods. Senior or assisted living are compatible, for example, but recovering alcoholics and drug addicts are not. Those types of care facilities, regardless of size are providing more of a service than a place of residence, and they should be located on the outskirts of residential neighborhoods, on more prominent streets like Colorado blvd for example instead of in the middle of a single-family home neighborhood. This is a more commercial use and so should be treated as such.

Lastly, there must be a provision on the large residential care facilities allowed location that prevents any attempts from developers for combining lots in Single-Unit (SU) and Two-Unit (TU) zone districts in an effort to circumvent the 12,000 sq ft min lot size.

Thank you for listening to previous concerns, and I hope you will continue to make these requested changes so it is truly equitable for all.

In summary I ask:

- Change the gauge for number of residence allowed to 400sf/adult in single family homes.
- Do not make additional minimum off-street vehicle parking for 6-adult and above homes context-sensitive
- If 6 or more unrelated adults are proposed then require existing 2-car garages be sized to meet current minimum standards) for first 4 adults and then require 1 off-street space for every 2 adults thereafter.
- Require homes with 6 or more adults (especially those with 10 adults) to contract with a private trash service and require them to have dumpster on site (screened from view).
- Investigate how the additional occupants may disrupt our sewer/utility systems if they are not currently sized appropriately.
- Require all proposed residential care facilities including Type 1 to host neighborhood meetings.
- Restrict the type of care facilities allowed in single-family home neighborhoods by use and locate more service intensive care on commercial corridors.
- Add restriction to large residential care facilities to prevent any attempts from developers to combine lots in Single-Unit(SU) and Two-Unit (TU) zone districts in an effort to circumvent the 12,000 sq ft min lot size.

Sincerely,
Doug Heaton AIA
Senior Project Manager, Design

KTGY Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202

303.389.6061  Direct
303.825.6400  Main

ktgy.com

KTGY Podcast Appearances
Bill Ramsey AIA, NCARB, LEED AP, Principal | JBREC’s New Home Insights Podcast | Design Changes for Life Changes
Andrew Webb,

I strongly support the Group Living Rules Update amendment that will be in front of the Planning Board on August 19th, 2020.

I believe that residents of Denver should be allowed the option to live in homes with those who are not family members if that is their choice, especially given the cost of housing in the City and County of Denver. There are immediate economic benefits but social benefits for individuals choosing to participate in this form of housing arrangement. I have in the past lived in a large home with a married couple, and two roommates. The couple was retired and were able to benefit from renting space in their house, I and the other roommates were able to live in a beautiful home in a desirable part of the city for prices much lower than renting a one-bedroom or studio apartment, and we were all able to share in each other’s lives and become friends despite generational and other cultural differences. Why should a retired couple whose children have families of their own with a five-bedroom home not be allowed to legally share their home with others, especially with the high price of housing in our city?

I believe that many who are opposed to this amendment fear worst case scenario strawman options that are unlikely to occur or even if they do unlikely to occur in some manner at such a level that it would dramatically affect their lives. It seems many fear that the single-family house next door will suddenly house a dozen people overnight. This amendment seems a sensible approach to slightly increase density incrementally and where people choose to be through use of the existing housing stock of the city. Density is not a bad word, though it is thrown around as though it is by some in these conversations. It seems far more likely to me that this update if approved would do more to legitimize housing practices that are already occurring but operating in an informal manner and a modest addition of density if homeowners decide to even open up their homes to these kinds of arrangements than that Denverites will see the homes in their neighborhoods suddenly start to burst from capacity.

Finally, many arguments against I have read and heard are frankly very ‘othering,’ especially in regards to the proposed forms of living. Othering as in, “we don’t want ‘those kind of people’ to live here.” It is reminiscent of housing policies and covenants of years past that every Denverite and American should hope to see relegated to the dustbin of history as unacceptable discrimination. This doesn’t seem in line with the values that our city, state, and country profess through our words, laws, and plans.

I support this update and hope that the board promotes this sensible change to the Denver Zoning Code.

Thank you,

Erik Braaten
Denver District 5 Resident
erik.braaten@ucdenver.edu
Good morning, Andrew. As president of Washington Park East Neighborhood Association (WPENA) I am contacting you with the formal opinion of this RNO.

The Board of Directors of WPENA has reviewed and discussed the Group Living Rules Update, aka Denver Zoning Code Text Amendment #7. WPENA understands and recognizes the significant amount of time and effort the members of the Advisory Committee have invested in composing the most recent Rules. However, the WPENA Board of Directors does not support the passage of the most recent Text Amendment as it is currently written.

The Board appreciates and agrees with the intent to provide housing for more people, and agrees with allowing more flexibility slitty for people to live together, whether they are related or unrelated, but has concerns about the potentially large number of people living in one household, with respect to the safety and health of those individuals and their neighbors. The Board agrees with integrating Congregate Living and Residential Care Facilities throughout the city, but is concerned about aspects of both Congregate Living and Residential Care Facilities with respect to possible locations near schools and daycare facilities.

As you know, Inter Neighborhood Cooperation (INC) has passed a resolution at its August 8 meeting - 32 supporting, 8 opposing and 1 abstaining - that additional time be allowed for Council members to make sure that their constituents are educated on the most recent Rules. The Board of WPENA supports the INC resolution on Group Living.
Good Morning,

This email is to inform you that the Glenbrook, Park West, and Autumn Run Registered Neighborhood Organization opposes the proposed changes to the current zoning codes as they pertain to group living.

Sincerely,
Diane Duncanson
President

Sent from Mail for Windows 10
Dear Mr. Webb,

Having lived in Capitol Hill for over 40 years, I have watched many changes. In particular, the density of our neighborhood has increased dramatically. I have lived with three unrelated people in the condo below me and it was a difficult nightmare. That ended last week with a new buyer…a young professional man and his dog.

As a taxpayer, home owner, and voter, I strongly oppose the potential changes being discussed to make our neighborhood even denser by allowing more than two unrelated people in a household.

Let’s make this a livable and delightful city again….not try to cram more people into the same small neighborhood!

Respectfully,
Linda Nelson
To whom it may concern:

I am for the establishment of halfway houses anywhere in the community. The Denver City council took away the contract from privately owned corecivic without a plan in mind. This bit of negligent behavior demands that we all take it on the chin so to speak. We need a place for people to transition to real life after incarceration. These places will be staffed and supervised so neighborhood problems will be kept to a minimum. The real issues will occur after the former inmates move to their own space, without supervision. This is a reality no one will be able to change, so let's support it and get these people back into being good community members.

Thank you,

Kelley Flink
Andrew Webb,

The proposed changes will literally DESTROY NEIGHBORHOODS, INCREASE CRIME, TRAFFIC, CARS, AND THE INCREASE IN COVID INFECTIONS!

David Gonzales
dgonzales2@comcast.net
3902 s newport wy
Denver, Colorado 80237
Andrew Webb,

Dear Officials,

I am extremely concerned about the proposed zoning changes. I am a Denver resident and have personally witnessed and directly experienced living on a block with multiple non-related people living in one house. The problems with parking, noise and criminal activity was immediate and lasting. There are many people of color on my block in single family homes who all feel the same way. This is not a race issue. It is an issue of safety and quality of life. There are many young children on our block. They face danger with more cars driving and parking, and more people with criminal backgrounds in the neighborhood.

Please consider the viewpoints of all Denverites. There is no need to mischaracterize those of us with concerns as “racists.” We are simply residents who wish to enjoy this beautiful city in peace.

Thank you for your consideration.

Estelle Keren
ekeren@comcast.net
1460 south columbine street
Denver, Colorado 80210
Andrew Webb,

The YIMBYs are supported by outside financial sources that want to promote group livings so they can fill the Denver Neighborhoods with halfway houses, drug rehabilitation homes, and generally for the release of those jailed for all sorts of offenses. Not always, petty or none violent crimes as they assert.

The city has plenty of apartments being built all over the Metro Area. There is not a shorting of housing. Housing is just becoming more and more expensive, and if you look at Seattle, Portland and SF, these initiatives have not made housing less expensive, the initiatives have made housing more expensive.

In addition, there appears to be substantial open spaces, and other opportunities for builders to enter the Denver Market and build apartment, multi-family living complexes, that will accommodate affordable living. These entities can easily apply to government programs to create affordable living.

The YIMBY's have an alternative agenda they are not sharing with Denver. The City and County of Denver does not need to resolve these issues alone. The entire Metro Area should be considered in a consortium with other city governments to first study the issues, and determine if there is a real need. Then there should be a multi-city plan. The current group living will destroy Denver's neighborhoods. The plan is short sighted, not well supported by actual immediate need.

Please do not allow the plan to pass as written. Just because the YIMBY's want to live with 5 cars parked on the front lawn, and 10 people to a 2 bedroom house doesn't mean that the tax payers who pay property taxes in Denver want to live in this manner.

Arvin Navarro
dana.arvinlaw@outlook.com
2071 Ivanhoe Street
Denver, Colorado 80207
Andrew Webb,

I am a Denver teacher and a member of DCTA. I support Denver's group living changes because I value the right of DPS families and teachers to live in groups or families of their choosing.

I support the group living amendment for the following reasons:

- Concern for the prejudice against the LGTBQ community within the current living codes.
- Concern for the high cost of living.
- Concern for the hundreds of DPS students who are currently experiencing homelessness.
- Concern for the prejudice against people 54 and younger within the current living codes
- Concern for the prejudice against Denver middle class and lower class families within the current living codes.

The COVID-19 Eviction Defense Project estimates 100,000 Denverites will be at risk of eviction through the end of 2020. Without the group living change it would be illegal for many to take friends into their homes if they fall on hard times. Due to this emergency, Governor Polis has requested all cities remove their residency caps.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal.

Sincerely,
Clea Stiebel

clea.stiebel@gmail.com
1050 S Monaco Pkwy #143
Denver, Colorado 80224
Andrew Webb,

I am a Denver teacher and a member of DCTA. I support Denver's group living changes because I value the right of DPS families and teachers to live in groups or families of their choosing.

I support the group living amendment for the following reasons:

- Concern for the prejudice against the LGTBQ community within the current living codes.
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- Concern for the hundreds of DPS students who are currently experiencing homelessness.
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In addition, Denver Public Schools does not currently have a pay structure in place that supports first year teachers' ability to live where they teach. The school where I teach currently has three vacancies that we're having difficulty filling. Affordable housing would allow us to open our search to single first year teachers who would not currently be able to afford to work for us.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal.

Tara Crewe
mscrewe22@gmail.com
5701 E 8th Ave Apt 116
Denver, Colorado 80220
Andrew Webb,

I am a Denver teacher and a member of DCTA. I support Denver's group living changes because I value the right of DPS families and teachers to live in groups or families of their choosing.

I support the group living amendment for the following reasons:

- Concern for the prejudice against the LGTBQ community within the current living codes.
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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal.

Marjani Isreal
misreal@gmail.com
1550 Raleigh St
Denver, Colorado 80204
Andrew Webb,

I am a Denver teacher and a member of DCTA. I support Denver's group living changes because I value the right of DPS families and teachers to live in groups or families of their choosing.

I personally moved from Massachusetts to Denver for a multitude of reasons, but having another adult as a roommate has helped me gain the financial stability I had lost for a long time. With the pandemic, I am fortunate to have already been in this situation that I could financially plan ahead for myself. I can only imagine in the pandemic how our young adults and our families are supporting themselves with potentially no household income. The financial instability becomes greater to those property owners not having consistent rent coming in. It just becomes cyclical. We are at a time where we have to work together to raise up our families and young adults. Heredity did not build a village. A community does. Helping families stay out of poverty and even potentially afford better healthcare or go back to school to better their lives are all made more possible by supporting group living. Not to mention with those having to work, they have others in the home to help watch and educate the rising youth of Denver.

I support the group living amendment for the additional following reasons:

- Concern for the prejudice against the LGTBQ community within the current living codes.
- Concern for the high cost of living.
- Concern for the hundreds of DPS students who are currently experiencing homelessness.
- Concern for the prejudice against people 54 and younger within the current living codes.
- Concern for the prejudice against Denver middle class and lower class families within the current living codes.

The COVID-19 Eviction Defense Project estimates 100,000 Denverites will be at risk of eviction through the end of 2020. Without the group living change it would be illegal for many to take friends into their homes if they fall on hard times. Due to this emergency, Governor Polis has requested all cities remove their residency caps.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal.

REBECCA TAYLOR
rebecca_taylor@dpsk12.org
3885 Osceola St
Andrew Webb,

I am a Denver teacher and a member of DCTA. I support Denver's group living changes because I value the right of DPS families and teachers to live in groups or families of their choosing.

I support the group living amendment because it's the right thing to do. Housing is prohibitively expensive in the metro region and we already have a huge population of unhoused folks. We don’t need our rights to be trampled on at every turn, especially while folks are trying to get on their feet in this global pandemic. I fear the worst is yet to come.

I have:
- Concern for the prejudice against the LGTBQ community within the current living codes.
- Concern for the high cost of living.
- Concern for the hundreds of DPS students who are currently experiencing homelessness.
- Concern for the prejudice against people 54 and younger within the current living codes
- Concern for the prejudice against Denver middle class and lower class families within the current living codes.

The COVID-19 Eviction Defense Project estimates 100,000 Denverites will be at risk of eviction through the end of 2020. Without the group living change it would be illegal for many to take friends into their homes if they fall on hard times. Due to this emergency, Governor Polis has requested all cities remove their residency caps.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal.

Nik Arnoldi
seventyeleventy@gmail.com
3975 W Mosier Pl
Denver, Colorado 80219
Andrew Webb,

I am a Denver teacher and a member of DCTA. I support Denver's group living changes because I value the right of DPS families and teachers to live in groups or families of their choosing.

I've lived in group homes at numerous times in my life. Group housing is an effective way for young adults to save money, build community, and survive an increasingly hostile economy. This is especially important right now as the looming eviction crisis threatens to throw up to 10% of Americans onto the streets. We must build as many opportunities for shelter as humanly possible.

I support the group living amendment for the following reasons:

- Concern for the prejudice against the LGBTQ community within the current living codes.
- Concern for the high cost of living.
- Concern for the hundreds of DPS students who are currently experiencing homelessness.
- Concern for the prejudice against people 54 and younger within the current living codes
- Concern for the prejudice against Denver middle class and lower class families within the current living codes.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal.

Young Han Lester
younghancelster@gmail.com
4127 Tejon Street
Denver, Colorado 80211
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living is the single quickest action we can take to address affordability. Additionally, group living is a critical option for communities of color and a powerful solution to addressing climate change.

Group living restrictions keep Denverites from helping their friends if they fall on hard times and with 100,000 potential evictions in Denver that is not a responsible or humane policy and tends to play on racist notions.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Jake Cohen
jake@fullcontact.com
1167 Logan Street, Apt 14
Denver, Colorado 80203
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Andrew Pendl
andypendl@hotmail.com
3625 North Williams Street
Denver, Colorado 80205
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Bill DeMaio
bdemaio@aol.com
1880 Little Raven St, #217
Denver, Colorado 80202
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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Kirstin Michel  
kirstinmichel@gmail.com  
43 South Sherman Street  
Denver, Colorado 80209
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

In addition, potential inconveniences for residents are not assured and would not rise to the level of hardship others definitely face as a result of the current restrictions. If such inconveniences do play out, we can address those issues on their own, without decreasing access to affordable housing.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Nathan Fuzi
nathanfuzi@gmail.com
2435 Tremont Pl
Denver, Colorado 80205
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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Martin Mercer
martinmercer1@gmail.com
3301 East 14th Avenue, Apartment A
Denver, Colorado 80206
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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I have lived through two "once in a lifetime" economic crises in my adult life and I am only 34. Things for me will not get better, even though I have a good education and a good job (I am a teacher). I will never have the luxury of easily and cheap home ownership that my parents’ generation had. The simple fact is that the world is different now, and it is much harder for anyone who isn't already wealthy. If I am ever going to have a chance to develop wealth and own property it is going to have to be in a new way, collectively. We must rethink housing to re-address the economic reality that we live it. 20th century housing policy is meaningless in the 21st century reality. We have already decided as a community that we will not help people who are struggling. The least you can do is not actively hinder people trying to make the best of things.

Luke Wachter
luke.wachter@gmail.com
1264 Grant ST. #304
Denver, Colorado 80203
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Logan Meyer
logan.t.meyer@gmail.com
847 N Ogden St
Denver, CO, Colorado 80218
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Thomas Cox
thomas.null.work@gmail.com
955 Eudora St
Denver, Colorado 80220
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

Those who oppose with the argument of uncapped family members of those unrelated individuals conveniently leave out being subject to Fire Code. This means we'll actually have a safer, and enforceable code that will give access to housing and even home ownership where it otherwise may have been unattainable.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. I STRONGLY URGE you to vote to pass this proposal without delay.

Regards,
Bryan Wilson
1250 Saint Paul St

Bryan Wilson
bjwilson10@gmail.com
1250 Saint Paul Street
Denver, Colorado 80206
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Kellie Thompson
kknthomp@gmail.com
2823 W 28th Ave
Denver, Colorado 80211-4150
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Robert Layton
robarv@yahoo.com
1335 Pearl Street, Apt 41
Denver, Colorado 80203
Andrew Webb,

Hello,

I hope this letter finds you staying safe and healthy. Thank you for serving the Denver community! I am writing to express my passionate support for Denver's group living changes. I lived with six roommates in an intentional community in City Park West for over a year. It was a group of young professionals, graduate students, artists, community activists, nonprofit directors, etc. We all came together to live under one roof to create positive social change in our community. We hosted public events like panel discussions and film screenings on refugee issues and social activism and advocacy. Although I no longer live in this house, these housemates were my chosen family and have become some of my best friends in Denver - the foundation of my community here. It is a shame to know that the way we were living is illegal and to know that future groups of individuals wanting to make our city better are prohibited from living together under one roof.

I am about to buy a home in Denver and am experiencing first hand the lack of affordability and gentrification that is sweeping through our city. I genuinely believe that allowing more than 2 unrelated adults to reside in the same household is one sustainable and equitable solution to the affordable housing crisis.

I believe this proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Thank you,

Lauren Howe

Lauren Howe
laulhowe@gmail.com
2827 N Adams St
Denver, Colorado 80205
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

I work for a latina domestic violence organization that serves survivors looking to move past their trauma and start a new. With COVID we have seen a 700% increase in new cases by the week. One of the biggest barriers my clients face in leaving is where they will go and how they will pay for it. The fact that average rent is 1600-2000 in Denver and most of my clients work jobs where they make about this in a month is indicative that we as a city need to make changes to create fair and equal access to housing. Allowing group housing is one solution (although not the only solution) for this.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

kelsey armeni
karmeni1203@gmail.com
1574 South Clay Street
Denver, Colorado 80219
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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Kelly Baug
Kellynbaug@gmail.com
909 Logan St., Apt. 10E
Denver, Colorado 80203
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Currently, our housing costs continue to go up with the exponential growth this city has been struggling to accommodate, and if we want to keep people off of the streets due to unaffordable housing, then we must support group living.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

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Nicole Hall
nikki.hall1@gmail.com
1201 Race Street APT 11
Denver, Colorado 80206
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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Shelsea Ochoa
shelsea.ochoa@gmail.com
1152 Fillmore
Denver, Colorado 80206
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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William Lockray
william.lockray@gmail.com
1358 S Fillmore
Denver, Colorado 80210
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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William Detwiler
wd09601@gmail.com
1010 N. Downing street apt. 7
Denver, Colorado 80218
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Jessica Mechtenberg
jnmechten@gmail.com
1621 Cook St
Denver, Colorado 80206
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing. The law is outdated and should be changed.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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Paige Roberts
paigem.roberts@gmail.com
1656 Franklin St.
DENVER, Colorado 80218
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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Kevin Canaday
kevincanaday@gmail.com
1358 South Fillmore Street
Denver, Colorado 80210
Andrew Webb,

Dear Andrew, Jolon, Chris, Paul, Jamie, Candi, Kevin, Kendra, Debbie, Robin, Amanda, Christopher, Stacie, and Amanda,

Living in community has been one of the most impactful experiences of my life. As a group, we were able to share the work load on the garden, raising chickens, doing chores around the house, and cooking meals together.

While I was living in community, I began to do therapy for childhood abuse, and I fell into a deep depression. Without my community surrounding me in my home, I doubt that I would have been able to continue working and functioning in society. It was the numerous talks in the kitchen, the knocks on my bedroom door and hugs on the side of my bed, and the meals that my friends cooked that got me through that difficult time.

There is no reason that community should not be able to live together. It is more sustainable for the environment, and allows more people to live in Denver without pushing folks out to the suburbs.

Group living has kept me as a functioning member of society, and for that I am hugely grateful.

Please vote to pass this proposal without delay.

Sloane Kohnstamm, Denver, CO

Sloane Kohnstamm
sloane.kohnstamm@gmail.com
1818 North Gaylord Street
Denver, Colorado 80206
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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Mike McDaniel
mcmcdaniel80222@gmail.com
4760 E Wyoming Pl
Denver, Colorado 80222
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

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Nicole havel
nhavel23@gmail.com
2831 west 27th ave
denver, Colorado 80211
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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Justin Oshita  
justin.osh@gmail.com  
801 Englewood Pkwy, apt G219  
Englewood, Colorado 80110
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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Jana Everett
janaeverett@gmail.com
1301 Wazee Street 3F
Denver, Colorado 80204
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Laura Burroughs
laura.c.burroughs@gmail.com
1390 N Emerson St, Apt 401
Denver, Colorado 80218
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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Jeanne Segil
Jeanne.Segil@gmail.com
1029 E. 8th Ave. #1106
Denver, Colorado 80218
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

I lived with six roommates in an intentional community in City Park West for over a year. It was a group of young professionals, graduate students, nonprofit directors, artists, educators, and community activists. We all came together to live under one roof to create positive social change in our community. We hosted public events like panel discussions and film screenings on refugee issues and social activism and advocacy. Although I no longer live in this house, these housemates were my chosen family and have become some of my best friends in Denver - the foundation of my community here. It is a shame to know that the way we were living is illegal and to know that future groups of individuals wanting to make our city better are prohibited from living together under one roof. I am about to buy a home in Denver and am experiencing first hand the lack of housing affordability and gentrification that is sweeping through our city. I genuinely believe that allowing more than two unrelated adults to reside in the same household is one sustainable and equitable solution to the housing crisis, especially during an economic recession.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Emma Whitehead
emma.a.whitehead@gmail.com
5710 E 11th Ave
Denver, Colorado 80220
Andrew Webb,

I wanted to share my support of the Group Living Ordinance and encourage Planning Board to approve this zoning change.

Denver has an affordability crisis that Covid has only exacerbated. This crisis is so large, with so many residents cost-burdened, we need to have as many strategies available as possible. This ordinance is one of them.

I applaud the City staff that have been working diligently on this issue and have made modifications as a result of input received.

Please send this issue to City Council, thank you,

Monica Martinez

monica martinez
monicahmh@me.com
35 Eudora Street
Denver, Colorado 80220
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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Andrew Seek  
andrewseek@hotmail.com  
1755 Xanthia St  
Denver, Colorado 80220
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

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This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Monica Fitzgerald
monicaedwards11@gmail.com
1671 cook street apt 104
Denver, Colorado 80206
Andrew Webb,

Hi there,

I am a DPS school teacher and have lived in Colorado for my entire life. I have watched the cost of living increase to the point where teachers move out of Denver because they can't afford to live here. We must take a multi-pronged approach to the housing crisis and community living is one very important and enriching way to solve that problem.

I love and enjoy living in a community. I am now raising my daughter with my husband in a house with room mates because it affords us more security, community, and a sense of social wealth. Living in community makes Denver stronger and more resilient.

Five years ago, my younger sister went into a residential care program for drug addicts. It took her a full year to become sober and finally enroll in school. Now she has a degree, is married and is having her first child. She has been fully sober and is one of the greatest joys of my life. Without her sober living house and her husband's sober living house, they would not have been able to recover.

I attended a recent community meeting where folks who lived together, recovering addicts, and folks getting back on their feet were vilified and portrayed as criminals who would destroy neighborhoods. That assumption is not only racist and classist, but makes our city poorer and more vulnerable. We need neighborhoods rich with a variety of families and people who create real diversity and cultural wealth, not homogenized neighborhoods where only some people who can pay the cost of entry belong.

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Thank you for reading my letter.
With gratitude, your constituent,
Alisha Black-Mallon
2900 Eudora st. Denver, 80207
303-842-8927

Alisha Black-Mallon
alisha.starr@gmail.com
2900 Eudora Street
Denver, Colorado 80207
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Matthew O'Malley
matthewromalley@gmail.com
1390 North High Street, Apt 605
Denver, Colorado 80218
Members of the Planning Board:

As co-chairs of InterNeighborhood Cooperation’s Zoning and Planning Committee, we worked hard to get the word out about this Citywide change to Denver’s Zoning change and collect feedback. ZAP’s strives to:

 ensure that: (a) residents of Denver be fully informed of proposals, policies and actions of the city government that affect the quality of life in all neighborhoods, and (b) all city departments and agencies solicit and consider opinions and ideas from citizens and neighborhood organizations.

ZAP work on this (in addition to extensive research) includes:

- Oct. 2019 — Andrew Webb presented at ZAP. (Previously he and CW Kniech had spoken mostly about Tiny Homes)
- Nov. 2010--Stephen Polk about shared ownership possibilities in Queen City Coop
- Feb. 8, 2020, Andrew Webb presented to the full INC Delegate meeting
- Feb. 29, 2010 -- ZAP collected questions and concern for letter to CPD attached below
- March 27th — ZAP submitted letter (attached) to CPD
- April 1 — CPD response
- May 2020 — Neighbors presented about persistent problem properties and difficulties getting things done through Denver’s complaint process
- June 27, 2020— Neighborhood Inspection Services presented current practices and staffing, advised that no new staff would be added to address increased calls that residents felt likely would accompany a citywide change in occupancy
- June 27, 2020— ZAP discussion and adoption of Resolution to de-bundle, move forward on household definition concurrently with rental registry…. See Link at 57 minutes
- July 18, 2020 — INC Delegate Meeting discuss and approve ZAP Resolution
- July 25, 2020 — Additional discussion (~minute 32) and Additional Resolution by ZAP
- Aug. 8, 2020 — Second ZAP Resolution Approved

Those appointed were obligated by #5 in the GLAC Charter Agreement to reach out to all affected populations including neighbors who live work play in Denver. What evidence was gathered by CPD or the members of GLAC from our 700,000 Denver neighbors? There was no specific engagement among Latinx residents and other communities of color. In fact, it was ZAP who brought this proposal to its members and to the attention of the public. While recently people became aware of the GLAC work, GLAC outreach did not meet the goals of Blueprint Denver or the GLAC’s own Charter obligations.

We have lots of specific concerns with the amendment itself, including the definitions, lack of specificity, and difficulty of finding the removed portions of 11.2 (which became new sections of the code) when reviewing, and provisions for bicycle parking. We hope to have the time to address the countless unresolved issues before this moves forward.

We hope you look at our March 27th letter attached; unfortunately, the links fell off during posting by CPD, and we feel those links are important. We understand that the number 8 mentioned in the letter is no longer relevant, but we continue to hear many of these issues even today. We also attach Andrew Webb’s response to our letter.
Thank you,

Christine O'Connor
303 906-6627

Ean Thomas Tafoya
720621-8985
I understand a zoning change is under consideration allowing un-related people to live in single family houses.

I think Morgan’s Historic is a true gem in Denver and it show REMAIN as single family only homes. Please vote NO.

830 Vine Street
Denver, CO

Ken Harding
Senior Managing Director | TMT
Global Leader | Publishing + Digital Media

FTI Consulting
303.689.8875 T | 303.356.0004 M
ken.harding@fticonsulting.com

999 17th Street, Suite 700
Denver, Colorado 80202
www.fticonsulting.com

-
Andrew Webb,

I do not support Denver's group living changes because I feel the revised draft is even more detrimental to our city than the first.

Housing is becoming more affordable as rents in the last year have dropped by 10.3% and are expected to go down another 7-9% by the end of the year. In addition, we have a glut of apartments.

Maybe even more important is the fact that the documents I have read to date show over 80% of citizens are in opposition to the GL change.

Neil Wolkodoff
neil@cochss.com
1685 S. Colorado Blvd
Denver, CO 80222, Colorado 80112
We are utterly opposed to the proposed zoning demise of our neighborhood.
Please respect us.
Signed,
Philae Dominick
Andrew,
I'll keep this quick. I have been living in intentional living communities in Denver for the past 10 years. My wife and kids and I currently own a large home in District 9 and share it with 4 other adults. We have great relationships with our neighbors and a positive impact on the community... yet, our home is not legal.

I've been attending meetings and keeping up with the Group Living Amendment process over the past two years and care deeply that progress is made in Denver in this area. I know you also care about this and about ensuring our city moves in a healthy and equitable direction.

Thank you for your intentionality in this process. I am an enthusiastic supporter of the Group Living Amendments (and so are the other 5 adults that I live with).

-Aaron in district 9
Andrew Webb,

Dear Group Living Planning Board Member,

I am writing you in strong support of Denver’s group living changes. I am urging you to vote with compassion and common sense on this deeply significant issue. The residents who stand to benefit are not just recent grads wanting to live with their chosen family, or people seeking shelter from domestic abuse. If we help reduce the housing and eviction crisis when we can – right now – the benefits will accrue to every single Denverite.

When I graduated from Bowdoin College, I held the firm conviction that I, personally, did not want to displace any resident of where I would live. Living on minimum wage as a writer made this nearly impossible, because the only affordable housing options were in low-income neighborhoods.

Life in my first neighborhood – Bushwick, in Brooklyn – was a daily exercise in hostility. Residents who lived there before young professionals moved in – a division largely visible across racial lines – felt their hometown invaded. While some new residents had the good will and resources to educate themselves on being a better neighbor, many did not. I felt like I was living in a battleground, on the wrong side of history. I hated that I lived there, but I could not afford anything less contentious. So I left the city altogether. Yet, I am not writing foremost to help future good-natured white liberals avoid this dilemma. I am writing for those who people like me push out.

Please do not let Denver become the next Bushwick, fraught with intense, daily battles of gentrification. The looming housing shortage makes such a war nearly inevitable. The 100,000 facing imminent eviction are proof positive of this crisis. This is one of our last opportunities to create housing flexibility and deescalate the situation, before the “community character” of so many beloved neighborhoods turns aggrieved and hostile.

I have witnessed this polarization myself, and no one stands to benefit from it. While, to some, disproportionate profit from a polarized housing system might seem desirable now, they are sapping that wealth from the good will of the city we love.

Thank you for your time – I truly appreciate your service to Denver.

Sincerely,

Ellice Lueders

Ellice Lueders
I strongly object to the number of PERSONS related or not who could conceivably live in one house. The way the document is worded it sounds like 5 unrelated adults (10 the maximum depending on size) and their relatives could live in the same dwelling. This language could be interpreted to mean brothers, sisters, children, grandchildren, aunts, uncles, etc. There should be a maximum number of persons in any unit related or not. There are very few single family homes with large numbers of family members in one unit so the fact that there is no limit is but a moot point.

Ina Feld
I want to raise my objections again to the Group Living Amendment for the following reasons:

- The homeless problem is complicated. Groups requiring different remedies must be identified with their needs met by differing social service agencies. This solution does none of that but keeps lumping everyone under the same category.
- No social services seem to be part of this amendment. That means no specific medical, mental health or social acclimatization assistance is available.
- No security considerations seems to have been examined. This includes solving various potential problems within these residences as well as general security for the neighborhoods dealing with possibly unstable individuals.
- Minor issues such as parking which could have significant neighborhood problems have not been reviewed.

Rather than offering serious solutions, complex as they might be to the issues we face, this amendment seeks to put the burden on residential neighborhoods and neighbors in a manner they did not anticipate when they purchased their homes and which we are ill prepared to manage. No denying the difficulty of the problem but this is not the answer.

Clare R. Cavanaugh
1130 Grape St.
Denver, CO 80220
csquared49@icloud.com

Sent from my iPad
Hello,

I submitted my comments online, but wanted to send them directly to you as well. I'm strongly opposed to the proposed zoning changes. I believe the zoning changes being proposed are too extreme, even with the new revisions. It seems like a one size fits all approach for too many different types of housing and it's impossible to predict the unintended consequences that this will bring to our neighborhoods. Shouldn't the residents of this city have a vote in this?

Respectfully,

--

Lori
Adding off-street parking requirements to this Initiative seems ridiculous to me.

I have multiple families on my Block that frequently/always have 2 or more cars on the street.

Yes, we should have parking requirements in Denver, but it should apply to ALL households. Perhaps limit with DMV Registration?

Maybe every household gets a limit of stickers for their vehicle. That vehicle may be parked on the Street. No sticker, means no on-street parking.

Many of these houses could have NO vehicles, yet we are limiting them just by requiring parking.

I STRONGLY URGE that we limit On-street Parking to ALL of Denver.

This means that Group Living Houses could then just chose to limit their vehicles instead of being blocked by Off-street Parking.

Thank you,
Bryan Wilson
1250 St Paul St, Denver, CO 80206

On Tue, Aug 18, 2020, 11:06 AM Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@denvergov.org> wrote:

Thank you for your email about the proposed changes to the group living ordinance. I appreciate learning of your support. Concerns were raised during the first round of public comment. As a result, changes have been made to the proposal. The changes include reducing the number of unrelated people who can share a home and adding off-street parking requirements.

The revised proposal is now available for review and comment. The project website also has new summary documents and frequently asked questions that reflect the changes made to the original proposal. You can also make comments on the website.

Again, thank you for your comments. Following this second round of community comment, a final proposal will come before City Council.
Sincerely,

Jack Paterson

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**From:** Bryan Wilson <info@email.actionnetwork.org>  
**Sent:** Tuesday, August 18, 2020 8:08 AM  
**To:** Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>  
**Subject:** I Support the Group Living Changes

Debbie Ortega,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.
Those who oppose with the argument of uncapped family members of those unrelated individuals conveniently leave out being subject to Fire Code. This means we'll actually have a safer, and enforceable code that will give access to housing and even home ownership where it otherwise may have been unattainable.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. I STRONGLY URGE you to vote to pass this proposal without delay.

Regards,
Bryan Wilson
1250 Saint Paul St

Bryan Wilson
bjwilson10@gmail.com
1250 Saint Paul Street
Denver, Colorado 80206
Absolutely NO. Not in my city. I am a NO for the proposed Group Living Amendment. VOTE NO
Andrew Webb,

I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

We have a chance now to build a world we want to see, take risks and make lives better, right now. Being able to live with my friends has been amazing and the only thing that has pulled us through hard times.

Our city had an affordable housing crisis before COVID-19 but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal without delay.

Anna Gelt
annagelt@gmail.com
637 York Street
Denver, Colorado 80206
I am opposed to the zoning change to increase density in Denver neighborhoods. Instead of working with developers, city planners and lenders to build more affordable housing, some members of the City council have expressed support for the lazy option of just cramming more people into existing homes. This zoning change has the potential to ruin existing single-family neighborhoods. The amendment would increase the number of unrelated adults who can live together to eight or more. Individual family homes could be turned into boarding houses for week-to week and month-to-month renters. Properties could be turned into group living facilities for the homeless, community corrections (halfway houses) and special care. As the number of residents’ increase, so does the number of cars, noise, overcrowding and safety problems.

What is behind this zoning change? In a word, money. It has been reported that many of the Group Living Advisory Committee (GLAC) members have ties to for-profit group living businesses and organizations. These for-profit groups are not concerned about Denver neighborhoods. Instead their motivation is increasing the number of people landlords can legally charge rent to. Measures comparable to what GLAC is proposing has been passed in other cities. In those cities, single-family homes were purchased by investors who turned them into dormitory-like dwellings and group living facilities. And what was the result in these cities? Neighborhoods were ruined as renters moved in and homeowners moved out.

Members of the Denver council have a choice to make. Are you going to protect single-family neighborhoods or ruin them? Are you going to stand with Denver homeowners or investors? Do the right thing and vote no to amend the Group Living Code.

Ned Greenwood
Hilltop
Andrew Webb,

Like most people, if randomly surveyed, I support Denver's group living changes because I value the rights of my neighbors to live in families or groups of their choosing.

I lived in group housing that would be illegal in Denver for most of my 20s. In Washington, DC I lived in the historic Mount Pleasant neighborhood, a diverse and dense residential neighborhood with historic townhouses, old growth tree-lined streets, and easy access to Rock Creek Park. Some of these 3-story townhomes were occupied by families, others by young people living in group houses. There was never any strife between these different groups of renters and homeowners that you might expect, to hear some in Denver talk about group houses - and I went to enough block parties to see these groups get along as a community. Without this neighborhood's affordable housing option for hundreds of 20-somethings, my friends and I would have been priced out of DC and forced into its exurbs, either driving into downtown every day or spending up to an hour each way on public transportation. The same is true of the years I spent living in Cambridge, MA. If Denver’s zoning laws were in effect there, the upshot would be more highly wealthy people living in large single family homes, and less economic opportunity for lower income and especially younger people. The area wouldn’t be nearly as vibrant, and fewer businesses could afford to set up there, including its great restaurant and retail scenes that depend on walkable and dense areas (not to mention young people who can spend money locally to support businesses like these).

Many of the concerns that I’ve heard raised against the group living proposal can be dealt with via surgical measures rather than the crude approach of banning them all. If people come to face street parking shortages, that can be addressed through permit-only street parking, where no more than 2 (or 3, or whatever) vehicles can be registered to one address. Permit-only parking is the norm almost everywhere I’ve lived before settling in Denver. We shouldn’t let the voices of people who happened to get a parking space first drown out the more deserving and more numerous voices of people who just want somewhere affordable to live — especially when there are simple solutions like this to appease both sides.

The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living.

Group living restrictions keep Denverites from helping their friends if they fall on hard times, and with 100,000 potential evictions in Denver that is not a responsible or humane policy.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass
this proposal without delay.

Brenden Cline
brenden.cline@gmail.com
2028 Meade Street
Denver, Colorado 80211
Dear Mr. Webb,

We are writing to unequivocally oppose the zoning changes that the Denver City Council is proposing in regards to allowing group living in our neighborhoods.

We love our Southeast Denver neighborhood, Hampden Heights East. When it was developed in 1968, it won a national award for its foresighted arrangement providing a safe and healthy lifestyle for families. We love that there are nearby schools and shopping, open space, and lots of families who have made lifelong friends.

Our friends used to live in Seattle, a city that has been used as a comparison in Denver city charts. They left a beautiful neighborhood. Then Seattle passed its version of group home living zoning. A few years later when they visited, they did not recognize their once- lovely area. It had been taken over by poorly-maintained group homes and ruined. Why would we want this for our now fragile city of increasing crime and neutered police force?

Please do not promote this zoning change. We would hope that you and the rational members of our City government would see the folly of making this change or anything like it.

Respectfully,
Judy and John Case
Andrew Webb,

The rent in our city is not affordable enough to have requirements on how many unrelated adults can live in housing together! It is perfectly okay if multiple adults would like to live together and share housing costs as a group. Please make this happen, thank you!!

Jamie Landa
jamie.rae.landa@gmail.com
500 West Cedar Avenue
Denver, Colorado 80223
Andrew Webb,

I support changing the number of unrelated people who live in a house to 5 (and possibly more for larger houses). The only way I can live close to work and school is to have roommates or to be supported by my parents. I grew up in Congress Park, and now live in Five Points. I am a hard worker, working 40 hours a week and a law abiding citizen.

Thank you for your time,
-Mara Long
To Denver Planning Board and City Council Members Ortega, Kniech, and Herndon:

There are significant issues not being addressed in the Group Living Ordinance to the Zoning Code. I am a board member of 2 RNOs and have listened to the City presentations and heard concerns from residents. I believe the ordinance has not realized all of the potential and likely problems that will occur around slum landlords, congestion and parking, inadequate infrastructure like sewage and sanitation. Many residents recognize the limit of 2 unrelated people per household does not embrace our diverse and growing city however, without protections in place to monitor rentals, separate residential and facilities, we are making very irresponsible changes to our Zone Code. Please pause on this ordinance until there is time to execute a well thought out set of regulations and reach out to those residents, including BIPOC, who are likely to be most affected by these changes. These outcomes will be significant, especially compacting Neighborhood Planning efforts. You are tasked to approve this change which is neither thoughtful or sustainable for the people of this city.

Thank you. Stay Healthy.

--
Kindly,
Blair Taylor
Greater Park Hill
---

Blair Taylor
(c) 646-584-1033
From: Weigle, Elizabeth K. - CPD City Planner Senior
To: Webb, Andrew - CPD City Planner Senior
Cc: Kaiser, Libby - CPD CE0429 City Planner Senior; Ibanez, Edson - CPD City Planner Associate; Tippetts, Heidi L. - CPD Ops Coord
Subject: FW: [EXTERNAL] OPPOSED - Proposed Group Living Rules
Date: Tuesday, August 18, 2020 11:10:02 AM
Attachments: image001.png

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THE MILE HIGH CITY

Community Planning and Development is doing our part to support social distancing recommendations. Please help us in this effort by doing business with us online instead of in person: www.denvergov.org/cpd.

From: Karyn Karlson <karyn.karlson@gmail.com>
Sent: Monday, August 10, 2020 4:37 PM
To: Weigle, Elizabeth K. - CPD City Planner Senior <Elizabeth.Weigle@denvergov.org>; Upton, Curt C. - CPD City Planner Principal <Curt.Upton@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Coun <Christopher.Herndon@denvergov.org>; Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@denvergov.org>; Ortega, Deborah L. - CC Member At Large Denver City Council <Deborah.Ortega@denvergov.org>; Kniech, Robin L. - CC Member At Large Denver City Council <Robin.Kniech@denvergov.org>
Subject: [EXTERNAL] OPPOSED - Proposed Group Living Rules

I am opposed to the latest development for Group Housing Rules in Denver.

1) This Group Living Rules will allow investors to buy adjacent homes to meet the 12,000 sf requirement to house residential correctional facilities (half-way houses). The current proposal has NO regulations in place for these facilities.
2) Allowing 5 unrelated adults and their unlimited family members to live in less than 1800 sf is crazy, way too dense for our the Hale Neighborhood. Not only would this change the character of our neighborhood but the parking would be insane.

3) Another concern with the current proposal allows as "use by right". This means, as a use, they are automatically allowed. Instead of issuing permits as needed, use by right has very little accountability. **A permit can be revoked if the holder abuses the Code; use by right has no recourse.**

4) In the policy document for “Housing and Inclusive Denver”, the neighborhood of Hale from Colorado Blvd to Elm Street is NOT to be developed as a type 4 neighborhood.

Karyn Karlson
1315 Elm Street
Denver
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

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<thead>
<tr>
<th>Name</th>
<th>Lauren Droege</th>
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<td>Address</td>
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<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
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<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<td>Your comment:</td>
<td>The Group Living proposal is designed to destroy the safety of a community. There are many families that will no longer be safe if criminals, sex offenders, and pedophiles are allowed to live in the same neighborhood as them. This would turn a safe community into an apocalyptic nightmare worthy of a horror movie's origin story.</td>
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This email was sent to planning.board@denvergov.org as a result of a form being completed. [Click here](#) to report unwanted email.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

**Name**
Tommye McLemore

**Address**
2960 S. Golden way

**City**
Denver

**State**
Colorado

**ZIP code**
80227

**Email**
tommyemc1@gmail.com

**Agenda item you are commenting on:**
Other

**Would you like to express**
Strong opposition
support for or opposition to the project?

Your comment: I strongly oppose The Group Living Ammendment #7. That would make it unsafe for the people who live in Bear Valley. We bought here because of rules. Please do not make this amendment. Please value our wishes.
Tommye McLemores
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name: Denise & Richard Bennett
Address: 309 Jersey St
City: Denver
State: Colorado
ZIP code: 80220
Email: rose10119@aol.com
Agenda item you are commenting on: Rezoning
Below is a letter from a gentleman that I do not know. He expresses my sentiments exactly. I will also add that if you have ever spent a significant amount of time in cities that allow this type of group living, you will understand why his comments ring clear. If the Council wants Denver to continue to be a desirable place to live, you will NOT pass this bill. Please read the gentleman's comments below:

For forty-seven years I have made my home in Denver after returning from service in Vietnam. I was attracted to living in Denver because it had a renowned reputation for excellent neighborhood communities and spirit. I chose Congress Park as the neighborhood in which to live and raise my family, opting to send all three of our children to Denver Public Schools. I volunteered for years on the soccer fields, in the schools, in neighborhood organizations and in my downtown place of worship. While we as a family, and I as a practicing lawyer for over forty-four years, assisted those who struggled in our community to meet basic human needs, we felt safe and took pride in neighborhood activities. I moved to University Park fifteen years ago, when I needed to find a wheelchair accessible home for my daughter (a housing need not addressed or met by Denver's leadership); I have continued neighborhood participation and have run for office twice for the University Park area.

I am therefore appalled and outraged by Denver City Council's apparent effort to disregard the efforts of homeowners and citizens to improve their neighborhoods and develop neighborhood spirit and cohesiveness - open to persons of all racial, ethnic, sexual preferences and social backgrounds, etc - by undermining the desire of all homeowners to live and raise families in safe, open and livable space, by destroying reasonable density and property use zoning with Group Living mandates. I was raised in the city of Philadelphia, have lived in a number of high density cities on the East and West Coast, and chose to move to Denver to put those less than desirable experiences behind me. There is no reason or justification to implant Group Homes with more than three unrelated persons -
and their relatives - or Community Corrections half way housing or drug rehab facilities in neighborhoods where young children, play, ride their bikes and walk to school. As a defense attorney, I have first hand knowledge of the unsafe conditions that attend half way houses and drug rehab centers. No Denver resident should be unaware of the issues posed by current un-monitored "camp sites" in family centered neighborhoods, with attendant drug use, crime and health issues. At the same time, certain City Council politicians seek to defund the police and offer us the chaos and vandalism of downtown Denver; shame on them!

The Group Home approach reflects a lazy, non creative, and foolish approach to issues that demand intellect and commonsense - spread the problem and pander to certain ideologues and constituents, while doing nothing to address the mental illness, drug abuse, and hopelessness of those on the streets, or cramming more people into homes and neighborhoods where the infrastructure is lacking and the likelihood of those people becoming part of the community is next to nil. Denver is large enough to implement creative housing options and "campsites" that offer basic services and security, without trashing existing neighborhoods. Do citizens really want the unsafe and unhealthy circumstances of Civic Center Park and the downtown Denver Library to be superimposed on our safe neighborhoods? A resounding NO is the answer.

Councilman Kashmann - represent your constituents and stop cowering to the radicals on City Council that are spearheading this destructive effort, that will lead to families leaving the City for safer neighborhoods. I will look for your leadership in the days ahead.

Paul Linton, Esq.
University Park.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

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**Name**: Evelyn Hutt  
**Address**: 825 Jasmine St  
**City**: Denver  
**State**: Colorado  
**ZIP code**: 80220  
**Email**: lilith@indra.com  
**Agenda item you are commenting on**: Other
Name of Project

Proposed Group Living Changes

Would you like to express support for or opposition to the project?

Strong support

Your comment:

I am writing on behalf of the Affordable Housing Committee of Together Colorado, a faith based community organization comprised of 220 congregations, schools, and faith leaders throughout the State of Colorado working together to put human dignity at the center of public life. We support Denver's group living changes because we value the rights of our neighbors and fellow congregants to live in families or groups of their choosing. A number of our congregants have welcomed grown children and grandchildren back into their homes, because the cost of housing in Denver is out of reach to people with middle class incomes. Older congregants cannot afford to live near their children in Denver. Some of us live with roommates because a single apartment is not within our reach.

Our city had an affordable housing crisis before COVID-19, but now faces the potential of 100,000 evictions by this winter according to the COVID-19 Eviction Defense Project. That is why Governor Polis requested all cities lift group living restrictions in his executive orders. The proposal represents years of compromise and addresses concerns around parking, crowding, and commercialization. Peer cities like Seattle do not have issues in neighborhoods due to group living. Group living restrictions were part of a package of land use rules and laws put in place in the 20th Century to exclude poorer people and segregate cities; we believe these should be removed. Residential care facilities provide needed community services, like shelters for people fleeing domestic abusers and small boarding homes for community elders who can no longer live independently. This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal.

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<table>
<thead>
<tr>
<th>Name</th>
<th>Dean MCBOURNIE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>3260 S Monroe St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80210</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Deanmcbournie@hotmail.com">Deanmcbournie@hotmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>Group living amendment</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>Strongly oppose this group living idea</td>
</tr>
</tbody>
</table>

This email was sent to planning.board@denvergov.org as a result of a form being completed. Click here to report unwanted email.
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Monday, August 17, 2020 4:43 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13208282

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

Name | Donald Richard Schaefer  
--- | ---  
Address | 2733 S. Otis St.  
City | Denver  
State | Colorado  
ZIP code | 80227  
Email | donandbettys@comcast.net  
Agenda item you are commenting on: | Rezoning
Would you like to express support for or opposition to the project?

Your comment: Regarding The GROUP LIVING AMENDMENT: I am opposed to this Amendment as presented to the public. Many issues: parking, decrease in value of property, crowded conditions, no public hearing or zoning approval process. We are opposed to any house under 3000 square feet having more than 4 unrelated persons living there, and no more than two other family members of one of the residents. The formula you use could mean that I could have 15 or more persons living in a house next to me...no appropriate for Bear Valley and many other neighborhoods.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>Juan Gutierrez</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>285 South Fairfax St.</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80246</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:janddgutierrez@yahoo.com">janddgutierrez@yahoo.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text Amendment #7</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>I believe that this amendment will cause many people to abuse it and result in many leaving Denver. This will not bring anything positive to our neighborhoods, only increased crime.</td>
</tr>
</tbody>
</table>

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**Name**: Chris Hammond  
**Address**: 2807 S Upham St  
**City**: Denver  
**State**: Colorado  
**ZIP code**: 80227  
**Email**: chris@adventureunlimited.org  
**Agenda item you are commenting on**: Rezoning
<table>
<thead>
<tr>
<th>on:</th>
<th>Strong opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>I strongly oppose rezoning that will allow virtual hotels in single-family houses. I've worked hard to live where I do, modestly, and will move to avoid the increased crime and congestion, trash, and noise, etc that comes with packing too many people in a house. The character of our neighborhoods must be protected, as well as neighborhood resources and property values. This Group Living Amendment cannot go forward in our beautiful and peaceful neighborhoods.</td>
</tr>
</tbody>
</table>
From: noreply@fs7.formsite.com
Sent: Monday, August 17, 2020 5:50 PM
To: Planningboard - CPD
Subject: Denver's Planning Board Comment Form #13208408

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

<table>
<thead>
<tr>
<th>Name</th>
<th>Joe Butter</th>
</tr>
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<tbody>
<tr>
<td>City</td>
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</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80205</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:JoeBurr3@gmail.com">JoeBurr3@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living Text Amendment</td>
</tr>
<tr>
<td>-----------------</td>
<td>----------------------------</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong support</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Your comment:</th>
</tr>
</thead>
<tbody>
<tr>
<td>It is high time we legalize group living and expanded house-hold types. This proposal has been extremely watered down since its inception. Modern cities like Seattle, Portland, and San Francisco allow up to 8 unrelated adults, regardless of square-footage of the home. Our proposal of just 5 adults is a huge compromise base on structure size...the largest tier of home is gigantic...5 people to be allowed is the minimum we could do! Please approve this unanimously and keep the anti-racist progress alive.</td>
</tr>
</tbody>
</table>

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Name: R Jones
Address: 124 Garfield St
City: Denver
State: Colorado
ZIP code: 80206
Email: rlj1930@gmail.com
Agenda item you are commenting on: Rezoning
<table>
<thead>
<tr>
<th>Would you like to express support for or opposition to the project?</th>
<th>Strong opposition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Your comment:</td>
<td>This is solving a problem by creating a larger one. The mandate of a number of non related individuals living together in one residence is neither healthy or safe and be a detriment to established neighborhoods.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Amanda McBournie</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>3260 S Monroe St</td>
</tr>
<tr>
<td>City</td>
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<td>State</td>
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<tr>
<td>ZIP code</td>
<td>80210</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:mandimcb@gmail.com">mandimcb@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>Group living amendment</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>No, no, no on the group living amendment</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Erik Gano</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1063 Harrison St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:erik_gano@yahoo.com">erik_gano@yahoo.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group-Living Text Amendments</td>
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<tr>
<td>-----------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
</tbody>
</table>

| Your comment: | Mr. Webb and City Officials, I am strongly opposed to the Planning Board’s proposed Group-Living Text Amendments that would relax the household and group-living standards by amending Article 11 (and other, related portions) of the Zoning Code. The Comment Log demonstrates that the clear majority of the public comments also oppose the proposed change. The Planning Board has provided no evidence that the proposal will do any good, and it is sure to harm Denver’s downtown neighborhoods, like the one where I live. The COVID-19 pandemic does not provide a good excuse for the change—it is a reason not to increase the numbers of unrelated people living together in downtown Denver neighborhoods. And the proposed change would let landlords prey on the upcoming wave of evictions. I also do not think it is good for Denver to put halfway houses in its downtown, residential communities near children. I strongly oppose the proposal, and I want my councilperson Chris Hinds and Robin Kinect to know. |

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**Name**  
Marianna Lea

**Address**  
607 S. Pearl St.

**City**  
Denver

**State**  
Colorado

**ZIP code**  
80209

**Email**  
mjleamj@gmail.com

**Agenda item you are commenting on**  
Other
<table>
<thead>
<tr>
<th><strong>on:</strong></th>
<th></th>
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</thead>
<tbody>
<tr>
<td><strong>Name of Project</strong></td>
<td>Rezoning</td>
</tr>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>Re: Group Living. I’m strongly opposed to group living being allowed at the amounts and locations that are being proposed. The results of the proposals would generate significant negative forces on safety, parking, water availability and quality of life issues along with creating additional density externalities that this city is not equipped to deal with. And my opinion has NOTHING to do with racism and everything to do with overcrowding, overloading city services, land use disturbances, increased noise, enriching landlords/property owners who provide no oversight of their properties and whose focus is simply money, money, money. I’m a landlord who wants to maintain her properties and who doesn’t want to be sued if I don’t want to rent to 5 people per bedroom and have my investment, for which I’ve worked for more than 25 years, destroyed. Overloading a property, be it a single family home or an apartment, is a sure fire way to significantly damage a property, which then requires extensive and expensive rehabbing. If said rehabbing is not done, the city's housing stock becomes seriously deteriorated which then becomes a vicious cycle. I’m also concerned about opportunists purchasing, or renting and then subletting, dwellings into which people will be packed just to get more rental dollars. I know of people now who are renting apartment units then turning around and renting out the floor space in those units to 10 to 20 other random people for the night who are willing to pay $10 or $15 per person. Or, one person from a gang will rent an apartment and move all his friends in and ultimately wreck the place. See photo. It’s too easy for the group home rezoning to be abused and misused, and to devalue the properties of many people whose residences have become their primary savings and retirement accounts. One BAD landlord or property owner on just one block can have an enormous impact on all the other people and properties on that block. Look at the chaos that goes on in Boulder with students jamming rental housing! Would you like to live next door to a frat house? Please don’t permit this! Group homes of more than 3 people take dedicated, well trained and sufficient staff which often, in reality is not well trained and is underpaid and hardly dedicated. Even if staff members are present, they can too easily ignore or</td>
</tr>
</tbody>
</table>
become overwhelmed with issues that would raise serious concerns to regulators as well as to the average citizen. With serious drugs being so easily obtained, having large groups of people living in one dwelling unit is asking for trouble, even if they are so called "supervised". Moreover, the zoning doesn't require supervision of, say, a group of 4 or 5 college students in a 2 bedroom, 1000 square foot bungalow, or groups of people who would be considered rowdy, or hard drug users. As a female landlord, these scenarios are terrifying.

Some of the many rezoning proposals would be more palatable if the effects of them would be distributed more evenly across the city. However, I know that Country Club, Polo Club, Bonnie Brae, Hill Top and so forth are going to feel NO EFFECT from the changes being proposed, at least in the short to mid-term. However, the changes ultimately are going to drive people who can afford it out of the city in the same way the East Coast cities experienced flight to the suburbs in the 50's and 60's. Think about it. Denver cannot afford to lose it's tax base and then continue to underwrite support to all the populations that are clamoring for more housing, more food availability, more public transportation, more parks, more recreation, more safety resources and so on.

The repercussions of the changes under discussion will be borne inequitably, and that disturbs me. Let's not shoot ourselves in the foot, please.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.
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**Name**: Delbert Long  
**Address**: 2798 S. Golden Wy.  
**City**: Denver  
**State**: Colorado  
**ZIP code**: 80227  
**Email**: deljudy@comcast.net  
**Agenda item you are commenting on**: Rezoning
<table>
<thead>
<tr>
<th><strong>Address of rezoning</strong></th>
<th>Bear Valley</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>The Group Living Amendment will not solve the housing problem. The problem goes much deeper. It will, however, destroy a community that has been created for single family dwellings. Please reconsider. Do not pass this amendment.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Julie Mansfield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>277 Garfield Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<td>ZIP code</td>
<td>80206</td>
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<tr>
<td>Email</td>
<td><a href="mailto:julieemansfield@aol.com">julieemansfield@aol.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>Denver</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Vote NO on group living in Denver.</td>
</tr>
</tbody>
</table>

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From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Monday, August 17, 2020 9:53 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13208763

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

<table>
<thead>
<tr>
<th>Name</th>
<th>Jane Bomba</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>527 Madison Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<tr>
<td>Email</td>
<td><a href="mailto:jane.bomba09@gmail.com">jane.bomba09@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living</td>
</tr>
<tr>
<td>---------------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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</tbody>
</table>

| Your comment: | I have lived in this neighborhood for over 20 years & chose it (& paid for the higher priced real estate and ongoing property taxes) because while it was a semi-urban type neighborhood, it had reasonable density and was very well cared for by its residents. The change you are contemplating will destroy these neighborhoods & ruin our property values. We are already talking about leaving if this passes. Please DO NOT make this change to the group living rules!! |

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Name: Ronald Taylor  
Address: 5111 Chandler Way  
City: Denver  
State: Colorado  
ZIP code: 80239  
Email: brotheront@comcast.net  
Agenda item you are commenting on: Rezoning  
Address of rezoning: 80239
<table>
<thead>
<tr>
<th>Case number</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>Is this rezoning proposal just in the Montbello and GVR zones? Is this a race and rezoning proposal for all Zip Codes in Denver? WHY NOT PUT THIS TO A CITYWIDE REFERENDUM?</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Heather Korth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>475 W. 12th Ave. #15G</td>
</tr>
<tr>
<td>City</td>
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<td>ZIP code</td>
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<tr>
<td>Email</td>
<td><a href="mailto:heathermkorth@gmail.com">heathermkorth@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting</td>
<td>Text Amendment</td>
</tr>
</tbody>
</table>
on:

Name of Project: Group Living

Would you like to express support for or opposition to the project? Strong support

Your comment: I support the Group Living Text Amendment and feel it is long overdue. It is beyond time Denver acknowledged the limitations of the outdated code and I commend the amazing amount of effort it took to get to this point. An updated code that reflects the current reality of trying to work in this city while also being able to afford to live here is an absolute requirement. Most people cannot afford to live in a single family home without roommates or an extended family, so to have that finally be legal is greatly appreciated. I think the concerns about overcrowding, decreased property values, and taking up on-street parking are unfounded and not based on actual facts. In fact, I think the amendment was better in its original form and the recent concessions are discouraging. I would have preferred to see it go further, but I still urge you to vote for in favor of adopting this amendment.

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<table>
<thead>
<tr>
<th>Name</th>
<th>Bruce Duval</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>360 Madison Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
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<tr>
<td>Email</td>
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</tr>
<tr>
<td>Agenda item you are commenting</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>text amendment #7</td>
</tr>
<tr>
<td>-----------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>This is social engineering at its worst. I have forgotten but I believe the original proposal would have allowed up to 16 non related's plus children to live in a single family home above a certain size. Now it's 10 plus children. Those numbers are indicative of how you view this as a zero sum policy. Whatever it takes to benefit a certain group regardless of how negatively impactful it is to the other. We live next to a duplex that was opened up into a single family home and is over 6000 sq ft. It's for sale and we are very concerned it could turn into the kind of nightmare scenario you desire. And YES we are concerned for ourselves and our property values.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Brad Segal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1225 Detroit Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:brad@pumaworldhq.com">brad@pumaworldhq.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living Text Amendments</td>
</tr>
<tr>
<td>---------------------------------------</td>
<td>-----------------------------</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong support</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Group living text amendments STRONGLY SUPPORTED by All In Denver, a non-profit advocacy organization that believes an equitable city is where all people have the opportunity to prosper and thrive. Since 2016, we have supported the city of Denver’s efforts to address the shortage of affordable, accessible housing. Our position statement of support, adopted by our board in March, is attached.</td>
</tr>
<tr>
<td>If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.</td>
<td>All_In_Denver-Group_Living_Ordinance_Update_Postion_DRAFT_Mar10-20.pdf (177k)</td>
</tr>
</tbody>
</table>
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>Julie Mansfield</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>277 Garfield Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:julieemansfield@aol.com">julieemansfield@aol.com</a></td>
</tr>
<tr>
<td>Agenda item</td>
<td>Text Amendment</td>
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<tr>
<td>you are</td>
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<tr>
<td>commenting on</td>
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<tr>
<td>Name of Project</td>
<td>Text Amendment 7</td>
</tr>
<tr>
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</tr>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>Do NOT allow group living in DENVER. It will considerably change our neighborhoods. Please do not change amendment.</td>
</tr>
</tbody>
</table>

This email was sent to planning.board@denvergov.org as a result of a form being completed. Click here to report unwanted email.
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Tuesday, August 18, 2020 10:27 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13209797

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>Cheryl</th>
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</thead>
<tbody>
<tr>
<td>Address</td>
<td>310 Jackson st</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80206</td>
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<tr>
<td>Email</td>
<td><a href="mailto:cheryllcasey@comcast.net">cheryllcasey@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
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<tr>
<td>Name of Project</td>
<td>Text Amendment 7</td>
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</tr>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>Group living does not belong in Denver. Would lower property values therefore lowering revenue to the state.</td>
</tr>
</tbody>
</table>

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**Name**: Ruby Meredith  
**Address**: 616 Monroe Street  
**City**: Denver  
**State**: Colorado  
**ZIP code**: 89206  
**Email**: ruby0314@msn.com  
**Agenda item you are commenting on**: Text Amendment
<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Denver Zoning Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>I am against up to 10 adults living/occupying a 2600+ square foot home. Our schools can’t support multiple families living in a single dwelling. Multiple families per unit have a negative impact on our ability to park our cars close to our homes.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Ileene Green</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>287 Garfield Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:ileene.green@aol.com">ileene.green@aol.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text Amendment #7</td>
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</tbody>
</table>
Would you like to express support for or opposition to the project?  

<table>
<thead>
<tr>
<th>Strong opposition</th>
</tr>
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</table>

Your comment:  

<table>
<thead>
<tr>
<th>Opposed.</th>
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</thead>
</table>

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**Name**: Gail Sykes  
**Address**: 1044 S Corona St  
**City**: Denver  
**State**: Colorado  
**ZIP code**: 80209  
**Email**: gailsykes1@gmail.com  
**Agenda item you are commenting on**: Other
<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Denver Group Living</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Why is the Committee really pushing this initiative because it is not in the interests of neighborhoods, homeless or other group living situations. How was this Committee formed and who commissioned it? Why are you not tabling this until the effects of Covid are known? Many retail spaces will open up that can be thoughtfully constructed and used for these purposes. Why not consider this? Overloading residential while abandoning the new reality of remote learning and and the rapid health and society changes occurring is myopic, dangerous and unoriginal in scope. You are effectively creating slum landlord situations and pushing it off to the citizens to manage. Who actually benefits from this? At least have the honesty to call it what it is - the selling of Denver Neighborhoods to special interests -or convince those of us who oppose this initiative us why we are wrong.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>DLea Martens</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>550 Cook Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:dlea.martens@gmail.com">dlea.martens@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text Amendment #7</td>
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<tr>
<td>-----------------</td>
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</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>While I understand the need for creative ways to solve Denver’s housing issues, I strongly oppose the current Group Living Proposal before Council. I believe without neighborhood restrictions we will have a negative impact upon the quality of life in many of Denver's sought after and family friendly neighborhoods. This amendment simply goes too far. Thank you.</td>
</tr>
</tbody>
</table>

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Name: Anne Cox
Address: 516 Clermont Street
City: Denver
State: Colorado
ZIP code: 80220
Email: annercox1@gmail.com
Agenda item you are commenting on: Text Amendment
Name of Project  Group Living

Would you like to express support for or opposition to the project?  Strong opposition

Your comment:

Although well intentioned, the Group Living Amendments will fail to improve housing options for those in need and will degrade the Denver experience for those who already own or rent dwelling units in the City. Investor ownership of Group Living Dwellings will reduce the per person cost of rent but will increase the income to Landlords and price the dwellings out of the reach of traditional families. The following should be considered and addressed:

1. Proposal: Require that one or more Group Living occupants own the dwelling. This would help stabilize the social structure and improve maintenance and upkeep.

2. Proposal: Require licensure of Group Living arrangements. This would establish standards and give the City an enforcement tool if standards are not met.

3. Proposal: I support establishment of homeless camps managed similarly to recreational campgrounds with 30 day time limits for a camping spot before moving on to another camp. This would improve the welfare of occupants by allowing clean-up and avoiding some of the problems we have experienced with long term urban camping, i.e., rats, disease, garbage, feces and illness.

4. Proposal: Single Room Occupant group housing as a transition model for homeless persons who want to work and need an address and stability to move forward.

5. Proposal: Dormitory style housing (similar to college or senior housing) for singles, couples and families with or without children who live in dorm rooms with efficiency kitchens, private bedrooms and bathrooms and share common areas for living space and cafeteria style dining.

6. Proposal: Group Living subject to licensure, capping the number of unrelated adults at 4 and capping total occupancy of 1600 feet at 8. We are flawed human beings and overcrowding, particularly where children live, creates opportunity for neglect, and abuse.

Thank you for your consideration.

Anne Cox
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Name: Matt
Address: 9851 E Walsh Pl
City: Denver
State: Colorado
ZIP code: 80247
Email: rxmateo2@yahoo.com
Agenda item you are commenting on: Other
Name of Project: Group Housing and Community
| Corrections |
|-------------|------------------|
| **Would you like to express support for or opposition to the project?** | Moderate support |
| **Your comment:** | I support this. |

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Name: Meredith Michalski
Address: 1156 Humboldt St
City: Denver
State: Colorado
ZIP code: 80218
Email: meredith@mmdenver.com
Agenda item you are commenting: Rezoning
Mr. Webb –

My wife and I have been residents of the Capitol Hill neighborhood for about 15 years. We absolutely oppose the proposed zoning changes with respect to group living for many reasons.

· Crime & Community Corrections. The proposed amendments will allow community correction facilities for released criminals to be placed in our residential neighborhoods without allowing for meaningful community involvement and approval. Instead, only an information notice would be given to neighbors within 400 feet (maybe half a block). The City’s current failure to control homeless camps, vandalism, and general criminal activity has already caused an untenable problem in residential areas of Capitol Hill. The proposed amendments are guaranteed to make it worse. A May 2018 U.S. Department of Justice report on state prisoner recidivism found that almost 45% of former...
prisoners were arrested within one year of release; and 68% were arrested within three years. [https://www.prisonlegalnews.org/news/2019/may/3/long-term-recidivism-studies-show-high-arrest-rates/](https://www.prisonlegalnews.org/news/2019/may/3/long-term-recidivism-studies-show-high-arrest-rates/). It is shocking that the City is considering zoning changes designed to move convicted criminals into our neighborhoods and next to our schools. The current restriction of community corrections to industrial and Downtown zone districts, along with buffer requirements from schools and residential zone districts, must be retained.

- **General Parking.** The proposed changes will be a disaster for the already terrible parking conditions in Denver’s urban areas. The proposed amendments would require just 0-2 off-street parking spaces for households with 6 or more adults, while allowing as many as 10 adults to cram into any property with as little as 2,600 square feet.

- **Group Living Parking.** Making matters worse, “the proposed amendment would consolidate and simplify parking requirements, moving away from the current space-per-unit approach used for Group Living uses and instead applying the current space-per-Gross Floor Area to all Residential Care and Congregate Living uses.” In other words, the amendments will lower parking requirements substantially, by packing more people in smaller spaces while less parking per square foot than currently is the case.

- **Parking in the Right-of-Way.** “The proposed update would remove language regulating parking in the right-of-way, over which the DZC does not have authority.” As a condition of approving the proposed change, the DZC should seek and receive that authority from the City (if it in fact does not already have it, which seems unlikely). Too many people already park and store cars – including recreational vehicles – long term in the right of way and the City does very little to enforce the limited restrictions contained in the DRMC.

- **Congregate Living.** This is simply a boarding house structure, or worse, allows “tiny home villages,” with a collection of cheap sheds being used for housing. The statement that “this use is intended for permanent, rather than transient, occupancy” is ridiculous. Transient occupancy is exactly how they will be used, and they will likely be used by transient persons with no ties to Denver and no investment in our community.

- **Destruction of custodianship.** The proposed changes, allowing up to 10 adults to live in any property with as little as 2,600 square feet will cause even more single-family homes to be converted to room rental apartments/boarding houses (whether technically allowed or not).

- **Lack of Enforcement –** There is no proposed enforcement mechanism for preventing people from renting individual rooms and creating boarding houses, or ensuring that the minimal parking requirements are enforced.

It is hard to envision a proposal that is worse for the current residents of Denver’s urban areas. Denver’s government is already failing its citizens by neglecting to adequately police crime and enforce existing limits on urban camping. The proposed amendments appear designed to codify these failures into policy and make them permanent, further blighting our City.
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2
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<table>
<thead>
<tr>
<th>Name</th>
<th>Lesley Baker</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:laanders78@yahoo.com">laanders78@yahoo.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living Rules Updated</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Comments are included in attached document. Theses</td>
</tr>
</tbody>
</table>
are in addition to comments previously submitted.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.

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<table>
<thead>
<tr>
<th>Name</th>
<th>Diane Young</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>3983 S. Olive St.</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<tr>
<td>State</td>
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<tr>
<td>ZIP code</td>
<td>80237</td>
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<tr>
<td>Email</td>
<td><a href="mailto:dioyoung@comcast.net">dioyoung@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td><strong>Name of Project</strong></td>
<td>group living changes</td>
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</tr>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>The number of people this allows is way too many. 10 people in a 2500 sq foot house would be crowded and uncomfortable. You should be considering number of bedrooms and bathrooms instead for the health, comfort and safety of the residents</td>
</tr>
</tbody>
</table>

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### Comment Information

**Name**: Mayra Gonzales  
**Address**: 12935 E 48th Ave  
**City**: Denver  
**State**: Colorado  
**ZIP code**: 80239  
**Email**: mayra.gonzales120@gmail.com  
**Agenda item you are commenting on**: Other
<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Amendments to Denver's Zoning Code Concerning Unrelated Adults Living Together;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong support</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Hello Members of the Planning Board, my name is Mayra Gonzales and I am resident of the Montbello neighborhood in Far Northeast Denver. I am submitting this comment, in strong support of the amendments to Denver's Zoning Code Concerning Unrelated Adults Living Together. In Montbello, we have an unknown number of single-family homes that have been informally converted into duplexes. As a community organizer, leader and resident, I have seen updated basements that have been updated to be rented out to new families or rooms rented out to unrelated adults in need of affordable housing. My family and I have lived in spaces like this in Montbello. I am in support of this amendment change because I believe that we need to be proactive in supporting community-led solutions to the housing crisis. I believe that with the proper support, homeowners can finalize their retrofits to be safer and meet building codes to ensure better health and safety. Right now, homeowners are renovating their homes without following the proper guidelines, creating potentially unsafe housing. With an ordinance supporting them, they can come forward with ease and without fear, to obtain the proper tools for renovating their homes. We are in dire need of affordable housing and we are in need of protecting and preserving the little amount of affordable units we do have.</td>
</tr>
</tbody>
</table>
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<table>
<thead>
<tr>
<th>Name</th>
<th>Charles Grosse, PadSplit, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>691 West Whitehall</td>
</tr>
<tr>
<td>City</td>
<td>Atlanta</td>
</tr>
<tr>
<td>State</td>
<td>Georgia</td>
</tr>
<tr>
<td>ZIP code</td>
<td>30310</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:charles@padsplit.com">charles@padsplit.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living</td>
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<td>-----------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
</tbody>
</table>

**Your comment:**

Planning Board Members:

We are grateful for the opportunity to submit this public comment regarding the Denver Group Living Project’s proposed amendment to the Denver Zoning Code on behalf of PadSplit. PadSplit is a community-oriented startup company that seeks to alleviate the housing crisis in cities like Denver by providing clean, safe, and affordable rooms for rent in single-family homes. Our resounding success in Atlanta has demonstrated that when landlords and tenants work together, the entire neighborhood wins. There is no reason our model could not serve the City of Denver in your fight against the affordable housing crisis.

We appreciate that the City of Denver recognizes the need to address housing affordability in all its neighborhoods, and we agree that the impact of the ongoing COVID-19 pandemic makes this need all the more urgent. It is encouraging to see cities across the country update their regulations regarding group occupancy of single-family homes to keep up with existing urban housing trends and help lower costs for renters. PadSplit’s mission is to increase the supply of affordable housing by doing just that. Our vision is to help a renter who may not be able to afford the monthly rent of an entire home in their community to rent a single room in that home at a significantly lower rate.

PadSplit largely agrees with the proposed amendment to Denver’s current zoning ordinances. Unfortunately, the Group Living Project’s proposed amendment limits this arrangement to multi-unit, mixed-use, main street, and campus zoning districts if a commercial enterprise is involved. While the current amendment generously increases the number of unrelated adults that can reside in a single family dwelling and allows non-profit group living situations in single-unit and two-unit zones, it would not allow homeowners in these districts or private enterprises dedicated to solving the affordable housing crisis to rent rooms individually, on separate leases, to responsible tenants looking for an affordable place to live.
We see no good-faith reason that the City should stop short in its goal of using group housing arrangements to combat the housing crisis. The City acknowledges that when multiple unrelated people share a single-family home, everyone saves money. PadSplit envisions this working on a citywide scale, and provides a model that is safe and accessible for tenants, as well as secure and stable for landlords. Restricting our model to only certain zones severely limits the potential of group living arrangements, and offers no real benefits to the community.

The Group Living Project lists several concerns with rent-by-the-room situations, but fails to identify why those concerns are unique to this model, or why they should apply only in certain zoning districts. Why are “unscrupulous landlords” more likely to emerge in single-unit zones, or less likely to emerge in a non-profit group living situation? PadSplit conducts rigorous background checks and holds both tenants and landlords to high standards of conduct; this goes much further than any city regulation to protect both homeowners and renters in any neighborhood. Furthermore, there is no evidence that allowing a rent-by-the-room model will turn a quiet residential neighborhood into a bustling commercial lodging area. PadSplit houses are indistinguishable from other houses in the neighborhood. Existing short-term rental restrictions offer plenty of protections against private homes becoming hotels; PadSplit has no intention of peddling leases that last only a few days. However, we welcome additional oversight and regulation from the City in this regard to ensure that the integrity and character of neighborhoods are maintained.

There is nothing that makes non-profit group living situations inherently better, safer, or more scrupulous than rent-by-the-the-room models. If single-room renting works for a university student living near their campus, why shouldn’t it work for a minimum-wage employee who wants to live near their workplace? That minimum-wage worker is every bit as deserving of a clean, safe home in a healthy neighborhood as anyone else in Denver.

Well-regulated rent-by-the-room scenarios offer a safer, more stable situation than non-profit shared living arrangements. When multiple unrelated people share a single lease, they each run the risk that someone will be unable to pay their share of the rent. If one renter loses their income or breaks the lease term by moving out, all tenants in the home may be at risk of eviction if they cannot between them meet the full amount of rent due. A landlord dealing with this situation may lose income that they rely on. When each tenant rents their room on a separate lease, they are insulated from the financial volatility of the other tenants, and the landlord is able to count on a more stable source of monthly income.

We do not want to turn residential homes into busy commercial hotels. We are not asking the city to slash red tape to allow predatory landlords to exploit vulnerable people, or drastically change the fabric of Denver’s neighborhoods.
We simply wish to empower members of the community to make the most of the existing housing stock and ensure that hardworking people have a place to live. The proposed prohibition on single-room renting in single-unit and two-unit zones severely limits our ability to do so. If group living is to be a solution to the housing crisis that leaves thousands of unsheltered people on Denver’s streets each night, we cannot go halfway. We urge the Group Living Project to revise the proposed amendment text to allow practical, proven group living situations across all residential areas of the city.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

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<tr>
<th>Name</th>
<th>Catharine Innerst</th>
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<tr>
<td>Address</td>
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<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<td><strong>Your comment:</strong></td>
<td>This will surely destroy Denver, and the good solid citizen tax base will just leave. What else can families do but pack up and find a safe place to go?</td>
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on:

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<th>Group Living</th>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong support</td>
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**Your comment:**

I strongly support updating the ordinance to allow more unrelated adults to live together in Denver. I - like many of my young, queer, and community-minded peers - have been living happily and healthfully with “unrelated” housemates since 2003.

Some points to consider:

People who are not married or blood-related are not more likely to be unpleasant neighbors. Being married or related doesn’t make you more likely to be a “pleasant” neighbor. This ordinance preferences heterosexual, “nuclear” families over all others.

The City keeps saying it wants more bicycles and fewer cars, less water usage, reduction in waste, and more ppl present and looking out for their neighbors, more gardening, more civic engagement, more affordable housing... Group Living supports ALL of these goals. Do you want ppl to share or not?

My housemates and I have been living together for many years and we want to own our home together. We are prevented from sharing ownership and equity using the most accessible structures because this ordinance says we are not legally allowed to live together.

Thousands of Denverites have already been living this way, despite this ordinance. We’ll continue to do it. You can try to make us invisible in your statistics and counts and laws, but we’re not going to stop — and we can’t afford to stop even if we wanted to.
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<td>group living amendment</td>
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Name: Sean Innerst
Address: 2592 S Winona Ct
City: Denver
State: Colorado
ZIP code: 80219
Email: sean.innerst@archden.org
Agenda item you are commenting: Rezoning
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<th>Would you like to express support for or opposition to the project?</th>
<th>Strong opposition</th>
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<td>Your comment:</td>
<td>I am strongly opposed to the Group Living Amendment. This would be disastrous for Denver neighborhoods - and no good for the people you hope to help! How would you like to live with 38 other people in 1200 sq. ft.? You are generating squalor for the poor. Let's come up with a reasonable alternative to homelessness, rather than this unreasonable imposition on Denver property owners (and voters!).</td>
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<td>Name of Project</td>
<td>Group Living Text Amendment #7</td>
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<td>Would you like to express support for or opposition to the project?</td>
<td>Moderate opposition</td>
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I'm contacting you as president of Washington Park East Neighborhood Association (WPENA). The Board of Directors of WPENA has reviewed and discussed the Group Living Rules Update, aka Denver Zoning Code Text Amendment #7. WPENA understands and recognizes the significant amount of time and effort the members of the Advisory Committee have invested in composing the most recent Rules. However, the WPENA Board does not support the passage of the most recent Text Amendment as it is currently written.

The Board appreciates and agrees with the intent to provide housing for more people, and agrees with allowing more flexibility for people to live together, whether they are related or unrelated, but has concerns about the potentially large number of people living in one household, with respect to the safety and health of those individuals and their neighbors.

The Board agrees with integrating Congregate Living and Residential Care Facilities throughout the city, but is also concerned about aspects of both Congregate Living and Residential Care Facilities, with respect to possible locations near schools and daycare facilities.

As you know, Inter Neighborhood Cooperation (INC) has passed a resolution discussed at its August 8 meeting by a significant majority - 32 supporting, 8 opposing and 1 abstaining - that additional time be allowed for Council members to make sure that their constituents are educated on the proposal. The Board of WPENA supports the INC resolution on Group Living.
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Tuesday, August 18, 2020 2:11 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13210558

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

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<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong support</td>
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**Your comment:**
I urge the Planning Board to approve the group living text amendment for consideration by City Council. It is high time to increase the number of unrelated individuals who can legally live together in our city - our limits are antiquated, stigmatizing, and unnecessary. Denverites have long needed additional affordable housing options, and now more than ever in the time of COVID. Zoning for residential care facilities by size rather than type of services represents a meaningful step forward in advancing equity in housing for ALL Denverites. My husband and I value second chances and people's right to re-enter society with dignity, and would welcome people exiting the criminal justice system or recovering from substance use disorders - among those seeking other types of services - in our neighborhood. And yes, we have a child. We hope to teach him the importance of recognizing and respecting others' dignity, not to fear, disdain or exclude.

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<td>Agenda item</td>
<td>Text Amendment</td>
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on:

Name of Project: Group Living Text #7

Would you like to express support for or opposition to the project?

Strong opposition

Your comment:

- I recommend a NO vote on the proposed GLT#7 zoning amendment.
- The staff report has failed to properly advise City Council and the Planning Board.
- I do not respect the staff report and I do not trust the report to be fair and unbiased in its research and presentation of the pros and cons of the amendment.
- At this time there is no unbiased study of potential effects of the proposed amendment before the Planning Board or before City Council to objectively make a decision.
- Yes, the current rules do limit housing options. I object to the amendment opening up the entire city all at once, rather than a more considered and managed approach with consideration of neighborhood physical and environmental impacts.

Overall, the CPD staff, in my opinion, did not do their job to properly advise the Planning Board, the public and the City Council as evident in the lack of discussion of the downsides, the risks, of the amendment and the lack of discussion of how to mitigate the risks of potential significant adverse impacts to which so many neighbors have expressed concern. Staff acknowledges the public process and responds at page 12, but I find the staff responses to objections are defensive and bias in support of the amendment rather than objective. The responses are basically argumentative telling us why in their opinion our objections are wrong.

Page 11 and 12 the report states “just over half of those comments, approximately 262, indicated support for the proposals”. Yet, at page 12 it states “Some stakeholders, however, objected to the changes.” The true value of comments was 50.3% compared to 48.8%. Not “Some”. Only 4 RNOs expressed support, while 11 RNOs do not support. These RNOs represent tens of thousands of residents. City staff needs to further edit the proposed amendment to objectively address risks and potential adverse impacts without their bias, and determine a Denver housing amendment with lower potential impacts on neighborhoods.
It’s has not been the zoning regulations that are responsible for inequities and reduced housing affordability. There are a number of reasons for housing problems - thousands of new people arriving weekly into Denver resulting in housing demands that push up prices. It is ever increasing Denver property taxes forcing out those on fixed and limited incomes or to find methods such as renting rooms to pay for their taxes. It is the increasing cost of goods, services, insurance and utilities demanding greater cash flow to keep a home. There are many other strategies for the City to reduce financial impacts on those most vulnerable.

I do not support exclusion. The insinuation that if you are against the amendment you are against inclusion is incorrect. I am very concerned about the quality and cost of living in Denver and how taxes and housing prices impact existing neighborhoods. Inclusion needs to improve neighborhoods with diversity but not be detrimental. The bias of staff and the failure to provide full analysis and disclosure of adverse impacts is an unacceptable situation and makes it difficult for neighbors and associations to trust the report or to objectively determine the possible outcomes of the amendment.

When I visit the higher density neighborhoods of Denver, I see a city unable or unwilling to manage neighborhood quality. I see a high percentage of absentee landlords with poor buildings and low maintenance, a high turnover of residents resulting in a lack of community spirit and cohesiveness, higher crime (because neighbors don’t know each other), traffic problems and parking mess from high density yet lack of accommodation in the public realm. These are not neighborhoods, they are not communities, they are simply name places. There needs to be pride of ownership, a low crime rate, and be family friendly. These dense neighborhoods have access to entertainment, retail and medical services, and transit, but are missing the vital three.

There is nothing in the GLT#7 to indicate that the city will improve quality control of land-use, of developers, building maintenance, including renter protections and the prevention of slum landlords abusing renters. Capitol Hill has many good attributes, but the poor attributes we experience are due in great part to the city’s inability or unwillingness to manage landlords and absent owners, the public infrastructure and the cost of living in Denver.

This is not a proposal to “update” the Code, it is a major citywide revision. Calling it an update is a veiled attempt to lessen the appearance of its significant city-wide impacts and place the housing problems on zoning rather than a multitude of other very real factors.

Page 5, there is no limit on “related adults”. The staff report does not calculate the maximum number of adults possible. It has a table for unrelated adults but does not calculate how “related individuals” are counted when mixed with unrelated. There is insufficient information to perform such a calculation.
this mean a married couple counts as one in the city’s formula? I strongly recommend expanding the analysis to a worst-case scenario. Such an analysis can help determine regulatory methods to prevent abuse and loopholes in making calculations for the number of adults.

Landlords and developers should love the parking reductions. This allows them to maximize the building square footage for living space. Parking becomes a “negative externality”, pushing residential parking into the public realm making it the responsibility of the city tax payer. There is no regulation that a household of six adults can not have six or more vehicles, yet the amendment appears to simply hope that each large household will have less than two vehicles. There is no indication that the number of vehicles per 1,000 adult residents in Colorado is going down. There is no discussion in the report regarding the adding of parked vehicles in the public realm. City staff has no idea and apparently no concern about the number of vehicles associated with a home with 5 to 10 adults. Six vehicles require 150 feet of curbside parking – the length of three home ownerships. This is impactful on a residential street.

I object to the lack of assessment of impacts by city staff. It is irresponsible of city staff to be so biased and so committed to this proposal that they are biased in their presentation of information and have apparently failed to objectively consider the possible adverse impacts of each of their proposed revisions. The staff report is very one-sided. This failure to present to the Planning Board, public and City Council with objective and carefully thought out assessments of both the benefits and disadvantages of the proposed revised regulations is irresponsible.

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.

Comments_for_zoning_code_Amendment_7_Aug_2020.docx (18k)
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<tr>
<th>Name</th>
<th>Amy Reynolds</th>
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<tbody>
<tr>
<td>Address</td>
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Agenda item you are commenting on: Plan
**Plan area/neighborhood**

City of Denver

**Would you like to express support for or opposition to the project?**

Strong opposition

**Your comment:**

Denver City Council Members, Denver City Planning Committee Members and Mayor Hancock,

In April of 2017, I served on a Denver District Court jury for two men who were brutally stabbed to death. Mr. John Shoeboot and Mr. Clyde Brown were residents of Colorado Coalition for the Homeless Housing in Denver. Mr. Shoeboot was fatally stabbed over 30 times; Mr. Brown was fatally stabbed 10 times; both by Jamaal Edwards, who had three prior felony convictions and was living at a halfway house for felons at the time of the murders. The stabbing was the result of an argument over a $50 drug deal gone bad. These three men had a loose relationships through acquaintances in the homeless living housing. At the time of trial, six of the witnesses that were scheduled to testify-all residents of the homeless housing, were deceased from various tragic situations. Mr. Edwards was so high at the time of the murders that he actually called 911 as he thought someone was trying to kill him. Serving on that jury was an eye-opening and life-changing event.

If any of the Denver City Council member had viewed the crime scene video, listened to the coroner’s testimony which included organs and structures that were injured, length and depth of the stab wounds, description of the crime scene by the DPD officers and EMTs, listened to the sobbing of these gentlemen’s families and watched several jurors become physically ill and emotionally distressed by this horrid event, the proposal to place mentally ill, homeless, convicted felons and addicts would NEVER happen. You would realize how quickly, in this population, things go bad in peer housing situations. You would realize that these populations are fluid-folks move back and forth and also belong to several of these neat categories you’ve created. These are people-and they are people, not widgets or mere participants in revenue generating activities-have very complex needs that will not be well served in our single home, residential communities, especially with 20 people in one 1,200 square foot home. As a resident of a Denver neighborhood, the thought of having someone like Mr. Edwards living in housing in my neighborhood is frightening to me.

I’m sure that every Denver City Council member wants to have what I described above located next door? In your neighborhood? This is the real
deal, real people, real risk, real death. I cannot, from any perspective, see the benefit of having these populations in residential Denver neighborhoods. It threatens the safety and health of the neighbors as well as the people who are placed (actually jammed) in this proposed housing.

My Story:

I was born and raised in Denver, my husband and I have two children, who were born and raised in Denver. We have owned our home for 39 years and will retire in our home. I live in Denver City Council District 2, which is 39% white; we are a bi-racial family. My biggest successful battle has been against breast cancer over the past 20 years. I am no stranger to perseverance, focus and tenacity and will use all I have to oppose this proposal. I will not let the financial ambitions of special interest groups gut and destroy the city I love and where I live and work.

Thank you for considering my comments.

Respectfully,
Amy Reynolds
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<td>Text Amendment #7</td>
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Would you like to express support for or opposition to the project?

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<th>Strong opposition</th>
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<tr>
<td>Your comment:</td>
<td>I strongly oppose this idea!!!</td>
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From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Tuesday, August 18, 2020 2:23 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13210585

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

<table>
<thead>
<tr>
<th>Name</th>
<th>Carrie West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>362 Garfield St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:carriewest70@hotmail.com">carriewest70@hotmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text Amendment #7</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>I strongly oppose this idea!!!</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Cheryl Peterson</th>
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<tr>
<td>Address</td>
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</tr>
<tr>
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<tr>
<td>State</td>
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<tr>
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<td>80206</td>
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<tr>
<td>Email</td>
<td><a href="mailto:capgws@gmail.com">capgws@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Amendment #7</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Our city has to regulate high density housing and keep the charm we have in our neighborhoods.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Taylor</th>
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<tbody>
<tr>
<td>Address</td>
<td>1721 uinta st</td>
</tr>
<tr>
<td>City</td>
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</tr>
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<td>State</td>
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<tr>
<td>ZIP code</td>
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<tr>
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<td><a href="mailto:taymarin@gmail.com">taymarin@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting</td>
<td>Other</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living</td>
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<tr>
<td>----------------------</td>
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</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>I support common sense zoning changes to increase density. Allowing landlords to take advantage of people by shoving up to 10 unrelated adults in housing that cannot comfortably support them creates more problems than it solves. Build up, allow ADUs, build income-restricted housing, but don’t make housing a nightmare for tenants and neighborhoods.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Ned &amp; Jean Greenwood</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>650 Birch St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<tr>
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<td>Colorado</td>
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<td>80220</td>
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<tr>
<td>Email</td>
<td><a href="mailto:nedgwd@msn.com">nedgwd@msn.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting</td>
<td>Text Amendment</td>
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<tr>
<td>Name of Project</td>
<td>Text Amendent #7</td>
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</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>I am opposed to the zoning change to increase density in Denver neighborhoods. Instead of working with developers, city planners and lenders to build more affordable housing, some members of the City council have expressed support for the lazy option of just cramming more people into existing homes. This zoning change has the potential to ruin existing single-family neighborhoods. The amendment would increase the number of unrelated adults who can live together to eight or more. Individual family homes could be turned into boarding houses for week-to-week and month-to-month renters. Properties could be turned into group living facilities for the homeless, community corrections (halfway houses) and special care. As the number of residents’ increase, so does the number of cars, noise, overcrowding and safety problems. What is behind this zoning change? In a word, money. It has been reported that many of the Group Living Advisory Committee (GLAC) members have ties to for-profit group living businesses and organizations. These for-profit groups are not concerned about Denver neighborhoods. Instead their motivation is increasing the number of people landlords can legally charge rent to. Measures comparable to what GLAC is proposing has been passed in other cities. In those cities, single-family homes were purchased by investors who turned them into dormitory-like dwellings and group living facilities. And what was the result in these cities? Neighborhoods were ruined as renters moved in and homeowners moved out. Members of the Denver council have a choice to make. Are you going to protect single-family neighborhoods or ruin them? Are you going to stand with Denver homeowners or investors? Do the right thing and vote no to amend the Group Living Code.</td>
</tr>
</tbody>
</table>
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<table>
<thead>
<tr>
<th>Name</th>
<th>Martha T Linder</th>
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</thead>
<tbody>
<tr>
<td>Address</td>
<td>335 Detroit Street Unit 301</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
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<tr>
<td>Email</td>
<td><a href="mailto:martlin335@gmail.com">martlin335@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Denver's Group Living Zoning Code</td>
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<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>I strongly oppose this plan based on concern for the safety of our neighborhoods. This is not the right solution. It will have many disastrous, unintended consequences.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Casey S Funk</th>
</tr>
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<tbody>
<tr>
<td>Address</td>
<td>3806 S Magnolia Way</td>
</tr>
<tr>
<td>City</td>
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</tr>
<tr>
<td>State</td>
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</tr>
<tr>
<td>Email</td>
<td><a href="mailto:fabfunk5@msn.com">fabfunk5@msn.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
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<tr>
<td><strong>Name of Project</strong></td>
<td>Group Living</td>
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<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>This proposed text amendment will do away with the historic and original requirement to have a family unit, which will alter and modify the family character our neighborhood. More rentals, more boarding, less parking, less upkeep, less accountability.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Neil Segall</th>
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<tbody>
<tr>
<td>Address</td>
<td>865 FILLMORE ST</td>
</tr>
<tr>
<td>City</td>
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</tr>
<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80206</td>
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<tr>
<td>Email</td>
<td><a href="mailto:ncsskibum@comcast.net">ncsskibum@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
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<tr>
<td>Name of Project</td>
<td>Text Amendment #7</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
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<td>------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>Strong opposition</td>
<td></td>
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</table>

| Your comment: | We don’t need higher density in Congress Park. I already know of 2 neighbor’s plan to move in anticipation of this lousy amendment passing. Please do not allow 5-10 adults to live in a single family home. We have seen this already and the noise, garbage, disrespect was not a good experience |

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Name: Susan Perez  
City: Denver  
State: Colorado  
ZIP code: 80237  
Email: h2ba2@outlook.com  
Agenda item you are commenting on: Other  
Name of: Group Living Proposal
**Project**

**Would you like to express support for or opposition to the project?**

<table>
<thead>
<tr>
<th>Strong opposition</th>
</tr>
</thead>
</table>

**Your comment:**

I would like to express my strong opposition to the proposed Group Living Proposal. I have lived in the city of Denver for over 27 years including a few years in the downtown area. I choose my current home (of over 20 years) for the neighborhood and its single-family homes. I love my neighborhood with all its diversity of people and variety of ages. After reading and attending a Group Living Proposal open house, I believe this proposal will not change Denver’s neighborhoods for the better. I understand the need to update what a “family” looks like, but this proposal makes too many changes without any oversight into how it will affect and change neighborhoods. There are too many zoning changes within the one proposal. There also does not seem to be any additional enforcement for new proposal. While I appreciate the boards efforts, this proposal needs to go back to the committee. There should be separate proposal for each issue. Denver’s City Council should vote NO on this proposal.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>Sarah O McCarthy</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>374, S. Clarkson Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
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<td>ZIP code</td>
<td>80209</td>
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<tr>
<td>Email</td>
<td><a href="mailto:fairhillso@msn.com">fairhillso@msn.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
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<tr>
<td>Name of Project</td>
<td>Group Living</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>See attached letter. Thank you</td>
</tr>
<tr>
<td>If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.</td>
<td>GLAC_comment_letter_to_Planning_Bd.pdf (345k)</td>
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<table>
<thead>
<tr>
<th>Name</th>
<th>Steve D Holz-Russell</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1024 Jackson St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80206</td>
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<tr>
<td>Email</td>
<td><a href="mailto:steve.holzrussell@gmail.com">steve.holzrussell@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
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</table>
Hello, my name is Steve Holz-Russell, and I am a member of Park Hill United Methodist Church and a supporter of the East Colfax Community Collective. Please pass the Group Living Text Amendment.

1. Group Living allows multiple families to share costs and purchase homes in East Colfax, and all of Denver! These cost-sharing arrangements are critical to keeping families in the neighborhood and help provide a pathway to home ownership!

2. Models such as limited equity cooperatives, that allow multiple residents to purchase and co-own houses while building individual equity, can provide the opportunity to build savings and put East Colfax residents on the pathway to individual home ownership. The ECCC has advocated for these changes in the East Area Plan and we need changes to the group living ordinance to make these models possible.

3. Many immigrant and refugee families in our area are accustomed to more communal, multi-generational, living arrangements, that are critical to establishing strong family and community support networks. Currently, the existing ordinance only allows for . We need to update the ordinance so that it better reflects the multi-generational, cross-family living arrangements that already exist in much of Denver and make our communities so great.

PLEASE TAKE ACTION TO PASS GROUP LIVING TODAY!
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<table>
<thead>
<tr>
<th>Name</th>
<th>J Patterson</th>
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<tbody>
<tr>
<td>State</td>
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</tr>
<tr>
<td>Email</td>
<td><a href="mailto:jepatterson@outlook.com">jepatterson@outlook.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living Zoning Code</td>
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<tr>
<td>Would you like to</td>
<td>Strong opposition</td>
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</table>
The proposed “Group Living” zoning code amendment, as it currently stands, is not acceptable. The issues this extreme proposal is attempting to solve should be addressed through other means which the City has not utilized. The proposed amendment pulls the threads of the fabric of communities, citywide, that, through hard work, sacrifice, and freedom of choice, neighborhood residents have attained. It seems little consideration has been given to how residents have invested in maintaining and improving their neighborhoods, building community relations, and getting to “know and trust your neighbors.” This proposal promotes perpetual transiency—not stability—throughout. This is no one’s definition of The American Dream.

The rezoning amendment should be de-bundled to separately address 1) Household definition and 2) Residential Care.

Most Denver residents probably agree the Household definition needs to be updated. However, the proposed starter of 5 unrelated adults plus respective family members for 1,600 sf (up to 10 adults plus family members, based on property size) is a sanctioned, open invitation to potential “human warehousing” with no stops in place, i.e., out-of-state, hands-off landlords who wish to see profit over integrity. Other issues like utilities infrastructure overload, marijuana growing per household (increase in illegal grow houses), and law enforcement have not been addressed. Having no representation by law enforcement on the GLAC with such an extreme shift in demographics is inexcusable. The Household Definition as proposed would likely benefit no one. 4 unrelated adults—period—to a household is reasonable and in keeping with most U.S. cities’ zoning codes.

The Very Small Residential Care portion should be removed completely. The Federal Fair Housing Act does not include Community Corrections or Homeless Shelters as protected classes. Resources most often needed for successful transition of these communities, such as mental health, mentorships, and stability, need to be allocated by the City in a uniform, collective and consistent manner. The question of true, regulated oversight in residential neighborhoods is concerning, especially as the proposed Very Small Residential Care housing would be dispersed throughout the city. This would force neighborhoods to take on added responsibilities that should be the City’s. Moreover, the transient nature of these Residential Care houses (identified as “guests” in the proposal), disrupts communities that have established a sense of trust and stability by knowing their neighbors.
Small Residential Care should be removed entirely from single-unit zoning (SU). Residential neighborhoods were not designed, nor are they equipped, to handle the needs of these residential care facilities based on the scale proposed. There are better alternatives and areas where neighborhoods will not have to absorb the responsibility of managing limited resources in a single-unit (SU) neighborhood, and where residential care would be more efficiently managed.

The time and work the GLAC has put in to developing this proposal is to be applauded. However, Denver residents have responded to the City’s request for input, with the majority of the city residents not in favor. Based on the comments received by the GLAC, and to amend Denver’s zoning as presently proposed without addressing the “unintended consequences,” would be short-sighted and irresponsible.
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**Name**: Eric Banner  
**Address**: 1365 Monaco Pkwy  
**City**: Denver  
**State**: Colorado  
**ZIP code**: 80220  
**Email**: banner.eric@gmail.com  
**Agenda item you are commenting on**: Other
<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Change for group living standards</th>
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</thead>
<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong support</td>
</tr>
<tr>
<td>Your comment:</td>
<td>I was horrified to learn that current Denver code only allows 2 unrelated people to live at the same address. This seems like an invitation to make housing more expensive and exclude people from the life of our city. Surely we can do better. I think adjusting the code to allow 5 people would be a great change.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Lynn Sullivan</th>
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<tbody>
<tr>
<td>City</td>
<td>denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
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<td>ZIP code</td>
<td>80206</td>
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<td>Email</td>
<td><a href="mailto:sullhrd@msn.com">sullhrd@msn.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living Amendment</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
</tbody>
</table>
Your comment: I am totally against this amendment being passed in Denver.
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<table>
<thead>
<tr>
<th>Name</th>
<th>Andrew Forlines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>1967 S Huron St</td>
</tr>
<tr>
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<tr>
<td>Email</td>
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</tr>
<tr>
<td>Agenda item you are commenting on</td>
<td>Text Amendment</td>
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</tbody>
</table>
Name of Project: Group Living

Would you like to express support for or opposition to the project? Strong support

Your comment:
My partner and I are home owners and strongly support the increase in unrelated adults allowed to live together in a single family home. We want to raise our daughter in a full, vibrant community with engaged neighbors. We do a lot for the community and see a need in more affordable housing. Here's a news article about the projects we lead: [https://theknow.denverpost.com/2020/06/30/chef-andrew-forlines-denver-free-meals/241268/?fbclid=IwAR3hDPqrMz4luw5KbYkdQs2yAMn-a8vHNhig5X87OscRoUytrUHCGxVO40](https://theknow.denverpost.com/2020/06/30/chef-andrew-forlines-denver-free-meals/241268/?fbclid=IwAR3hDPqrMz4luw5KbYkdQs2yAMn-a8vHNhig5X87OscRoUytrUHCGxVO40)

If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.

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Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name: stacy Pahl-tichy
Address: 4172 S Zenobia st
City: denver
State: Colorado
ZIP code: 80236
Email: stacyindenver@gmail.com

Agenda item you are commenting on: Rezoning
<table>
<thead>
<tr>
<th><strong>Address of rezoning</strong></th>
<th>4172 S Zenobia and all S-SU neighborhoods</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
</tbody>
</table>
| **Your comment:** | The maximum number of adults in S-SU neighborhoods should be 8 or less TOTAL adults and their legal minor children. The maximum number of guests in a Residential care facility in a S-SU neighborhood should be no greater than 10. The general character of the neighborhood should remain the same. S-SU neighborhoods exist because the homeowners prefer a lower density residence. The number of guests/residents in a care facility should not be based on the lot size in a S-SU neighborhood. Residential care facilities should have 1 bathroom with shower, sink, toilet for every 5 guests. Please see my letter attached for more specifics.  
   Sincerely,  
   Stacy Pahl-Tichy  
   stacyindenver@gmail.com |
| **If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.** | 2020-08_Letter_and_attachments_to_Andrew_Webb.pdf (15125k) |
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

<table>
<thead>
<tr>
<th>Name</th>
<th>Leona T Berger</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>120 South Birch Street</td>
</tr>
<tr>
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<tr>
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<td>Email</td>
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<td>Agenda item</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>text amendment # 7</td>
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<tr>
<td>-----------------</td>
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</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>I do not support this proposed plan. It is too broad and encompassing and it will allow developers to purchase single unit property and convert it into a multi-dwelling property &amp; increase rents which will not address the low-income or homeless problem. These changes have been tried in California, Portland and Seattle and the underlying problems listed above have only gotten worse.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Sandra Ballantine</th>
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<tbody>
<tr>
<td>Address</td>
<td>5930 W. Colgate Pl</td>
</tr>
<tr>
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<td>Email</td>
<td><a href="mailto:sanballa@comcast.net">sanballa@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Would you like to</td>
<td>Strong opposition</td>
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</table>
**express support for or opposition to the project?**

| **Your comment:** | We do not need more people living in single family homes. We have rentals on our street and they add more and more families to their home. They also collect junk cars that aren't driveable. |

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<table>
<thead>
<tr>
<th>Name</th>
<th>Barbara Nash</th>
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<tbody>
<tr>
<td>State</td>
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<tr>
<td>Email</td>
<td><a href="mailto:bcnash1@gmail.com">bcnash1@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
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<tr>
<td>Name of Project</td>
<td>Group Living Zoning Code</td>
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<tr>
<td>Would you like to</td>
<td>Strong opposition</td>
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</table>
express support for or opposition to the project?

Your comment:

The proposed “Group Living” zoning amendment does not address the root causes of homelessness. It only creates pockets of problems dispersed throughout the city in the neighborhoods. What are the City and County of Denver officials’ plans to respond to each neighborhood’s lack of sanitation, home and yard maintenance and disorderly conduct?

The individuals to be placed in “Group Living” are homeless. I am talking about the URBAN LONG TERM CHRONICALLY HOMELESS because 90% of them (yes, in urban studies that is what has been found, again and again), have severely untreated mental illness. More than one in four adults living with serious mental health problems also have a substance abuse problem.

For MOST chronically mentally ill, the problem is NOT access to mental health and drug addiction interventions, it is their refusal or ‘where-with-all” to seek and receive treatment. Is it the intent of the governance of our City and County of Denver officials to abdicate their responsibility to provide programs and place identified individuals with misfunctioning human behavior to neighborhoods and communities?

Were the central Denver, Five Points, Chessman neighborhoods, for example, organized to attend to the problems caused by group living in their neighborhoods? It is evident from experience that our neighborhoods are not prepared to respond to the problems associated with homelessness. It is also evident that individuals with untreated mental illness and drug and alcohol addictions gravitate to one another and create their own community disregarding the number limitations for a “group living” residence.

When I see all the Urgent Care locations so easily accessible pop up, isn’t that what our national, state and local tax dollars were intended to provide when the state mental hospital was closed? What happened to the money? Is that when the volunteer Mental Health Association of Colorado became a state government agency? The volunteer organization raised a lot of money to support mental health care programs.

The City and County of Denver officials and its citizens must address the root causes of homelessness. Neighborhood “group living” is not the answer.

There are successful programs that are addressing the root causes of homelessness, in other counties in Colorado. Have our City and County of Denver
officials researched these successful programs?

Let’s become a model city for responding to our homeless problem. Expecting inexperienced citizens, without understanding of the root causes of homelessness, to be responsible for the problems manifested by homelessness is not the solution.
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<table>
<thead>
<tr>
<th>Name</th>
<th>Wyndol Furman</th>
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<tbody>
<tr>
<td>Address</td>
<td>837 S. Medea Way</td>
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<tr>
<td>City</td>
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<tr>
<td>State</td>
<td>Colorado</td>
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<td>ZIP code</td>
<td>80209</td>
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<tr>
<td>Email</td>
<td><a href="mailto:wfurman@nova.psy.du.edu">wfurman@nova.psy.du.edu</a></td>
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<tr>
<td>Agenda item</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>commenting on</td>
<td>Zoning Code Text Amendments</td>
</tr>
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</table>
Your comment: We have a serious housing problem in Denver. More people than places. Very expensive place to live, esp. for young people. This would help by increasing the number of unrelated people who can live together.
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<table>
<thead>
<tr>
<th>Name</th>
<th>Lee Ann Rodgers</th>
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<tbody>
<tr>
<td>Address</td>
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</tr>
<tr>
<td>City</td>
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<td>State</td>
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<tr>
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</tr>
<tr>
<td>Email</td>
<td><a href="mailto:lrogers1957@yahoo.com">lrogers1957@yahoo.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
</tbody>
</table>
Would you like to express support for or opposition to the project?

Your comment: I am strongly opposed to the text amendments for Group Living in Denver, allowing more people to live in one house. This will ruin quiet neighborhoods in Denver and cause horrible parking problems. These 2 problems are already happening. Denver is being ruined by changes like this - high density building everywhere. Would you want to live next to a house that has 10-20 or more people living in it?

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<table>
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<tr>
<th>Name</th>
<th>John A Green</th>
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<tr>
<td>Address</td>
<td>7064 E Jarvis Pl, Denver</td>
</tr>
<tr>
<td>City</td>
<td>DENVER</td>
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<tr>
<td>State</td>
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<tr>
<td>ZIP code</td>
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<tr>
<td>Email</td>
<td><a href="mailto:jack.green@comcast.net">jack.green@comcast.net</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<td>---------------------------------------------------------------</td>
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<tr>
<td>Your comment:</td>
<td>Regarding the Group Living Proposal&lt;br&gt;This proposal goes beyond the need for affordable housing. Having 4 unrelated folks share a house or apartment may make some sense. Allowing up to 10 plus their family members goes way beyond reasonable. Having lived through the upheaval of neighborhoods from court ordered busing where many families with children left the city it is quite possible this could have a similar result. Please allow more input from real homeowners and, preferably, put the issue on the ballot to let the citizens address it directly. Regarding halfway houses there is no comfort in the idea that these will be highly regulated. Regulation will be spotty at best and innovative investors will find ways around and through the regulations.&lt;br&gt;Jack Green</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Anne Riley Green</th>
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<tbody>
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<td>Address</td>
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</tr>
<tr>
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<tr>
<td>State</td>
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<tr>
<td>Agenda item you are commenting on:</td>
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<tr>
<td>Name of Project</td>
<td>Group Living Proposal</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<tr>
<td>---------------------------------------------------------------</td>
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<tr>
<td>Your comment:</td>
<td>This should be brought to the voters and not left to the GLAC that was loaded with advocates in favor of greater density and investor owned group living facilities.</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Name</th>
<th>Bruce Feinstein</th>
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<tbody>
<tr>
<td>Address</td>
<td>634 Monroe St.</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
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<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80206</td>
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<tr>
<td>Email</td>
<td><a href="mailto:inthe-sky@comcast.net">inthe-sky@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text Amendment #7</td>
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<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>This amendment would allow virtually an unlimited number of people in a home. While there is a definite need to relax some of the current restrictions on unrelated people in a structure, throwing out all rules is not the answer. The number of people, related or not, should be correlated to the number of bedrooms and bathrooms; something along the lines of 2/bedroom, 3-4/bath. (Boulder is introducing something along those lines.) Much more than that is a health hazard (especially these days). Also, residential neighborhoods should not be converted into commercial zones.</td>
</tr>
</tbody>
</table>
From: Planningboard - CPD
To: Webb, Andrew - CPD City Planner Senior
Subject: FW: Denver’s Planning Board Comment Form #13211555
Date: Tuesday, August 18, 2020 11:44:36 PM

From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Tuesday, August 18, 2020 10:57 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver’s Planning Board Comment Form #13211555

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

<table>
<thead>
<tr>
<th>Name</th>
<th>Amanda Seibel</th>
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<tbody>
<tr>
<td>State</td>
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</tr>
<tr>
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<td><a href="mailto:amandakayseibel@gmail.com">amandakayseibel@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living Zoning Code Update</td>
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</tbody>
</table>
I’ve spent the past year and a half living in a community of 7 people as part of a fellowship program. We work in public schools, run a non-profit, work for policy change, support anti-racist foundation funding, and work in the private sector for ethical data use. We are deeply committed to our impact careers, supporting one another’s personal and professional growth, and connecting with our local, national, and global communities. Our personal growth and learning through the practice of intentional living impacts how we thoughtfully build relationships at work and for change outside the home. The home we live in is the element that holds this fellowship together. Caring for this beautiful old home together and sharing it with fellows and friends has been foundational for transformational conversations and experiences. We support one another and challenge each other. Being able to live together makes all this possible and technically we’re against code right now. In these uncertain economic times, social uprising, and COVID quarantine this home base has felt even more special and beloved. Knowing that I will have companionship and support, affordable rent ($775/mo), and a community of multiracial people committed to anti-racism in our daily lives during this period offers solace and relief. Please support the Group Living Zoning Code Update. We need it now more than ever. We need each other. We need lower rent. Thank you.

Sincerely,
Amanda Seibel
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

<table>
<thead>
<tr>
<th>Name</th>
<th>Yvonne Goodson Terry</th>
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<tbody>
<tr>
<td>Address</td>
<td>5223 Ursula Way</td>
</tr>
<tr>
<td>City</td>
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<tr>
<td>Email</td>
<td><a href="mailto:Terryyvonne62@yahoo.com">Terryyvonne62@yahoo.com</a></td>
</tr>
</tbody>
</table>

Would you like to express support for or opposition to Strong opposition
| Your comment: | I think it's crazy to put that many people in a house this is not what should be happening we have many buildings around that can be bought fixed up to fix this problem you would not do this with animals don't do it with people and now we are going thru this virus that's killing so many let's be smart |

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<table>
<thead>
<tr>
<th>Name</th>
<th>Towanna Henderson</th>
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<tbody>
<tr>
<td>Address</td>
<td>7620 E. 22nd Ave.</td>
</tr>
<tr>
<td>City</td>
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<tr>
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<tr>
<td>Email</td>
<td><a href="mailto:towanna.henderson@gmail.com">towanna.henderson@gmail.com</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
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<tr>
<td><strong>Name of Project</strong></td>
<td>Group Living</td>
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<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong support</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>This is a great solution that would provide opportunities for homeownership, additional family support for essential workers with children, addressing options to eliminate homelessness. I also see positive outcomes in addressing several social determinants of health.</td>
</tr>
</tbody>
</table>

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<tr>
<th>Name</th>
<th>Tiffanie Strasser</th>
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<tbody>
<tr>
<td>Address</td>
<td>845 s gilpin</td>
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<tr>
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<td>Email</td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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</tbody>
</table>
Your comment: This will ruin our neighborhoods! We need better ideas to help people!
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<table>
<thead>
<tr>
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<th>Victoria Palmer</th>
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<tr>
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</tr>
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<tr>
<td>Agenda item you are commenting on</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text Amendment #7</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<td>---</td>
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</tr>
<tr>
<td>Your comment:</td>
<td>I do not support this amendment due in main part to the group living situation components.</td>
</tr>
</tbody>
</table>

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<table>
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<tr>
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<th>Kim Bartlett</th>
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<td>290 Garfield St</td>
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<tr>
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<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Text Amendment #7</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>------------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>I am against this amendment.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Nancy Finan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>667 South York Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80209</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:nsfinan@comcast.net">nsfinan@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>667 South York Street</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>Your comment:</td>
<td>The group living amendment is a dangerous and irresponsible proposal for all neighborhoods. There are better solutions for our homeless population and others who needs are trying to be addressed.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Robert Finan</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>667 South York Street</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
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</tr>
<tr>
<td>Email</td>
<td><a href="mailto:rfinan@comcast.net">rfinan@comcast.net</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>667 South York Street</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>The group living amendment is a terrible idea for our neighborhoods. Why are our city planners proposing something to make our neighborhoods less safe, more congested, and less healthy for families? Let's come up with some better solutions for the problems it is trying to address.</td>
</tr>
</tbody>
</table>

This email was sent to planning_board@denvergov.org as a result of a form being completed. [Click here](#) to report unwanted email.
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Wednesday, August 19, 2020 6:53 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13212188

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

<table>
<thead>
<tr>
<th>Name</th>
<th>Lea Klein</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>2900 S. Williams St.</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80210</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:leaschlip77@hotmail.com">leaschlip77@hotmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
</tbody>
</table>
Your comment: Please don’t allow the Group Living Ammendment. It will destroy our neighborhoods! Thank you!

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<table>
<thead>
<tr>
<th>Name</th>
<th>Elizabeth Sellyei</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>401 N Pearl Sr</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80203</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:esellyei@msm.com">esellyei@msm.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>Group living amendment</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Please oppose the group living amendment.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Rita Gibson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>5440 E 6th Avenue Parkway</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80220</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:rgibson57@gmail.com">rgibson57@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Density rezoning</td>
</tr>
</tbody>
</table>
Your comment: I am against this plan to allow more people to live in single family homes and to allow group homes in single family residential areas.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

<table>
<thead>
<tr>
<th>Name</th>
<th>Adrian Brown</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>132 W 4th Ave</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80223</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:abrown@abch2o.com">abrown@abch2o.com</a></td>
</tr>
</tbody>
</table>

Agenda item you are commenting on: Text Amendment
<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Group Living</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Moderate opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>The number of unrelated adults that can live in a single dwelling in the city should not be directly limited or regulated. To the extent that there are racial, economic, or gender groups in our diverse society that choose, happen, or are forced to live in larger aggregations than the traditional nuclear family, the anti-racist allows - indeed encourages - them to do so. The City and County of Denver should be inclusive of all lifestyles, reversing many years of unsuccessfully attempting to dictate the kind of persons, and the kind of personal lifestyle choices, that are allowed to live here.</td>
</tr>
</tbody>
</table>

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**Name**  
Parisa Javedani

**Address**  
665 S Sherman St

**City**  
Denver

**State**  
Colorado

**ZIP code**  
80209

**Email**  
Nikejav@yahoo.com

**Agenda item you are commenting on:**  
Rezoning
<table>
<thead>
<tr>
<th><strong>Address of rezoning</strong></th>
<th>Group housing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>I live off Lincoln and Exposition. I'd oppose this decision. I should have the right to live peacefully in my home. Parking on my street is already challenging to find. Adding a home where at least five more people live with cars would just continue to cause further congestion. I should not have to worry about where kids go to school if they're walking or who lives next door if I live alone. Making these changes in the middle of a pandemic shows the city just wants to force its agenda rather than waiting until all residents can participate to more of an extent. Residential areas should be kept residential. There's enough theft and damage occurring in residential areas without this in place. Please stop forcing changes upon the residents of this city.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Robert Goolesby</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>371 Adams</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80206</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:robertgoolesby@yahoo.com">robertgoolesby@yahoo.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>DURA Renewal Plan</td>
</tr>
<tr>
<td><strong>Address of renewal project</strong></td>
<td>Cherry Creek North</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>Zoning is there to protect people. Just how is this worked for other cities? NY Times article describes many other states trying to do this. Just how has it worked for them? How will halfway houses protect our neighborhood? STOP. THIS.</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Tim Rooney, Winston Downs Community Association</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>PO Box 22594</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
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<tr>
<td>ZIP code</td>
<td>80224</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:newsletter@winstondowns.org">newsletter@winstondowns.org</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living Rules</td>
</tr>
<tr>
<td>-------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
<tr>
<td>Your comment:</td>
<td>Please see attached letter of opposition</td>
</tr>
<tr>
<td>If you have an additional document or image that you would like to add to your comment, you may upload it below. Files may not be larger than 20MB.</td>
<td>WDCA_response_GLAC_letter_August_18_final_w_attachments_nQ1I.pdf (581k)</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Lori Lee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>4053 S Olive St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80237</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:lorilee@q.com">lorilee@q.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
</tr>
<tr>
<td><strong>Name of Project</strong></td>
<td>Denver Zoning Code</td>
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</tr>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>The zoning change being proposed is too extreme, even with the new revisions. It seems like it's a one size fits all approach for too many different types of housing and it's impossible to predict the unintended consequences that this will bring to our neighborhoods. Shouldn't the residents of this city have a vote in this?</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>Name</th>
<th>Suzanne Fasing</th>
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</thead>
<tbody>
<tr>
<td>Address</td>
<td>920 Newport St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
<td>Colorado</td>
</tr>
<tr>
<td>ZIP code</td>
<td>80220</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:suzannefasing@yahoo.com">suzannefasing@yahoo.com</a></td>
</tr>
<tr>
<td>Agenda item</td>
<td>Text Amendment</td>
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<tr>
<td>you are</td>
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<tr>
<td>commenting</td>
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<tr>
<td>on:</td>
<td></td>
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<tr>
<td>Name of Project</td>
<td>Group living</td>
</tr>
<tr>
<td>----------------</td>
<td>--------------</td>
</tr>
<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td><strong>Strong opposition</strong></td>
</tr>
<tr>
<td><strong>Your comment:</strong></td>
<td>Community corrections and halfway houses, even with 10 or fewer residents, should not be allowed in residential areas. The premise of the proposed changes to residential care, that the housing status of the residents doesn’t matter, and only the size of the facility matters, is seriously flawed. The status and past behavior of the residents matter a great deal in their impact on public safety. Residents in community corrections who have histories of violent crime including sex offenses have not demonstrated an ability to stabilize their lives and they will have a negative impact on the safety and quality of life in residential neighborhoods.</td>
</tr>
</tbody>
</table>

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**Name**
Brian Sulley

**Address**
1350 Lawrence St APT 4D

**City**
Denver, CO 80204

**State**
Colorado

**ZIP code**
80204

**Email**
briansulley@outlook.com

**Agenda item you are commenting on:**
Other
<table>
<thead>
<tr>
<th>Name of Project</th>
<th>Group Living Rules Update</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong support</td>
</tr>
<tr>
<td>Your comment:</td>
<td>This update to the Group Living Rules is an absolutely necessary step in addressing the extreme housing costs in our neighborhoods. However, it is critical that during this process Minimum Housing Standards are implemented and enforced to protect residents from predatory landlords. These should include: minimum square footage requirements per person, mold testing, access to daylight, adequate plumbing, heating, and the licensure of all rental properties. By licensing rental properties, the City will be able to make better determinations as to how many residents are permitted in each home, ensure that minimum quality standards are met, and provide DORA with a vital enforcement mechanism. In addition, allowing halfway houses within more residential neighborhoods will provide increased opportunity; but approvals must take into consideration access to vital services such as public transportation, grocery, and potential employment to ensure success.</td>
</tr>
</tbody>
</table>
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Wednesday, August 19, 2020 9:44 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13212692

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<table>
<thead>
<tr>
<th>Name</th>
<th>Anne H Aguirre</th>
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</thead>
<tbody>
<tr>
<td>Address</td>
<td>1715 S Downing St</td>
</tr>
<tr>
<td>City</td>
<td>Denver</td>
</tr>
<tr>
<td>State</td>
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<tr>
<td>ZIP code</td>
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<tr>
<td>Email</td>
<td><a href="mailto:aguirre.anne@gmail.com">aguirre.anne@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
</tr>
<tr>
<td>Name of Project</td>
<td>Group Living</td>
</tr>
<tr>
<td>----------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
</tr>
</tbody>
</table>

Donna Krentz, dlkrentz@hotmail.com, sent an email to all council members and the Mayor which says why I, too, am OPPOSED to the Group Living Amendment. It is a circumvention of zoning code and should be illegal. I participated in the 2003-2005 zoning discussions and process and this end run around including property tax paying residents in the "amendment" process is abhorrent. The proposed amendment sacrifices neighborhood community for the sake of slapping a band-aid on a complicated and not only housing-related problem and will destroy what's wonderful about Denver's diverse neighborhoods. There is no accountability enforcement included--just "trust the system". No thank you.

<excerpt from Donna Krentz email follows>
I am opposed to the Group Living Zoning Code amendment (July 2020), and I am asking you to vote NO and against this measure.

The amended proposal does not address the many concerns homeowners and residents have and the issues that will result from it.

Trying to solve Denver’s homeless population and housing affordability issues using this proposal will merely create many issues and problems for the impacted neighborhoods.

The City of Denver would be exchanging one set of problems while creating another set of problems and destroying our neighborhoods in the process.

It is a fallacy to think this proposal will make housing more affordable. As witnessed in other cities that tried this form of up-zoning, the cost of rent and housing did NOT decrease in those cities.

Why in the world would Denver make the same mistakes?
Zoning Proposal Negative Impacts

No one would welcome these Negative effects of this proposal in their neighborhoods:

· Allow up to 10 UNRELATED adults, with unlimited relatives to each, per residence

· Allow 6 vehicles per residence

· Allow community corrections houses for 1-40 convicted felons

· Allow 24/7 homeless shelters for 1-40 people

· Allow sober living homes (alcohol/drugs) for 1-40 people

· Greatly increased traffic, noise, trash, and congestion

· Strain on aging infrastructure (water lines, sewer lines)

· Safety concerns for you, your children, and your pets

· Lack of interest in maintaining properties

· Diminished interaction with neighbors

· Lower property values

· Commercialization of single-family neighborhoods as investors/operators buy properties instead of owner-occupants

Broad Community Input was not Solicited from Homeowners & Residents

The City of Denver has not solicited broad community input from homeowners and residents from across the city and when compared to the 2010 Zoning Code update even though this proposal has far reaching and long-lasting negative implications.

Additionally, the community was prevented from even providing feedback after the amended proposal (July 2020) was posted to Next Door.

Group Living Advisory Committee Stacked Against Homeowners Interests
This proposal is backed by planners and organizations who are vested in their own PERSONAL Interests and NOT the interests of the people. Homeowners, Residents and RNOs, should have equal representation at the table and were not afforded it. The City of Denver has 90 official (78) and non-official (12) neighborhoods.

Yet the 46 Group Living Advisory Committee members consisted of:

31 Members (67%) were from PRO-Group Living Advocates

4 Members (9%) were from the City Council or Planning Board

ONLY 11 Members (25%) were from RNO’s or neighbor representatives.
(The INC and Pinehurst RNO had 2 members each.)

Group Living Proposal Process Circumvents the 2010 Zoning Code

This draft proposal circumvents the purpose of the current single family residential zoning in Platt Park (and other neighborhoods) that my neighborhood colleagues and I fought very hard to accomplish over 7 long years (2003 – 2010) and also during the city-wide rezoning, which was finalized in December 2010.

We were able to finally secure the single family residential zoning for most of existing homes in Platt Park and as outlined in Blueprint Denver for Platt Park, to help protect the value of our homes, prevent density and parking issues from getting out-of-control, and lessen urban crimes that continue to increase in our neighborhood. The street grid and blocks, the density of the housing stock, the typical square footage of Platt Park homes, were designed for single family density not over-crowded ‘Group Living’. Limiting the number of unrelated residents (2) in a single-family home unit serves the purpose to control congestion in these closely built neighborhoods.

Overpopulation Increases Crime

The proposal would create unbelievable over-crowding and parking issues by allowing, at least 5 and up to 10 unrelated individuals to live in a single-family unit plus all their relatives and all the cars they own. Most of single-family homes in Platt Park were built to house 2 adults + their children. Additionally, an ADU (accessory dwelling unit) could also be built on the back of property that could house one person per 200 feet of floor space. This increase in population is far too dense for Platt Park and many other neighborhoods to absorb.
This proposal would further increase the density, congestion, and parking issues. Our once relatively safe, single-family homes and neighborhood would become be infiltrated with rental flop houses for illegal immigrants and criminal activity would increase in any number of ways from theft, burglary, drugs, gangs, and prostitution. Our quaint residential Platt Park neighborhood blocks would mirror cheap and sleazy motels with unkept yards, and the activities that occur at those establishments. The years of financial investment we made into our homes would be diminished and placed in jeopardy.

This proposal would be the most detrimental to homeowners-residents and home values located within a few miles of downtown. It is doubtful this proposal would impact those neighborhoods, which are located further away from the downtown Denver (i.e. Stapleton, Lowry, etc.) and I firmly believe exclusive neighborhoods (i.e. Country Club, the Mansions on East 6th, 7th, and 8th Avenues, etc.) will not be impacted what-so-ever. Consequently, that means the rest of us owning homes and living closest to downtown Denver would be negatively and inequitably impacted and burdened by the current proposal.

City or Denver 2010 Zoning Code Update & Community Input Process

It appears the city planners do not want to honor the hundreds of hours spent by hundreds and hundreds of residents on the rezoning efforts and who were involved for years in the most recent city-wide rezoning process, but instead are inclined to rush this proposal through the process. Furthermore, it leads me to believe the City of Denver solicited massive neighborhood participation and negotiations in the 2010 city-wide rezoning input process, but apparently had no intentions of honoring it knowing it could and would circumvent important sections of the final rezoning document in the future by merely manipulating words and definitions by “legislating it into oblivion”.

The proposed ‘convenient’ rewording of the definition of a single-family home unit for the sole purpose of circumventing the current zoning code in our neighborhoods, and which hundreds of homeowners spent hundreds of hours to help craft, is alarming and deeply troubling to say the least. This process lacks the thorough and thoughtful analysis of the 2010 Zoning Code Update.
Passing this proposal would send the signal to the Denver’s residential single family home owners-residents, that the mayor, city planners, and City Council did not want to solve the homeless population and housing affordability issue by further creating and encouraging affordable housing and using other viable solutions. It would send the signal the rezoning efforts participated in by the hundreds is to be ignored by the few.

Denver Population Growth

The City of Denver has known for decades about the population growth rate and yet only required developers to reserve 10% of their units for affordable housing.

Denver should mandate 30% of available units (in existing and new) be reserved for affordable housing and include properly sized parking requirements (not decreased parking).

Covid-19 Impacts

Currently, large groups of residents cannot gather in public spaces due to Covid-19.

Covid-19 and social distancing is disrupting the neighborhoods ability to share information, assemble.

This proposal is so impactful it should be postponed until residents and homeowners can safely assemble in large groups safely (and legally) without worry from getting infected.

Proposal is Too Broad

A 175-page proposal is difficult for anyone to digest, especially Denver citizens whose jobs are not in city government nor with an organization standing to directly benefit from the proposed zoning changes.

The proposal should be presented and voted on by sections rather than a single, sweeping vote.

This will allow Board and City Council members to vote for parts that make sense
for their constituents and vote against parts that are not acceptable to their constituents.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit [www.DenverGov.org/planningboard](http://www.DenverGov.org/planningboard).

<table>
<thead>
<tr>
<th>Name</th>
<th>Mary Ricketson</th>
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<td>Address</td>
<td>353 clermont st</td>
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<tr>
<td>City</td>
<td>Denver</td>
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<td>ZIP code</td>
<td>80220</td>
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<td>Email</td>
<td><a href="mailto:mericketson@gmail.com">mericketson@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Rezoning</td>
</tr>
<tr>
<td>Address of rezoning</td>
<td>80220</td>
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<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
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<tr>
<td><strong>Your comment:</strong></td>
<td>oppose rezoning proposal in 80220</td>
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</table>

This email was sent to planning.board@denvergov.org as a result of a form being completed. Click here to report unwanted email.
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Wednesday, August 19, 2020 10:06 AM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Comment Form #13212769

Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

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<tr>
<th>Name</th>
<th>Pamela Guiry</th>
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<tr>
<td>Address</td>
<td>399 Madison St</td>
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<tr>
<td>City</td>
<td>Denver</td>
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<td>State</td>
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<td>80206</td>
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<tr>
<td>Email</td>
<td><a href="mailto:pmiller108@gmail.com">pmiller108@gmail.com</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
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<tr>
<td>Name of Project</td>
<td>Text Amendment #7</td>
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<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
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<tr>
<td><strong>Your comment:</strong></td>
<td>I’m a senior citizen living alone &amp; am already very concerned with the significant uptick in crime in our neighborhood. It adds significant stress to living alone and truthfully, it's difficult to feel comfortable in my own home, especially at night. Adding this type of housing will only serve to increase the vulnerability I already feel.</td>
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</table>

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<td>ZIP code</td>
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<tr>
<td>Email</td>
<td><a href="mailto:jo@affordablehousingconsultants.org">jo@affordablehousingconsultants.org</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Other</td>
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<tr>
<td>Name of Project</td>
<td>group living</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Moderate support</td>
</tr>
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<td>---------------------------------------------------------------</td>
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<td><strong>Your comment:</strong></td>
<td>My main concern is how will the City provide oversight to those who are not following the new rules? Experience in short-term rentals is that there is not sufficient City staff to monitor the program.</td>
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</tbody>
</table>

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<table>
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<tr>
<th>Name</th>
<th>Katherine C McFerson</th>
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<tr>
<td>Address</td>
<td>715 27th Street</td>
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<tr>
<td>City</td>
<td>Denver</td>
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<td>State</td>
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<td>ZIP code</td>
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<tr>
<td>Email</td>
<td><a href="mailto:katherine.mcferson@gmail.com">katherine.mcferson@gmail.com</a></td>
</tr>
<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
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</tbody>
</table>
**Name of Project**  
Group Living Text Amendment

**Would you like to express support for or opposition to the project?**  
Strong support

**Your comment:**  
I strongly support relaxing definitions of what a "family" is. This is an important move for affordable housing and inclusivity. While this does not undo past harms, it does signal a good direction for our community and is a concrete step towards a more inclusive and supportive future. I applaud the hard work of community organizers, City staff, and Denver's elected's, that have caused this to come forward.

In fact, I hope we take even more bold action. Other communities and other states that are on the cutting edge of this topic are doing things like removing single family residential zoning altogether. While I am not an expert in housing, I'd like Denver to be on the cutting edge. Let's be bold and show 'em how it's done!
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name
Lesley C Haycock

Address
1162 S. Grant Street

City
DENVER

State
Colorado

ZIP code
80210

Email
gigi.haycock@gmail.com

Agenda item you are commenting on:
Text Amendment

Name of Project
Group Living
Would you like to express support for or opposition to the project?

<table>
<thead>
<tr>
<th>Would you like to express support for or opposition to the project?</th>
<th>Strong opposition</th>
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</table>

Your comment: I regret that I cannot be in person at the meeting today, however I would appreciate the planning board to take into consideration the overwhelming opposition to Group Living. Thank you for your time.
Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name: Stacie Johnson
Address: 945 S KRAMERIA ST
City: Denver
State: Colorado
ZIP code: 80224
Email: blusbaby13@aol.com
Agenda item you are commenting on: Other
<table>
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<tr>
<th>Name of Project</th>
<th>Group living Zoning Code</th>
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<tr>
<td><strong>Would you like to express support for or opposition to the project?</strong></td>
<td>Strong opposition</td>
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</table>

**Your comment:** Having lived next to a rental property that illegally had multiple non-related tenants in a single family zone over several years I experienced many issues with tenants not taking care of properties, massive parking issues with excessive numbers of vehicles, frequent additional temporary residents on top of the already over limit amount there, and noise issues. With the lockdown in Covid this was a bigger issue. Please do not pass this. This is a slap in the face of people who have been living here and is a major detriment to existing neighborhoods. You have got to come up with a better way to have more affordable housing especially with the amount of high density new builds you are doing and allowing massive over congestion of this city while driving cost of living up too high.

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<tr>
<th>Name</th>
<th>Jayne E Metz</th>
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<td>Address</td>
<td>111 South Birch Street</td>
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<td>Email</td>
<td><a href="mailto:emetz@emarchitect.com">emetz@emarchitect.com</a></td>
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<tr>
<td>Agenda item you are commenting on:</td>
<td>Text Amendment</td>
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<tr>
<td>Name of Project</td>
<td>Text Amendment #7</td>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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<tr>
<td>Your comment:</td>
<td>Higher density and group living is appropriate in parts of Denver but not in all neighborhoods. There are better ways to solve the problems of density and high rent than an increase in group living across the city. My brother lives in Seattle and the changes there led to higher rents, more homelessness not less, and a loss of single family neighborhoods that are affordable. What happened was greater development and speculation, not more affordable housing and less homelessness.</td>
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Thank you for submitting a comment to the Denver Planning Board. Your input will be forwarded to all board members as well as the project manager. For information about the board and upcoming agenda items, visit www.DenverGov.org/planningboard.

Name       Greg Fasing
Address    920 Newport St.
City       Denver
State      Colorado
ZIP code   80220
Email      fasing80220@gmail.com

Agenda item you are commenting on: Text Amendment
<table>
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<tr>
<th>Name of Project</th>
<th>Group Living</th>
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<tr>
<td>Would you like to express support for or opposition to the project?</td>
<td>Strong opposition</td>
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Your comment:

First, other than some ill-defined anxiety about the current rules, its change proponents have not pinpointed any specific negative effects caused by the current law that need to be corrected by an amended law. Proponents have failed to establish specific circumstances that cause specific negative effects. Second, even if they could define a defect in the current law, proponents of the changes have not submitted evidence to support any defects. I mean evidence, not anecdotes, biases, opinions, perceptions, assumptions or what their cousin from Saginaw might believe. I am also not talking about flawed data gathered by people and groups who pursue the changes with explicit and ulterior agendas. I am talking about objective, specific, reliable, independently gathered and analyzed evidence. Third, even if a current rule defect could be defined and supported by evidence, there is no reliable, independently evaluated evidence that the proposed changes would remedy the problem. Fourth, there are many strongly negative downsides to the proposed change. None of the downsides have been properly evaluated by the proponents. In fact, they have been ignored. Again, proponents rely on generalities, slogans, mindless clichés and their own biases to support the changes, rather than rational, objective evidence. The bases presented by proponents do not meet reasonable standards of independent, reliable evidence.

Having completely failed to meet any reasonable standard on these threshold issues, the changes should fail without further analysis. However, further analysis even more strongly supports rejection of the proposed changes. Generalities about so-called “vulnerable groups” lump together, for example, elderly persons with persons convicted of serious crimes. The proposed changes have a dangerous lack of supervision and follow-up, particularly in the case of people who would enter the community in large numbers, who have demonstrated either an unwillingness and/or an inability to abide by not only criminal law, but reasonable social norms. No thought, let alone reasonable thought, has been devoted by proponents to the impact on other people in Denver. No thought, let alone reasonable thought, has been devoted by proponents to alternatives that are better suited to solving any alleged negative effects of the current rules, again assuming that the threshold issues defined above could be met by the
proponents.

We don’t need this proposal to "correct" issues that don’t exist, just because some people are obsessed with personal ulterior agendas not shared by a majority of Denver residents. Unless and until these glaring defects in the proposals have been resolved, I strongly oppose the proposals.

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From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>  
Sent: Tuesday, August 18, 2020 5:43 PM  
To: Planningboard - CPD <planningboard2@denvergov.org>  
Subject: Denver’s Planning Board Speaker Sign-up #13211011

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<tr>
<th>Name</th>
<th>stacy Pahl-Tichy</th>
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<td>ZIP code</td>
<td>80236</td>
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<td>Email</td>
<td><a href="mailto:stacyindenver@gmail.com">stacyindenver@gmail.com</a></td>
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<tr>
<td>Agenda item you are signing up to speak on:</td>
<td>Other</td>
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<tr>
<td>Name of Project</td>
<td>Denver's rezoning meeting on 8-19-20</td>
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Click here to report unwanted email.
From: noreply@fs7.formsite.com <noreply@fs7.formsite.com>
Sent: Tuesday, August 18, 2020 1:06 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Subject: Denver's Planning Board Speaker Sign-up #13210340

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<tr>
<th>Name</th>
<th>Kyle Huelsman</th>
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<tr>
<td>Address</td>
<td>204 N Logan St</td>
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<tr>
<td>City</td>
<td>DENVER</td>
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<td>ZIP code</td>
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<tr>
<td>Email</td>
<td><a href="mailto:huelsman.kyle@gmail.com">huelsman.kyle@gmail.com</a></td>
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<tr>
<td>Agenda item you are signing up to speak on:</td>
<td>Other</td>
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<tr>
<td>Name of Project</td>
<td>Group living zoning code amendments</td>
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This email was sent to planning.board@denvergov.org as a result of a form being completed. Click here to report unwanted email.
From: Ned Greenwood <nedgwd@msn.com>
Sent: Tuesday, August 18, 2020 3:00 PM
To: Mayorsoffice <mayorsoffice@denvergov.org>
Subject: [EXTERNAL] Text Amendment #7

I am opposed to the zoning change to increase density in Denver neighborhoods. Instead of working with developers, city planners and lenders to build more affordable housing, some members of the City council have expressed support for the lazy option of just cramming more people into existing homes. This zoning change has the potential to ruin existing single-family neighborhoods. The amendment would increase the number of unrelated adults who can live together to eight or more. Individual family homes could be turned into boarding houses for week-to week and month-to-month renters. Properties could be turned into group living facilities for the homeless, community corrections (halfway houses) and special care. As the number of residents’ increase, so does the number of cars, noise, overcrowding and safety problems.

What is behind this zoning change? In a word, money. It has been reported that many of the Group Living Advisory Committee (GLAC) members have ties to for-profit group living businesses and organizations. These for-profit groups are not concerned about Denver neighborhoods. Instead their motivation is increasing the number of people landlords can legally charge rent to. Measures comparable to what GLAC is proposing has been passed in other cities. In those cities, single-family homes were purchased by investors who turned them into dormitory-like dwellings and group living facilities. And what was the result in these cities? Neighborhoods were ruined as renters moved in and homeowners moved out.

Members of the Denver council have a choice to make. Are you going to protect single-family neighborhoods or ruin them? Are you going to stand with Denver homeowners or investors? Do the right thing and vote no to amend the Group Living Code.

Ned Greenwood
Hilltop

Sent from Mail for Windows 10
From: Lawrence Murray <lmurray007@hotmail.com>
Sent: Tuesday, August 18, 2020 1:31 PM
To: Planningboard - CPD <planningboard2@denvergov.org>
Cc: Ann White <annladywhite63@gmail.com>; Joni Caldwell <joni_caldwell_96@msn.com>
Gilmore, Stacie M. - CC XA1405 President Denver City Council <Stacie.Gilmore@denvergov.org>
Subject: [EXTERNAL] Zoning Change for Increase of un Related Adults in Single Family Homes

Council,

The following questions I would like to provide for consideration and address. Thank you.

1. What were the options to this proposed change to the zoning guideline and why were they rejected for this proposal?
2. Is this really going to positively impact homelessness in the city or is this an effort to accommodate other interests?
3. Was there any consideration of negative impact on other members of the city should this change be approved and if so, what were they?

Thank you.

Lawrence Murray

Sent from Mail for Windows 10
Thank you Marjani for sharing your comments, I have copied the program manager, Andrew Webb, so your comments can be recorded. If you haven’t already visited, the project website has more information about what is proposed, upcoming hearings and form where you can sign up for e-mail notification of any updates: www.denvergov.org/groupliving.

Stay well,

Amanda P. Sandoval
Councilwoman District 1
Denver City Council
City and County of Denver
p: (720) 337.7701
Pocketgov.com | Denver 8 TV | Facebook | Newsletter

Amanda Sandoval,

I am a Denver teacher and a member of DCTA. I support Denver’s group living changes because I value the right of DPS families and teachers to live in groups or families of their choosing.

I support the group living amendment for the following reasons:

- Concern for the prejudice against the LGTBQ community within the current living codes.
- Concern for the high cost of living.
- Concern for the hundreds of DPS students who are currently experiencing homelessness.
- Concern for the prejudice against people 54 and younger within the current living codes.
- Concern for the prejudice against Denver middle class and lower class families within the
current living codes.

The COVID-19 Eviction Defense Project estimates 100,000 Denverites will be at risk of eviction through the end of 2020. Without the group living change it would be illegal for many to take friends into their homes if they fall on hard times. Due to this emergency, Governor Polis has requested all cities remove their residency caps.

This proposal will immediately provide affordable housing as well as modernize residential care zoning and is more essential now than ever due to the pandemic. Please vote to pass this proposal.

Marjani Isreal
misreal@gmail.com
1550 Raleigh St
Denver, Colorado 80204
8-18-20

To: Andrew Webb

Since our Zoom meeting on 8-13-20, I have been reading through the slide presentation, zoning codes, building codes, health codes and any other links that you have offered.

I understand the need to update the zoning codes. I think the biggest concern in zoning is the S-SU areas. Residents live in these suburban neighborhoods for the general character and they purchased property specifically to have less density.

Denver’s zoning proposal for Household Regulation Details is too crowded. If the maximum adults allowed (related or unrelated) in a 2,600 square foot home is: 8 TOTAL adults and their legal minor children....that breaks down to 650 sq ft of living space for 4 full families. Eight adults maximum would increase the density of our city, and hopefully not change the overall character of an existing neighborhood.

Since I owned a Residential Care Facility on South Golden Court about 20 years ago, I understand the need for this residential care housing. Again, I feel that the zoning for these types of homes should be less dense in the S-SU zoning. Lot size should not matter in S-SU zoning, because the size of the house should not change. It would change the character of the suburban neighborhood if you expanded a residence to accommodate more than 10 people. The Zoning for S-SU should not exceed 10 guests, no matter what the size of the lot is. The zoning for U-SU can be different than the zoning for S-SU. Expanding a residential care facility in a U-SU zone would not affect the general character of the neighborhood.

Below are copies of your slide presentation....with some of my hand written notes. Please include these concerns in your staff report. I think you are very close in updating the zoning. The biggest concern is the suburban areas, which are much different then Mixed Use, Downtown or Urban neighborhoods.

Sincerely,

Stacy Pahl-Tichy

Email: stacyindenver@gmail.com
### Parking Requirements

- **Master Planned:**
  - 0 vehicle spaces
  - CMP: Required
  - CMP (if applicable): 0 vehicle spaces

- **Downtown:**
  - 0 vehicle spaces

- **Urban Center:**
  - 0 vehicle spaces

- **General Urban:**
  - 1 vehicle space

- **Urban Edge:**
  - 1 vehicle space

- **Suburban:**
  - 1.5 vehicle spaces

- **Residential (more than 5 dwelling units per building):**
  - 1 vehicle space

### Household Regulation Details

- **Uncertified Adults:**
  - Per dwelling unit:
    - 0-2 adults: 800 sq ft
    - 3+ adults: 1600 sq ft

- **Uncertified permitted:**
  - Per dwelling unit:
    - 0-2 adults: 800 sq ft
    - 3+ adults: 1600 sq ft

- **Unrelated adults:**
  - Per dwelling unit:
    - 0-2 adults: 800 sq ft
    - 3+ adults: 1600 sq ft
At a Glance: Proposed Household Regulations

- Building Code Requires Fire Suppression (sprinklers) for houses with more than 10 occupants.
- Interconnected smoke alarms required for all houses.
- Ensure safety with existing building and fire code requirements.

as a non-profit housekeeping unit.

districts by specifying that all residents shall have jointly chosen to occupy the entire home and live

Prohibit commercial, rent-by-the-room scenarios in single-unit, two-unit and row-house zones.

Establish new off-street parking requirement for single-unit uses in lower-intensity residential areas.

Cap maximum at 2 unrelated adults in houses 2,600 square feet or larger.

Allow additional unrelated adults for every 250 additional square feet of finished floor area in dwelling units.

permits up to 4 unrelated adults and any number of relatives to each to live as a household in any
Proposing and Density Requirements

- Districts
  - Type 4: 10+ guests
    - spacing requirements
  - Type 3: 4 to 10 guests
    - spacing requirements
    - RH: 40% max.
  - Type 2: 1 to 4 guests
    - no more than 10 guests in a single family

Proposed

Current

What would change? Current vs. Proposed Residential Care Regulations

- Additional limits on permitted
  - zone districts
- Additional buffers required from
  - other uses
- Additional buffer required from
  - community corrections
- 6,000 square-foot min. lot size
- 12,000 square-foot min. for size in S.U.

Small: 8 or fewer guests

Large: 9 or more guests

Building construction date

for no more than 730 days/year (an existing
provision in the code)
<table>
<thead>
<tr>
<th>Resid. Care Size</th>
<th>Type 1</th>
<th>Type 2</th>
<th>Type 3</th>
<th>Type 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Guests</td>
<td>10 or fewer (365 days/year) or up to 100 for no more than 130 days/year</td>
<td>11-40</td>
<td>41-100</td>
<td>101+</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>NA</td>
<td>12,000 square feet</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>Permitted Zone Districts</td>
<td>All districts that permit residential uses</td>
<td>All districts that permit residential uses</td>
<td>• Higher-intensity zone districts that permit apartments, commercial uses, etc.</td>
<td>• Highest-intensity zone districts that permit apartments, commercial uses, etc.</td>
</tr>
<tr>
<td>Spacing Requirements</td>
<td>NA</td>
<td>• 1,200’ between facilities in single-unit, two-unit and rowhome districts when lot has not previously been used for a Civic, Public or Institutional Primary Use</td>
<td>• 1,200’ between Type 3 and Type 4 facilities in medium-intensity districts like multi-unit.</td>
<td>• 1,200’ between Type 3 and Type 4 in medium-intensity districts like multi-unit.</td>
</tr>
<tr>
<td>Density Requirements</td>
<td>NA</td>
<td>NA</td>
<td>NA</td>
<td>No more than 3 Type 3 and Type 4 facilities within 1 mile of a Large Residential Care Facility</td>
</tr>
<tr>
<td>Community Information Meeting</td>
<td>Not required</td>
<td>Required in SU, TU, RH districts</td>
<td>Required</td>
<td>Required</td>
</tr>
</tbody>
</table>

Note: The text in yellow comments indicates specific zoning regulations and exceptions.
What are the Building Code Requirements for Residential Care Facilities, like shelters?
June 26, 2020

Andrew Webb
Senior City Planner
andrew.webb@denvergov.org

Re: Group living

To Whom It May Concern:

Baker Historic Neighborhood Association (BHNA) has discussed the Group Living Amendment and its potential meaning for Baker several times at membership meetings as the proposal has been developed. At the June 9, 2020 BHNA general meeting, the membership voted overwhelmingly to support reinstating that policy that it should be 8 unrelated adults limited in a home instead of the current proposed limit of 5, because it is discriminatory against young people. The vote was 19 in favor, 1 against, and 1 abstention.

Understanding that the number of 5 was suggested as a compromise, BHNA wants to be on the record for supporting the higher number.

BHNA is a Denver Registered Neighborhood Organization representing the area from 6th Ave. to Mississippi Ave., and from the South Platte River to Lincoln St. Membership is open to all residents and real property owners within these boundaries. The neighborhood has approximately 6,136 residents, and conducts ten general membership meetings per year.

Sincerely,

Luchia A. Brown
C. Steve Harley
Baker Board

A Better Community Through Cooperation
Andrew Webb, Senior City Planner
Denver Community Planning & Development
201 W. Colfax Avenue
Denver, CO 80203
March 27, 2020
Re: ZAP Feedback on Group Living Recommendations

Andrew,

Thank you for the opportunity to provide this feedback to CPD staff and members of the Group Living Advisory Committee (GLAC) on this complex set of issues. We recognize the breadth of problems identified by the GLAC in its Problem Statement and its work on proposed solutions. We hesitated before submitting this list of concerns and questions regarding the GLAC recommendations, all too aware of the chaos we have been thrown into and the difficulties facing all of us in going about ongoing work while we are hyper focused on the news and our daily lives. For those charged with governance, we know crisis management and figuring out steps to protect all of us is forefront in your work.

However, given that you indicated that CPD has not made any decisions regarding pausing this work on preparing a text amendment, we feel obligated to submit some questions and concerns raised by ZAP members and its Co-Chairs in the event CPD does proceed. We feel answers and discussion of these issues is essential before city leaders, and residents, can make informed decisions about impacts of the anticipated sweeping zoning change.

We also note that while most of these questions focus on the household definition portion of the committee’s work -- the part of the proposed changes that neighborhoods register on first hearing -- we have heard concerns on residential care but will not be able to address them here except in passing. Further, without a redline version of the proposed text amendments to Chapter 11, neither ZAP nor INC takes an official position in this letter. ZAP appreciates the opportunity to submit this letter and we request that written responses to the following questions and concerns be addressed prior to finalizing any draft text amendment and prior to its being sent to the Denver Planning Board.

As the umbrella entity in Denver for neighborhood representation, our view is that the resident perspective in the formation of possible text amendments to Chapter 11 has been far too limited,[1] calling into question whether GLAC has fulfilled its Charter[2] obligations to inform and gather feedback from affected residents in all eleven council districts. For a citywide legislative zoning change that will affect every neighborhood to be smartly and equitably done, a broader and more inclusive process with early neighborhood awareness and helpful input should have been followed. Very limited information was not shared with residents (with a couple of exceptions) until late 2019 and early 2020, and this was after the GLAC had settled on its recommendations in mid-summer 2019.

The Denveright process, which overlapped with the GLAC process, provided ample opportunity to broach these complex issues and obtain input, but these potential changes were not
explored in public meetings and surveys.[3]
We have first listed questions and then concerns, but ask that CPD consider all input contained in this letter.

Questions
Health & Safety:
● What regulatory steps (existing and proposed) will be implemented along with this text amendment to ensure the health & safety of Denver residents? Will the city add safety inspections on the larger households under the new proposal?
The city inspects new construction but does not otherwise proactively inspect houses for safety, including large households. Various types of inspections, including Public Health or Neighborhood Inspections Services (Zoning), can and do occur upon receipt of a complaint via the 311 system. This will not change as a part of this project. In response to concerns about household size in general, staff will propose revisions that would lower the number of adults (of any relationship) permitted in homes up to 1,600 square feet and preserve flexibility for larger houses, while addressing external impacts and preventing worst-case-scenarios.
● Has the City completed a fiscal impact statement for covering the additional safety/health inspections that will follow the anticipated changes?
We do not expect these zoning code text amendments to result in a significant increase of inspections from current trends.
● What funding mechanisms will be put in place to do this?
See above.
● If there are no concurrent regulatory additions regarding health and safety, what written analysis did CPD use to reach its determination that existing codes and regulations are sufficient for such a major revision to the Zoning Code?
The proposed changes to the code will allow more unrelated people to live together as a housekeeping unit. The code already allows an unlimited number of related adults to live together. Unrelated people live together as households in communities all over the world, and we were unable to find any evidence that unrelated people living together are any less safe than related people. As noted in Question 9 of the Frequently Asked Questions, regulations and standards specifically related to the safety of dwelling units are contained in the Building and Fire Code (which is updated regularly, most recently in 2019 to include more clarity on safety requirements for larger households), and city agencies will continue to enforce them as they do now.
● Given the likelihood that this broad change will impact the rental market, will a regulation[4] for licensing/registering/inspecting rentals (see e.g., Seattle’s Rental Registration & Inspection Ordinance) be adopted concurrently to strengthen protection for renters? We are aware of the recent changes at the state level to provide additional renters’ protections. However, this system puts the entire burden on tenants to seek enforcement and to take affirmative steps to exercise their rights and find legal services to assist them.
A Denver City Council member is working with city agency stakeholders to explore what it would take to establish a rental licensing system, but it is unknown if or when that project will advance. We are not aware of any rental licensing system that would be ready for adoption concurrently with the Group Living text amendments.
Denver’s Complaint Based System:

● What alternatives to the current complaint-based system did CPD study, and did GLAC and CPD make any recommendations regarding alternatives?
We reviewed many large U.S. cities and found none that had a year-round system for proactive zoning violation inspections. Many cities have occasionally funded proactive enforcement in a particular area, or for a specific complaint (such as weeds after a lengthy rainfall), but all used complaint-based systems (through 311 or online apps) as their core method for zoning enforcement.

● Was a concurrent regulation for a licensing/registration/inspection of rentals proposed?
Not by CPD.

Peer City Studies by CPD/GLAC:

● Which peer cities expanded their household definition to the degree proposed by GLAC and saw increased access to, and increased affordability in, housing?
We are aware of only one city, Bend, Oregon, that has made such a change recently. All others we spoke to have had their rules on the books for many years.

● Which cities implemented such a change and saw no effect or found it made housing less affordable and accessible?
We discussed housing requirements with city staff in Seattle, Austin, Portland, Albuquerque and Salt Lake City. All have had these requirements on the books for some time, through many economic cycles. None had collected data on the impact of such a regulation on affordability. All noted, however, that unrelated people commonly live as housekeeping units in those cities and that they were not aware of any issues or community concerns about that.

● Which cities saw an increase in investors buying up housing stock? Did CPD ask this question in conducting its research?
We did not ask this question directly. Investors own houses in all cities; zoning does not preclude this.

● What municipal services, infrastructure and/or regulations were developed to accompany these changes?
Other cities whose regulations we reviewed had not made such changes recently – their rules had been long-standing. Accordingly, we are not aware of accompanying changes to non-zoning regulations or services related specifically to how cities regulate households.

● How were budgets adjusted to accommodate such changes?
See above.

Catalyst for displacement, outside investors:

● What steps will be in place to prevent scraping and displacement of existing housing stock, a goal set forth in Blueprint?
Blueprint Denver sets forth many recommendations for incentivizing the preservation of existing structures and ensuring that new development is appropriate for its context. While the group living proposed changes would legitimize households of non-related people that already exist, we do not expect them to incentivize the development of larger house structures solely for the purpose of renting to larger groups of people. We’ve looked at many peer cities that allow more unrelated people to live together, and in several cases have had conversations with planning staff from these locations. No city had made such a change recently (with one
exception, Bend, OR), but our research and discussions with staff suggest that people live together the same way in those locations that they do in any other city. Construction of larger houses in neighborhoods of smaller structures is a well-known phenomenon in many cities, and reflects a market-based desire for more living space expressed by households of all types. Most large cities grapple with its impacts, including displacement and gentrification. As recommended in Blueprint Denver, the city will explore incentivizing preservation of existing housing stock by exploring ADUs/additional units in return for retention of existing houses, energy efficiency and safety improvements of existing homes and other efforts. Neighborhood planning efforts underway now, including the East and East Central Area Plans, will also help minimize the scraping of our existing housing stock with very specific recommendations tailored to unique neighborhood contexts.

In response to input about commercial “rooming-and-boarding” types of uses in neighborhoods, the project team is considering several updates to the proposal. These include language specifying that the intent that household uses are not intended to incorporate “rent-by-the-room” configurations or boarding homes, which will continue to be regulated separately and are not permitted in single-unit, two-unit or rowhome zone districts. Additionally, we are exploring a reduction of the amount of unrelated adults permitted to live in a household from what has previously been proposed.

- What research/evidence was accessed to underpin GLAC’s recommendation that these zoning changes will add to and strengthen affordable housing stock and avoid price gouging?

These changes are proposed to increase flexibility of housing and legitimize housekeeping units comprised of unrelated people. The zoning code does not directly address “price gouging.”

Parking:

- What research did CPD conduct on parking impacts of this proposed change?

Currently, the zoning code allows one vehicle per licensed driver in a home, plus one additional vehicle for the entire household. Because an unlimited number of people who are related by blood can currently live together, an unlimited number of vehicles could conceivably be associated with a home. Currently and after any code change, vehicle parking on a public street is a public right, and the city has never guaranteed its households a minimum amount of on-street space. This proposal would expand the number of unrelated adults who are permitted to live in a home, legitimizing households that function the same way as a related family, but we do not expect it to dramatically change the way people live together in Denver, nor do we expect the proposal to dramatically change the number of private vehicles maintained by Denver’s households.

- What research verifies that the recommendation to greatly increase the number of people allowed in all household units will not translate into a significant increase in cars and impact parking?

An unlimited number of people are currently allowed to live as a housekeeping unit in Denver, as long as they claim to be related. This change will legitimize housekeeping units of unrelated people, but is not expected to markedly increase the number of people who choose to live together. We are not aware of research on parking impacts. Generally speaking, 21st Century
land use planning in Denver and most cities has moved toward mobility planning for people and further away from primarily accommodating cars.

● What procedures to effectively reduce these predictable impacts will be implemented, other than the promise to solve for parking issues later via Parking Area Management Plans?

We are proposing a revision to language in DZC Article 10 regulating the number of vehicles that can be associated with a household. Presently, one vehicle is permitted per licensed driver, plus an additional vehicle for the household. We are exploring a total cap on the number of vehicles.

● What evidence does CPD have that a significant jump in transit buildout, accessibility and use will accompany this change?

We have not suggested that these regulatory changes to the zoning code will impact transit buildout or use in any way.

The number 8:

● Why is the city applying the number 8 to all units throughout the city when the Colorado statutes only address 4 specific protected classes?

This was discussed over the course of multiple GLAC meetings, and ultimately the group and staff agreed that if some protected classes are permitted to live together in groups of 8, there was not a good reason to prohibit others who would choose to do the same.

● Did the GLAC and CPD consider adopting a lower number such as 4 and then requiring a permit and inspection process and other applicable requirements for owners who want to exceed that 4-person occupancy, while the city continues to allow 8 for protected classes?

Many possibilities have been considered. Staff has not recommended this approach, as unlimited adults who are related can already live in a household, and tracking permits for related vs unrelated adults, especially when a dwelling unit is sold or transferred, would create unnecessary complication.

● What would be the cost of such a provision?

Any additional permitting requirement would incur costs to both applicants (permit, building plan review hourly fees, etc.) and to the city (staff time, etc.). It is not possible to assess how many larger households would request a permit, so the increase in costs would only be known once the regulation has been in place for a meaningful period.

Unintended Consequences:

● What analysis of potential positive and negative consequences of the GLAC recommendations was conducted? What written documentation of this analysis exists?

Many possible consequences were considered and discussed. Presentations and meeting summaries from GLAC meetings 3, 4 and 7 are posted on the project website and contain information and analyses related to this question.

● What written provisions have been drafted to be put into place to prevent and/or remedy potential negative consequences?

All changes to the zoning code proposed to date have been detailed in the Open House presentations. In response to community feedback, staff will propose some revisions to household and residential care regulations aimed at addressing some envisioned consequences.
Good Neighbor Agreements:
● If the proposed code changes grant new “uses by right,” what would applicants be giving up as consideration in a GNA and what leverage would neighbors have to encourage applicants to enter into a GNA or to abide by its terms?

Most Residential Care uses are already permitted in neighborhoods. The pre-application Community Information Meeting requirement proposed by these amendments would provide an opportunity for neighbors and would-be facility operators to discuss site-specific concerns. Good Neighbor Agreements are not required or enforced by the city for a zoning permit. However, as is currently the case, most operators want to have a positive relationship with neighbors and will consider methods, such as GNAs, to formally commit to certain practices or modifications to the use.

CONCERNS FROM MEMBERS
● Non-profit Housekeeping Unit: We have heard various interpretations of the phrase “non-profit housekeeping unit,” and it is unclear whether CPD will retain language presented in on page 38 of the January 2020[5] presentation regarding the characteristics of a typical non-profit household unit. This needs to be clarified before proceeding.

The language from the presentation given at Advisory Committee Meeting #7 came from a site-specific zoning analysis for a proposed use. We are developing language aimed at strengthening and clarifying these distinctions in the definition of household, and the analysis of future permit requests against that language would be conducted similarly.

● Shortcomings of Complaint Based System: Concerns were expressed about Denver’s ability to adequately handle code violations and enforcement – both under current code and with anticipated changes. Denver currently bases enforcement on a complaint-based system rather than licensing/registration/inspection system. This complaint-based system puts the onus on residents to contact Neighborhood Inspection Services (NIS) to seek enforcement of alleged code violations.

● Underrepresentation by neighborhoods on GLAC: Only 10 neighborhood representatives were appointed to the GLAC. The majority of GLAC appointments represent providers and individuals interested in group living, chosen to provide insight on how the code functions and where these regulations fall short. Gathering information from those who have been working as providers, or have been studying alternative household arrangements, provided CPD with important feedback, but decisions and changes of this magnitude also need to be vetted and created with input from the hundreds of thousands of residents of neighborhoods.

● Catalyst for displacement, outside investors: The 400% increase in the household definition could be a catalyst for developers to scrape household stock in order to build larger homes/units for larger profit which, in turn, could potentially lead to increased displacement.[6] There have been several articles regarding investors and large rental companies purchasing stock in cities that can be turned around and rented out at rates far from affordable.[7] Given CPD’s and GLAC’s desire to increase access to affordability, Blueprint’s goal of preserving what is still affordable in Denver, and Denveright’s findings that >20% of those surveyed named the #1 issue as “people can’t afford to live here,” there is concern that the GLAC recommendation may inadvertently serve as an
opportunity for investors and companies to buy housing stock and/or price gouge. This would reduce the housing stock available for renters attempting to purchase and reside in homes, which is still a primary wealth-building tool for people in this country.

- Regulations to protect health and safety and prevent overcrowding: We understand the Committee and CPD took into account HUD’s guidelines on occupancy standards as well as the Fair Housing Act and Colorado’s statute regarding licensed group homes, but concerns remain about Denver adopting an occupancy standard based solely on total sq. footage of the unit, with no consideration of the number of bedrooms, bathrooms etc. as well as concerns about adding more unrelated persons based upon additional square footage regardless of the size of the dwelling unit. CPD cites an article titled More and More Families Are Doubling Up in Colorado Homes[8] as support for revising the household definition, yet in addition to reporting on the rising trend of doubling up, that article references the findings of Shift Research Lab and Colorado Futures Center researchers who point out that doubling up can be beneficial but there can be increased risks to children’s health and school performance. Problems identified by GLAC, and documentation of harm historically linked to overcrowding/doubling up,[9] underscore that every effort must be made to ensure that whatever regulatory change is implemented, regulations are in place to safeguard health and safety.

- Infrastructure Issues: Our existing roads, alleys, sewer/water systems and trash/recycling systems could potentially be overtaxed by allowing crowding in dwelling units not designed and planned for this occupancy.

- Parking: Since CPD does address parking in some sections of the proposed ordinance changes (for example reducing parking minimums to open up provision of additional services/uses in some residential care categories), concern was expressed that putting on blinders as to an almost-certain increase in need for parking, and waiting to take care of parking issues in Parking Area Management Plans, is shortsighted, will increase administrative costs for DODI and, in the meantime, will burden residents.

- The Number “8”: ZAP members present concur that the current definition needs to change, but the leap from 2 to 8 persons could create numerous potential problems and, yes, significantly change neighborhoods throughout Denver. The enormity of the increase in that number by 400% (and upwards of 400%) was noted. There were comments pointing out that City Council has discretion on choosing a number and choosing what occupancy is based on (so long as it complies with the FHA and HUD guidelines and is consistent with BP and the Comp Plan). Other comments noted that CPD’s chart shows that surrounding cities average 3.9 per household, but CPD has chosen to double that average number.

- Residential Care Facilities: While there was no time to cover the many issues regarding changes to the residential care portion of Chapter 11, we have heard concerns with placing all uses under one category of residential care facilities and regulating solely based on size. In particular, there are questions regarding changing the code definition of a “small” facility to 9-40 residents. CPD has included a community meeting for providers to inform neighborhoods and establish a relationship with neighbors, but zoning changes will have already been approved via this text amendment, not through a
map amendment process. Facilities of that size (currently as “Residential Care, Large) are already permitted in low-intensity residential zone districts.

- Evaluation of Unintended Consequences: GLAC’s charter required that unintended consequences be examined and published on the website. ¶4 of GLAC Charter[10]. We note that unintended consequences of existing Chapter 11 are identified in each subgroup’s problem statement, but unintended consequences of the proposed changes are not carefully examined and reported on.

In conclusion, those present on Feb. 29th concur that this section of the Code needs fixes to many sections identified by the GLAC, that the current household definition does not reflect how Denverites live, and that accessibility to and affordability of a variety of housing is crucial. The work analyzing problem statements (22 pages) was critical to Denver beginning to address these issues. Whether so many disparate problems can be solved for in one amendment is less clear.

We would appreciate receiving answers to these questions prior to CPD drafting a text amendment.

Thank you for your work and for considering these important issues we are raising.
Christine O’Connor (303 906-6627)
Ean Thomas Tafoya (720 621-8985)
Co-Chairs Zoning & Planning Committee
Inter-Neighborhood Cooperation
June 29, 2020

Denver City Council
City and County Building
1437 Bannock St., Rm. 451
Denver, CO 80202

RE: Group Living Advisory Committee Recommendations

Dear Honorable Members of Denver City Council:

Capitol Hill United Neighborhoods (CHUN) is committed to keeping our neighborhoods vibrant, accessible places to live. We are proud of Capitol Hill’s rich history of being a welcoming, inclusive home, and our organization is committed to supporting efforts that bolster equity and support our diverse community. This includes providing housing solutions through public policy, issue advocacy, and direct services that result in home affordability.

In August 2019, CHUN unanimously passed a diversity and inclusion statement committing to supporting diversity across all lines of difference including but not limited to race, ethnicity, sexual orientation, gender identity, marital or family status, class or economic background, and housing status. As Denver’s largest and oldest registered neighborhood organization, we feel it is time to address and correct the decades-long discrimination that still exists in our zoning and housing policies. As such, we believe that current restrictions limiting people who are not related by blood or marriage is outdated, unnecessarily restrictive, and discriminatory.

We acknowledge that the current zoning code was designed to preserve single family homeowners and preserve an exclusive class structure that disproportionately affected people of color as well other historically marginalized communities like the LGBTQ+ population, seniors, etc. We support an increase to the number of unrelated people allowed to live together, as the current legal limit of two unrelated individuals is a relic of Denver’s past and, to this day, unnecessarily limits affordable living options.

We believe that the proposed Group Living Zoning Code Amendments are a much-needed update to our code and will assist in creating more safe, accessible, diverse places for people to live within CHUN’s geographic boundaries and our beloved City. Moreover, we support the

1 “How can we see redlining’s lasting impacts on Denver?” Denverite.com, October 24, 2016.
categorization of residential care and group living homes by size rather than the type of facility or services being provided, to advance people’s ability to live in places accessible to transit, jobs, and other community-based services.

We urge responsible City officials—including members of the Denver City Council and Denver Planning Board—to respond to the many community-identified problems with current rules and adopt the proposed slate of updates to Denver Zoning Code’s residential use regulations.

Sincerely,

Travis Leiker, MPA
President | Board of Delegates
Capitol Hill United Neighborhoods, Inc.

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**BOARD VOTE SUMMARY & APPROVAL**

On Thursday, June 18, 2020, the Capitol Hill United Neighborhoods Board of Directors held a regularly scheduled board meeting. Dmitrii Zavorotny moved to adopt the letter of support for the proposed Group Living Advisory Code changes as drafted by the CHUN Urban Planning Committee; the motion was seconded by James LaRue.

- **Votes favoring the motion:** 26
- **Votes opposing the motion:** 2
- **Votes abstain from taking a position:** 1
- **No Votes:** 6
Statement in Support of Denver’s Group Living Rules Update - March 12, 2020

All In Denver is a non-profit advocacy organization that believes an equitable city is where all people have the opportunity to prosper and thrive. Since 2016, we have supported the city of Denver’s efforts to address the shortage of affordable, accessible housing. As an organization, we’ve provided support in the form of guiding principles for a number of housing tools and solutions, including: the 2019-approved Blueprint Denver update, the 2018-approved enhanced funding measure for the city’s dedicated affordable housing fund, the 2017-approved Safe Occupancy Program and the 2016 adoption of a dedicated affordable housing fund.

In alignment with All In Denver’s stated goals of supporting equity, affordability, accessibility and diversity in housing solutions, we express our full support of the City of Denver’s process and future implementation of an update to the city’s Group Living rules.

All In Denver recognizes that though Denver has embraced multiple housing solutions, there are continued challenges many Denverites face when it comes to finding affordable, accessible housing. Current Denver Zoning Codes and outdated regulations are restricting needed, innovative approaches to housing options across the city. As an organization, we applaud the City of Denver for convening the Group Living Advisory Committee, a diverse group of stakeholders, service providers, neighborhood representatives and housing advocates tasked with developing equitable, implementable, citywide solutions. All In Denver supports the Advisory Committee’s proposed updates and solutions, including:

- **Addressing the outdated definition of a “household”**: Current rules limit the number of adults who can live together in housing/units zoned for “single family” use; expanding the number of “unrelated” adults who can cohabitate (e.g. allowing roommates) will increase affordability.
- **Reducing restrictions on “residential care” facilities**: Current regulations can impose inequitable rules on smaller homes/facilities; expanding definitions of housing status or type of care offered by smaller facilities will positively impact housing, particularly for people who are experiencing homelessness and formerly incarcerated people.
- **Addressing needed changes to current zoning codes and uses**: Current zoning prohibits certain types of supportive and transitional housing to be located in certain areas of the city; proposed changes will open up location options for community corrections facilities and expand the number of people who can be supportively housed.
- **Clarify and consolidate housing types to include more housing solutions**: The lack of clarity regarding options like sober living facilities, co-operative housing options and tiny homes has created confusion with regards to regulating and defining home types and household numbers; creating a broader definition of residential care uses and allowing more people to live collectively (e.g. tiny home villages) or buy single family homes as a collective will increase housing options.
- **Addressing a confusing permitting process**: The current process for permitting of residential care facilities does not allow for community notification and input; a new process would include “Community Information Meetings” in an effort to foster relationships between neighbors.

*Statement approved by the All In Denver board of directors – visit [www.allindenver.org](http://www.allindenver.org) for a board roster and additional information*
Dear Mr. Webb, Planning Board, and City Council,

These comments are in addition to the comments we already submitted on the Planning Board draft amendment language.

We object to the definition of Residential Care Use Category Type 1 as stated in draft amendment language Section 11.12.3.B.1, specifically the language that allows “up to 100 guests for a maximum of 130 consecutive or non-consecutive days per year.” The reason provided for inclusion of this language is that it was an existing provision in the code. The existing provision of the code referred to is believed to be Section 11.2.11.3 Shelters for the Homeless Operated by a Religious Assembly Use and Section 11.2.11.4 Shelters for the Homeless Allowed in Buildings Owned by Nonprofit Corporations or Governmental Entities, referred heretofore as “existing code” [note that these Sections are erroneously numbered as 11.2.17.3 and 11.2.17.4 in the draft language sent to the Planning Board for review, perhaps causing confusion for public review]. We object to the draft amendment language that would allow up to 100 guests in a Type 1 Residential Care facility for 130 days for the following reasons:

- The existing code was specifically intended for homeless shelters, and more specifically those operated by religious assembly, nonprofit corporations, and government entities, and was not applicable to permanent, primary use shelters or other types of group living. Under the draft amendment language, Residential Care facilities are no longer defined by the type of service provided, but solely based on size. The draft amendment language, therefore, seems to imply any type of permanent primary residential care facility, not just homeless shelters, can operate with 100 guests for 130 days per year. Inclusion of this provision in the draft amendment language is not simply maintaining “an existing provision of the code”, it is a vast expansion of the code with no justification provided.

- The existing code requires a public meeting to be held prior to opening the shelter (Section 11.2.11.4). The draft amendment language requires no notice or information meeting for Type 1 Residential Care facilities. It is not reasonable to allow up to 100 people in residential districts without an information meeting. Under the draft amendment language, 100 guests is more than the maximum of 40 guest allowed for Type 2 Residential Care facility and is equivalent to a Type 3 facility, both of which require an information meeting. It is the Group Living Project that decided it was better to define Residential Care based on size, therefore use limitations must consistently be applied based on size and regardless of duration of stay.

- Type 3 facilities are specifically excluded from residential use areas. It is unreasonable to allow a facility that is equivalent to a Type 3 facility in residential areas under the guise of a Type 1 facility where it would otherwise normally be excluded. A limitation of 130 days is not an insignificant amount of time. It is the Group Living Project that decided it was better to define Residential Care based on size, therefore use limitations must consistently be applied based on size and regardless of duration of stay.

- Since Type 1 Residential Care facilities are allowed in all zoned districts under draft amendment language, accommodating up to 100 guests will be out-of-scale with respect to most neighborhood zone lot size. There are no limitations in the draft amendment language Section 11.2.7 or 11.2.8 on minimum lot size or spacing requirements to accommodate up to 100 guests for an extended period of time.
The conditions and procedures outlined under the draft amendment language in Section 11.2.12 Emergency Expansion sufficiently covers the need of a Type 1 facility to expand its operations.

- The existing code only allows for the use for 120 days. The draft amendment language has expanded this to 130 days with no justification provided.
- The existing code specified the length of stay as per calendar year. The draft amendment language has not sufficiently defined what is meant “per year”. Is this calendar year?

We are further concerned by the assertion in the Staff Report to the Planning Board (pg. 6) that the Denver zoning code (DZC) does not have authority to regulate parking in the right-of-way. Based on this assertion, Section 10.9.3.1 Number of Motor Vehicles Accessory to a Dwelling Unit was revised. We are concerned that the existing Section 10.9.2 Parking of Vehicles on Public Right-of-Way Adjacent to Residential Uses is not enforceable under the DZC since it is written using similar language found in existing Section 10.9.3.1. We wish the limitations outlined in existing code Section 10.9.2 for large trucks, trailers, disabled vehicles, campers, etc. to be kept in place. We ask the Planning Board and City Council to make a determination if the DZC does have authority to regulate parking in the right-of-way, and if not, how the current limitations in Section 10.9.2 will be preserved.

Respectfully

Andrew and Lesley Baker
March 27, 2020

Re: ZAP Feedback on Group Living Recommendations

Andrew,

Thank you for the opportunity to provide this feedback to CPD staff and members of the Group Living Advisory Committee (GLAC) on this complex set of issues. We recognize the breadth of problems identified by the GLAC in its Problem Statement and its work on proposed solutions.

We hesitated before submitting this list of concerns and questions regarding the GLAC recommendations, all too aware of the chaos we have been thrown into and the difficulties facing all of us in going about ongoing work while we are hyper focused on the news and our daily lives. For those charged with governance, we know crisis management and figuring out steps to protect all of us is forefront in your work.

However, given that you indicated that CPD has not made any decisions regarding pausing this work on preparing a text amendment, we feel obligated to submit some questions and concerns raised by ZAP members and its Co-Chairs in the event CPD does proceed. We feel answers and discussion of these issues is essential before city leaders, and residents, can make informed decisions about impacts of the anticipated sweeping zoning change.

We also note that while most of these questions focus on the household definition portion of the committee’s work – the part of the proposed changes that neighborhoods register on first hearing -- we have heard concerns on residential care but will not be able to address them here except in passing. Further, without a redline version of the proposed text amendments to Chapter 11, neither ZAP nor INC takes an official position in this letter. ZAP appreciates the opportunity to submit this letter and we request that written responses to the following questions and concerns be addressed prior to finalizing any draft text amendment and prior to its being sent to the Denver Planning Board.

As the umbrella entity in Denver for neighborhood representation, our view is that the resident perspective in the formation of possible text amendments to Chapter 11 has been far too limited,[1] calling into question whether GLAC has fulfilled its Charter[2] obligations to inform and gather feedback from affected residents in all eleven council districts. For a citywide legislative zoning change that will affect every neighborhood to be smartly and equitably done, a broader and more inclusive process with early neighborhood awareness and helpful input should have been followed. Very limited information was not shared with residents (with a couple of
exceptions) until late 2019 and early 2020, and this was after the GLAC had settled on its recommendations in mid-summer 2019.

The Denveright process, which overlapped with the GLAC process, provided ample opportunity to broach these complex issues and obtain input, but these potential changes were not explored in public meetings and surveys.\textsuperscript{[3]}

We have first listed questions and then concerns, but ask that CPD consider all input contained in this letter.

**Questions**

- **Health & Safety:**
  - What regulatory steps (existing and proposed) will be implemented along with this text amendment to ensure the health & safety of Denver residents? Will the city add safety inspections on the larger households under the new proposal?
  - Has the City completed a fiscal impact statement for covering the additional safety/health inspections that will follow the anticipated changes?
  - What funding mechanisms will be put in place to do this?
  - If there are no concurrent regulatory additions regarding health and safety, what written analysis did CPD use to reach its determination that existing codes and regulations are sufficient for such a major revision to the Zoning Code?
  - Given the likelihood that this broad change will impact the rental market, will a regulation\textsuperscript{[4]} for licensing/registering/inspecting rentals (see e.g., Seattle’s Rental Registration & Inspection Ordinance) be adopted concurrently to strengthen protection for renters? We are aware of the recent changes at the state level to provide additional renters’ protections. However, this system puts the entire burden on tenants to seek enforcement and to take affirmative steps to exercise their rights and find legal services to assist them.

- **Denver’s Complaint Based System:**
  - What alternatives to the current complaint-based system did CPD study, and did GLAC and CPD make any recommendations regarding alternatives?
  - Was a concurrent regulation for a licensing/registration/inspection of rentals proposed?

- **Peer City Studies by CPD/GLAC:**
  - Which peer cities expanded their household definition to the degree proposed by GLAC and saw increased access to, and increased affordability in, housing?
  - Which cities implemented such a change and saw no effect or found it made housing less affordable and accessible?
  - Which cities saw an increase in investors buying up housing stock? Did CPD ask this question in conducting its research?
  - What municipal services, infrastructure and/or regulations were developed to accompany these changes?
How were budgets adjusted to accommodate such changes?

Catalyst for displacement, outside investors:
- What steps will be in place to prevent scraping and displacement of existing housing stock, a goal set forth in Blueprint?
- What research/evidence was accessed to underpin GLAC’s recommendation that these zoning changes will add to and strengthen affordable housing stock and avoid price gouging?

Parking:
- What research did CPD conduct on parking impacts of this proposed change?
- What research verifies that the recommendation to greatly increase the number of people allowed in all household units will not translate into a significant increase in cars and impact parking?
- What procedures to effectively reduce these predictable impacts will be implemented, other than the promise to solve for parking issues later via Parking Area Management Plans?
- What evidence does CPD have that a significant jump in transit buildout, accessibility and use will accompany this change?

The number 8:
- Why is the city applying the number 8 to all units throughout the city when the Colorado statutes only address 4 specific protected classes?
- Did the GLAC and CPD consider adopting a lower number such as 4 and then requiring a permit and inspection process and other applicable requirements for owners who want to exceed that 4-person occupancy, while the city continues to allow 8 for protected classes?
- What would be the cost of such a provision?

Unintended Consequences:
- What analysis of potential positive and negative consequences of the GLAC recommendations was conducted? What written documentation of this analysis exists?
- What written provisions have been drafted to be put into place to prevent and/or remedy potential negative consequences?

Good Neighbor Agreements:
- If the proposed code changes grant new “uses by right,” what would applicants be giving up as consideration in a GNA and what leverage would neighbors have to encourage applicants to enter into a GNA or to abide by its terms?

CONCERNS FROM MEMBERS

Non-profit Housekeeping Unit: We have heard various interpretations of the phrase “non-profit housekeeping unit,” and it is unclear whether CPD will retain language presented on page 38 of the January 2020 presentation regarding the characteristics of a typical non-profit household unit. This needs to be clarified before proceeding.
• **Shortcomings of Complaint Based System**: Concerns were expressed about Denver’s ability to adequately handle code violations and enforcement – both under current code and with anticipated changes. Denver currently bases enforcement on a complaint-based system rather than licensing/registration/inspection system. This complaint-based system puts the onus on residents to contact Neighborhood Inspection Services (NIS) to seek enforcement of alleged code violations.

• **Underrepresentation by neighborhoods on GLAC**: Only 10 neighborhood representatives were appointed to the GLAC. The majority of GLAC appointments represent providers and individuals interested in group living, chosen to provide insight on how the code functions and where these regulations fall short. Gathering information from those who have been working as providers, or have been studying alternative household arrangements, provided CPD with important feedback, but decisions and changes of this magnitude also need to be vetted and created with input from the hundreds of thousands of residents of neighborhoods.

• **Catalyst for displacement, outside investors**: The 400% increase in the household definition could be a catalyst for developers to scrape household stock in order to build larger homes/units for larger profit which, in turn, could potentially lead to increased displacement.\(^6\) There have been several articles regarding investors and large rental companies purchasing stock in cities that can be turned around and rented out at rates far from affordable.\(^7\) Given CPD’s and GLAC’s desire to increase access to affordability, Blueprint’s goal of preserving what is still affordable in Denver, and Denveright’s findings that >20% of those surveyed named the #1 issue as “people can’t afford to live here,” there is concern that the GLAC recommendation may inadvertently serve as an opportunity for investors and companies to buy housing stock and/or price gouge. This would reduce the housing stock available for renters attempting to purchase and reside in homes, which is still a primary wealth-building tool for people in this country.

• **Regulations to protect health and safety and prevent overcrowding**: We understand the Committee and CPD took into account HUD’s guidelines on occupancy standards as well as the Fair Housing Act and Colorado’s statute regarding licensed group homes, but concerns remain about Denver adopting an occupancy standard based solely on total sq. footage of the unit, with no consideration of the number of bedrooms, bathrooms etc. as well as concerns about adding more unrelated persons based upon additional square footage regardless of the size of the dwelling unit. CPD cites an article titled *More and More Families Are Doubling Up in Colorado Homes*\(^8\) as support for revising the household definition, yet in addition to reporting on the rising trend of doubling up, that article references the findings of Shift Research Lab and Colorado Futures Center researchers who point out that doubling up can be beneficial but there can be increased risks to children’s health and school performance. Problems identified by GLAC, and documentation of harm historically linked to overcrowding/doubling up,\(^9\)
underscore that every effort must be made to ensure that whatever regulatory change is implemented, regulations are in place to safeguard health and safety.

- **Infrastructure Issues:** Our existing roads, alleys, sewer/water systems and trash/recycling systems could potentially be overtaxed by allowing crowding in dwelling units not designed and planned for this occupancy.

- **Parking:** Since CPD does address parking in some sections of the proposed ordinance changes (for example reducing parking minimums to open up provision of additional services/uses in some residential care categories), concern was expressed that putting on blinders as to an almost-certain increase in need for parking, and waiting to take care of parking issues in Parking Area Management Plans, is shortsighted, will increase administrative costs for DODI and, in the meantime, will burden residents.

- **The Number “8”:** ZAP members present concur that the current definition needs to change, but the leap from 2 to 8 persons could create numerous potential problems and, yes, significantly change neighborhoods throughout Denver. The enormity of the increase in that number by 400% (and upwards of 400%) was noted. There were comments pointing out that City Council has discretion on choosing a number and choosing what occupancy is based on (so long as it complies with the FHA and HUD guidelines and is consistent with BP and the Comp Plan). Other comments noted that CPD’s chart shows that surrounding cities average 3.9 per household, but CPD has chosen to double that average number.

- **Residential Care Facilities:** While there was no time to cover the many issues regarding changes to the residential care portion of Chapter 11, we have heard concerns with placing all uses under one category of residential care facilities and regulating solely based on size. In particular, there are questions regarding changing the code definition of a “small” facility to 9-40 residents. CPD has included a community meeting for providers to inform neighborhoods and establish a relationship with neighbors, but zoning changes will have already been approved via this text amendment, not through a map amendment process.

- **Evaluation of Unintended Consequences:** GLAC’s charter required that unintended consequences be examined and published on the website. ¶4 of GLAC Charter[10]. We note that unintended consequences of existing Chapter 11 are identified in each subgroup’s problem statement, but unintended consequences of the proposed changes are not carefully examined and reported on.

In conclusion, those present on Feb. 29 concur that this section of the Code needs fixes to many sections identified by the GLAC, that the current household definition does not reflect how Denverites live, and that accessibility to and affordability of a variety of housing is crucial. The work analyzing problem statements (22 pages) was critical to Denver beginning to address these issues. Whether so many disparate problems can be solved for in one amendment is less clear.
We would appreciate receiving answers to these questions prior to CPD drafting a text amendment.

Thank you for your work and for considering these important issues we are raising.

Christine O’Connor (303 906-6627)
Ean Thomas Tafoya (720 621-8985)
Co-Chairs Zoning & Planning Committee
Inter-Neighborhood Cooperation

[1] Only 10 neighborhood representatives were appointed to the Group Living Advisory Committee, most Council Districts did not have a representative, and Denver’s 78 neighborhoods were not brought into the discussion until quite recently. The majority of GLAC appointments represent providers and individuals interested in group living, chosen to provide insight on how the code functions and where these regulations fail clients.

[2] GLAC Charter and GLAC Member Agreement

[3] Blueprint Denver contains one applicable section on p. 42/152 in PDF (page 82 if looking at page numbers on bottom left).

[4] Excise & Licenses regulates short term rentals but Denver has no landlord registration/inspection regulation that can be enforced.

[5] Page 38 of Meeting 7 Presentation

[6] It is possible that some of the areas identified in Blueprint maps as most vulnerable to displacement will see further displacement.


[8] See Denverite article here: “Studies have linked crowded housing to diseases such as asthma. Children in crowded housing are seen as especially at risk of illness and their academic performance and behavior also has been shown to be affected by poor living conditions.”
Richard Rothstein in *The Color of Law* describes the impact 20th Century discriminatory lending policies had and continue to have on African American families’ ability to purchase homes or find places to live and includes discussion regarding the negative impact on children as a result of doubling up (and segregation of schools).

[GLAC Charter and Member Agreement]
TO: Members of the Planning Board

CC: City Council, Mayor Hancock

FROM: Florence Sebern, Denver Resident, 80246

RE: Group Living Zoning Code Amendment | Text Amendment #7

DATE: August 20, 2020

I am the author and custodian of the Change.org petition **NO to Denver’s Group Living Zoning Code Amendment.** The Change.org platform was chosen because it offers a legitimate, proven method for communication with legislative bodies and is a public benefit corporation.

Please find attached 1,581 individuals who have signed the petition to date and are Denver residents, verified through voter registration record or other public residency databases.

**LEGITIMATE FORM OF COMMUNICATION**

A petition is a form or style of legitimate communication with a legislative body.

Petition = a formal written request made to an authority or organized body; a written request or call for change signed by many people in support of a shared cause or concern.

Petitioners speak for themselves; the custodian is simply the conduit of their statement.

A similar form of legitimate communication is the form letter, employed by proponents of the zoning code amendment with The Action Network as their preferred platform. The abbreviated comment cards that were used by CPD and recorded in the Comments document is yet another example of legitimate communication.

**SIGNATURES DENIED BY CPD**

504 signatures were submitted to Community Planning and Development on August 10, 2020, the deadline for the Staff Report. They were not counted.

The Staff Report states:

**Comments on Public Review Draft:** As of the date of this staff report, staff has received approximately 520 comments on the Public Review Draft, all of which are included as an attachment to this staff report. Just over half of those comments, approximately 262, indicated support for the proposals, while approximately 254 indicated they did not support the proposed changes.

I received this response from Andrew Webb:

*Your list of petition names was also included in the record as part of your input, as we would do for other petitions or surveys submitted by stakeholders. Creators of those surveys or petitions are encouraged to document results of their outreach in their written input, as you did.*

A petition is not a survey.
Survey = to query in order to collect data for the analysis of some aspect of a group or area

For example, I could use survey data to strengthen my personal position, but I could not speak for those who were surveyed.

If the signatures had been rightly counted:

- 1024 comments received
- 754 opposed
- 262 support
- 74% opposed
- 26% support

This is a similar result to the first round of comments received CPD. Those results were:

- 500 entries
- 403 oppose
- 97 support
- 81% opposed
- 19% support

**REQUIREMENTS FOR SUBMITTAL**

The required fields in the Planning Board online form are name and email. City Council, similarly, does not require one to state their full address. The petitioners have given their name, city, and zip code and have been verified as residents of Denver.

While it may be desirable to see personal letters, all forms of valid communication must be accepted in an open, transparent, public legislative process.

Especially with current COVID restrictions in place and with so many unemployed, a simpler form of valid communication should not be denied.

**CLEAR AND CONCISE OBJECTIONS**

The petitioners state straightforward concerns. These are common concerns for the effects of density on infrastructure, quality of life, health, safety, and enforcement.

**The revisions to the proposed amendment have not adequately address these concerns. The current comments and numbers of responses in opposition/in support reflect that reality.**

Thank you for your consideration of the 1,581 Denverites who stand in opposition to the Group Living Zoning Code Amendment and urge a denial of the amendment.
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Florence Sebern

Denver 80246

8/6/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Anne Delphia

Denver 80222

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Sincerely,

George Byers

Denver 80235

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Sincerely,

Anna McCaffery

Denver 80206

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Sincerely,

Liza Anne DeJulio

Denver 80206

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Sincerely,

Martha White

Denver 80230

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Sincerely,

Melody Christensen

Denver 80206

8/6/2020
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Sincerely,

Joyce Haberkorn

Denver 80224

8/6/2020
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Sincerely,

Sarah Klever

Denver 80206

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Sincerely,

Jane Berg

Denver 80237

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Sincerely,

Allen Shaw

Denver 80246

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Sincerely,

Jan Kossman

Denver 80206

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Sincerely,

Brandon Duringer

Denver 80211

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Sincerely,

Ben Wilson

Denver 80220

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Sincerely,

Neil Wolkodoff

Denver 80219

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Sincerely,

Patti Shyne

Denver 80246

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Sincerely,

Mary Jermance

Denver 80236

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* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Cindee Moyer

Denver 80207

8/6/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Clare Rothchild

Denver 80220

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Sincerely,

Lynn Ritvo

Denver 80209

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Sincerely,

Margaret Houser

Denver 80219

8/6/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Dane Houser

Denver 80219

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Sincerely,

Lisa Lucas

Denver 80220

8/6/2020
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Sincerely,

Lisa Jason

Denver 80206

8/6/2020
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Sincerely,

Paige Burkeholder

Denver 80206

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Sincerely,

Mary Waters

Denver 80209

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Sincerely,

Debbie Gadomski

Denver 80220

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Sincerely,

Nicholas Lundberg

Denver 80219

8/6/2020
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Sincerely,

Grace Kiernan

Denver 80210

8/6/2020
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Sincerely,

Sue Shannon

Denver 80207

8/6/2020
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Sincerely,

Mary Bryant

Denver 80220

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Sincerely,

Gail Delaney

Denver 80220

8/6/2020
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Sincerely,

Edward Laurson

Denver 80235

8/6/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Kathy Cozyn

Denver 80206

8/6/2020
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Sincerely,

Reuben Drebenstedt

Denver 80224

8/6/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Gary Fancher

Denver 80220

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Sincerely,

Elizabeth Stokka

Denver 80206

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Sincerely,

TIM DITMER

Denver 80209

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Sincerely,

     Joanne Davidson

Denver 80220

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Sincerely,

Julie Jacobs

Denver 80224

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Sincerely,

Tami McMann

Denver 80209

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Sincerely,

Chuck Thomas

Denver 80231

8/6/2020
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Sincerely,

MARY ELLEN SILCOTT

Denver 80207

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Sincerely,

Christina Pavlov

Denver 80220

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Sincerely,

Tanya Dyjak

Denver 80209

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Sincerely,

Kim Merendino

Denver 80206

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Sincerely,

Mary Jo Hartwell

Denver 80220

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Sincerely,

Rose Holmes

Denver 80218

8/6/2020
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Sincerely,

Sarah Murphy

Denver 80222

8/6/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

William Sargent

Denver 80220

8/6/2020
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Sincerely,

susan miesen

Denver 80219

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Sincerely,

John Esbenshade

Denver 80237

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Sincerely,

Elizabeth MacDonald

Denver 80230

8/6/2020
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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Kathy Durham Delaney

Denver 80205

8/6/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Barbara Gish

Denver 80209

8/6/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Agnes Zahony

Denver 80210

8/6/2020
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Sincerely,

Vic Proulx

Denver 80207

8/6/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Stephanie Weber

Denver 80218

8/6/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jason Berry

Denver 80238

8/6/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Leah Sandoval

Denver 80224

8/6/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Chase Luedtke

Denver 80237

8/6/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Katy Luedtke

Denver 80237

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Sincerely,

Colette Wilbanks

Denver 80204

8/6/2020
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Sincerely,

Olivia Taylor

Denver 80209

8/6/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Sandra Levine

Denver 80206

8/6/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Lisa Hewitt

Denver 80220

8/6/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Helen Glunz

Denver 80246

8/6/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Frank Montalvo

Denver 80220

8/6/2020
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Sincerely,

Haley Bortz

Denver 80206

8/6/2020
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Sincerely,

Kyle Jones

Denver 80224

8/6/2020
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Sincerely,

Joanne Sargent

Denver 80220

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Sincerely,

Larry Bell

Denver 80220

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Sincerely,

Nancy Bell

Denver 80220

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Sincerely,

Melissa Eliot

Denver 80205

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Sincerely,

Geraldine G. Maier

Denver 80210

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Sincerely,

Edward Hornung

Denver 80224

8/6/2020
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Sincerely,

Jay Kacik

Denver 80211

8/6/2020
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Sincerely,

Michael Jobin

Denver 80238

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Mindy Kaemingk

Denver 80203

8/7/2020
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Sincerely,

Melody Mirbaba

Denver 80210

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Sincerely,

Susan Perez

Denver 80237

8/7/2020
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Sincerely,

Barbara Fallon

Denver 80224

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Sincerely,

Amy Wesoloskie

Denver 80212

8/7/2020
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Sincerely,

Marlena Smith

Denver 80246

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Susan Evans

Denver 80202

8/7/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Elaine Gampel

Denver 80209

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Laura Stuto

Denver 80246

8/7/2020
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Sincerely,

Brendan Seber

Denver 80222

8/7/2020
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Sincerely,

Diane Wolta

Denver 80222

8/7/2020
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Sincerely,

Scott Sebern

Denver 80246

8/7/2020
NO to Denver’s Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver’s Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

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Sincerely,

Jay Reano

Denver 80238

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Sincerely,

Gretchen Hammond

Denver 80247

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Sincerely,

Denise Bennett

Denver 80220

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Sincerely,

Nancy McKiernan

Denver 80231

8/7/2020
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Sincerely,

Wesley Eversole

Denver 80210

8/7/2020
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Sincerely,

Richard Graham

Denver 80237

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Sincerely,

Jack Little

Denver 80222

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Sincerely,

Susan Cox

Denver 80210

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Sincerely,

Valerie Blackburn

Denver 80206

8/7/2020
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Sincerely,

Harold Severson

Denver 80224

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Robert Sandoval

Denver 80224

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Sincerely,

Judith Case

Denver 80210

8/7/2020
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Sincerely,

Celeste Gamache

Denver 80231

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Sincerely,

Lila Friel

Denver 80237

8/7/2020
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Sincerely,

Marla Fernandez BENAVIDES

Denver 80238

8/7/2020
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Sincerely,

Linda Hada
Denver 80237
8/7/2020
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Sincerely,

Josh Pinkert

Denver 80246

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Sincerely,

Clinton Wood

Denver 80224

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Sincerely,

Frances Dukehart

Denver 80246

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Sincerely,

Pamela Bell

Denver 80209

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Sincerely,

Garrett Lees

Denver 80209

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Sincerely,

Molly Hedrick

Denver 80237

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Sincerely,

Rita Anderson

Denver 80237

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Sincerely,

Lee Ann Rodgers

Denver 80222

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Sincerely,

Julie Lees

Denver 80209

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Sincerely,

peggy Tynan

Denver 80210

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Sincerely,

Virginia Crocker

Denver 80238

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Sincerely,

Kristine Mottram

Denver 80209

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Sincerely,

Renee Law

Denver 80205

8/7/2020
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Sincerely,

Mary Beth Goodspeed

Denver 80220

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Sincerely,

Therese Roth

Denver 80210

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Sincerely,

Paul Casper
Denver 80237
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Sincerely,

Carla Rowland

Denver 80205

8/7/2020
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Sincerely,

Jeffrey Yrineo

Denver 80224

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Sincerely,

Katharine N REDDING

Denver 80209

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Sincerely,

Cathleen Gillies

Denver 80209

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* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sally Hodge

Denver 80210

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

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Sincerely,

Josephine Tsao

Denver 80230

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Suzanne Johnsen

Denver 80218

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Lynne Gerken

Denver 80237

8/7/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Janet O’Callaghan

Denver 80209

8/7/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sandra Murray

Denver 80220

8/7/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Wanda Newman

Denver 80222

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Ursula Schultz

Denver 80207

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Vaught Melinda

Denver 80220

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Abbey DeBoyes

Denver 80210

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jeanne Giellis

Denver 80209

8/7/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sam Newman

Denver 80237

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Bill O'Callaghan

Denver 80209

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

J D Johnson

Denver 80218

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Chris Giellis

Denver 80210

8/7/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Steve Cudzilo

Denver 80203

8/7/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Elizabeth Tovado

Denver 80220

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Karen Jo

Denver 80209

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Donna Widmaier

Denver 80206

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Lorraine Curtis

Denver 80211

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Rosina Kovar

Denver 80220

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Judith McDaniel

Denver 80220

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Donna Upchurch

Denver 80220

8/7/2020
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Sincerely,

ken widmaier

Denver 80206

8/7/2020
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Sincerely,

Osborne Dykes

Denver 80209

8/7/2020
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Yvette Newman

Denver 80237

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Michael Clark

Denver 80206

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Patricia Clark

Denver 80206

8/7/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Callie Vaught

Denver 80220

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

William Delin

Denver 80237

8/8/2020
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Sincerely,

John Strube

Denver 80202

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Michelle conklin

Denver 80237

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Stacie Johnson

Denver 80224

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Jeff Martz

Denver 80219

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Brad Appel

Denver 80203

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Angela Miles

Denver 80231

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Kathleen Miller

Denver 80224

8/8/2020
NO to Denver’s Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver’s Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Duane Hanstein

Denver 80222

8/8/2020
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Sincerely,

Natalya Wang

Denver 80220

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Celeste Draper

Denver 80228

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Elizabeth St John

Denver 80220

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Sincerely,

Liz Sellyei

Denver 80203

8/8/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Janet Wheeler

Denver 80206

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Olga Zak

Denver 80210

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Kathy Smith

Denver 80207

8/8/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

John Wheeler

Denver 80249

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Sandra Smith

Denver 80207

8/8/2020
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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

J Patterson

Denver 80224

8/8/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sheila Roach

Denver 80222

8/8/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Michele Hassold

Denver 80210

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Robert Neirynck

Denver 80207

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Sincerely,

James Burkeholder

Denver 80237

8/8/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Joe Brill

Denver 80209

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Alissa Remstad

Denver 80224

8/8/2020
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Sincerely,

VASO MARTELLARO

Denver 80210

8/8/2020
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Sincerely,

David Fritschen

Denver 80210

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Sincerely,

Kathy Quigley

Denver 80209

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Sincerely,

Gina Simonson

Denver 80237

8/8/2020
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Sincerely,

Judy Berry

Denver 80237

8/8/2020
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Sincerely,

Melanie Buscemi

Denver 80238

8/8/2020
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Sincerely,

Stephen Kady

Denver 80222

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Sincerely,

Cecelia Simms

Denver 80210

8/8/2020
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Sincerely,

Dee Carsten

Denver 80231

8/8/2020
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Sincerely,

shari Scott

Denver 80239

8/8/2020
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Sincerely,

Sue Koscove

Denver 80238

8/8/2020
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Sincerely,

Sara Delavan

Denver 80223

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Lois Bradbury

Denver 80220

8/8/2020
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Sincerely,

Jason Clark

Denver 80209

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Ryan Maxwell
denver 80222
8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

RICHARD NICKOLOFF

Denver 80211

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Jeanne Maxwell

Denver 80222

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Sincerely,

Katherine Lancaster

Denver 80246

8/8/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Leslie Honaman

Denver 80222

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Haven Cassidy

Denver 80237

8/8/2020
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Sincerely,

Martha Ferger

Denver 80210

8/8/2020
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Sincerely,

Rebecca Schwartz

Denver 80218

8/8/2020
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Sincerely,

Ann Somers

Denver 80209

8/8/2020
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Sincerely,

Jan Parker

Denver 80203

8/8/2020
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Karen Doyle

Denver 80224

8/8/2020
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Sincerely,

Ryan Moriarity

Denver 80210

8/8/2020
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Sincerely,

Dan Moriarity

Denver 80210

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Sincerely,

Robert Maxwell

Denver 80222

8/8/2020
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Sincerely,

Jamal Robinson

Denver 80239

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Brian Matthews

Denver 80233

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

lois sollenberger

Denver 80206

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Terry Frazier

Denver 80210

8/8/2020
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Sincerely,

Jill Overton

Denver 80238

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Madison Stewart

Denver 80239

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Sincerely,

Alisa Emerson

Denver 80237

8/8/2020
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Sincerely,

Erin Cormany

Denver 80224

8/8/2020
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Sincerely,

Mary Bergman

Denver 80211

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Sincerely,

Deb Finnerty

Denver 80260

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Sincerely,

Paul Tate

Denver 80205

8/8/2020
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Sincerely,

Bonnie Tessler

Denver 80222

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Sincerely,

Judy Kunz

Denver 80237

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Sincerely,

Barbara O’Neil

Denver 80224

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Sincerely,

Lori Lee

Denver 80237

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Sincerely,

Douglas McCain

Denver 80210

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Sincerely,

Nancy Finan

Denver 80209

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Sincerely,

Paula Suhr

Denver 80237

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Sincerely,

Vicki Pearson

Denver 80223

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Sincerely,

Rebecca Yamaguchi

Denver 80237

8/8/2020
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Sincerely,

N Young

Denver 80209

8/8/2020
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Sincerely,

Stefanie Baker

Denver 80222

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Sincerely,

Richard Weil

Denver 80237

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Sincerely,

Jerry Doerksen

Denver 80238

8/8/2020
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Sincerely,

William Brown

Denver 80246

8/8/2020
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Sincerely,

Rita Henry

Denver 80209

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Sincerely,

Michelle Miles-Lambert

Denver 80219

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

JAMES MILES-LAMBERT

Denver 80222

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Kim Kjergaard

Denver 80238

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Timothy Carl

Denver 80237

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

William Douglass

Denver 80206

8/8/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Debra Hodgkin

Denver 80209

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Tanya Gelster

Denver 80224

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Cliff  Foster

Denver 80220

8/8/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Pam Foster

Denver 80220

8/8/2020
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Sincerely,

Jane Schissel

Denver 80210

8/8/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Marlene Davis

Denver 80210

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Carolyn Haas

Denver 80222

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Kathleen McGovern

Denver 80210

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

EJ Lorimer

Denver 80219

8/8/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Shawn Emery

Denver 80224

8/8/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Debbie Frazier

Denver 80224

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Joe Cuddihy

Denver 80246

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Nicole Pokorney

Denver 80224

8/9/2020
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Sincerely,

Ann Brannan

Denver 80211

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Colin Joyce

Denver 80211

8/9/2020
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Sincerely,

Kathleen Hutton

Denver 80209

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Steven Arnold

Denver 80211

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Sincerely,

Steve Zizzo

Denver 80224

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Sincerely,

Dean Flanders

Denver 80227

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Ann McBournie

Denver 80210

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Sincerely,

Noreen Dahl

Denver 80206

8/9/2020
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Sincerely,

Konstantina Kotantoulas

Denver 80209

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Sincerely,

Werner Stadel

Denver 80224

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Sincerely,

Ken Somon

Denver 80209

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Sincerely,

Cynthia Tuttle

Denver 80224

8/9/2020
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Sincerely,

Leslie Whitty

Denver 80222

8/9/2020
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Sincerely,

Kathleen Aubert

Denver 80206

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Sincerely,

Kelly McFadden

Denver 80209

8/9/2020
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Sincerely,

Kathy Malik

Denver 80207

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jeff Phillips-strain

Denver 80202

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Richard Saiz

Denver 80227

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Beth Heiberg

Denver 80222

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

JACKIE WYLDE

Denver 80206

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Kathleen Rayborn

Denver 80238

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Deborah Kacik

Denver 80211

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Elvin Heiberg

Denver 80222

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Amy Gillespie

Denver 80222

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Kimberly Lomonaco Haycraft

Denver 80205

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

George Lilly

Denver 80218

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Lauren Serak

Denver 80210

8/9/2020
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Andy Schnack
Denver 80224
8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Heather Sherman

Denver 80224

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Sincerely,

Sheri Calfee

Denver 80206

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Lisa Farrell

Denver 80218

8/9/2020
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Sincerely,

Julie Bunsness

Denver 80207

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

nathan mattison

Denver 80222

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Lorraine Shuba

Denver 80220

8/9/2020
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Sincerely,

Mark Burgoon

Denver 80211

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Jennie Doerksen

Denver 80211

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Sincerely,

Joan Turner

Denver 80210

8/9/2020
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Sincerely,

Mary Spero

Denver 80220

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Sincerely,

Patrick Lehan

Denver 80231

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Patty Job

Denver 80207

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Sincerely,

Jameela Khadiwala

Denver 80210

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Sincerely,

Pamela Buhl

Denver 80210

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Sincerely,

Samantha Koch

Denver 80236

8/9/2020
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Judy lawler

Denver 80224

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Susan Schooleman

Denver 80205

8/9/2020
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Sincerely,

Sharon Thorson

Denver 80202

8/9/2020
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Sincerely,

Rosemary Perkins

Denver 80222

8/9/2020
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Sincerely,

Lynda Butterfield
Denver 80224
8/9/2020
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Sincerely,

Suzanne Creswell

Denver 80111

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Sincerely,

Tonia Wilson

Denver 80231

8/9/2020
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Sincerely,

Blair Perron

Denver 80237

8/9/2020
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Sincerely,

Catherine Ritchie

Denver 80210

8/9/2020
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Sincerely,

Terry Fowler

Denver 80210

8/9/2020
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Sincerely,

Carlee Kruep

Denver 80210

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Sincerely,

April Friedrichsen

Denver 80246

8/9/2020
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Sincerely,

Kevin Shuba

Denver 80220

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* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Wendy Lee

Denver 80210

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

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Sincerely,

Thomas Umland

Denver 80231

8/9/2020
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Sincerely,

Annie Bement

Denver 80209

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Barbara Walder

Denver 80231

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Bradley Gaylord

Denver 80220

8/9/2020
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The changes will:

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Sincerely,

Tanner Hayes

Denver 80222

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Bonita Slothower

Denver 80207

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Teresa Gillespie

Denver 80224

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Maryalice Rael

Denver 80227

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

John Lietz

Denver 80123

8/9/2020
No to Denver's Group Living Zoning Code Amendment

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Sincerely,

Mary Andrews

Denver 80210

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Stacy Pahl- Tichy

Denver 80236

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Jerry King

Denver 80237

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Carol Esquibel

Denver 80238

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Carol Ward

Denver 80210

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

John Eaton

Denver 80237

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Mary Brofford

Denver 80209

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Linda Adams

Denver 80246

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Cynthia Coffman

Denver 80220

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

D'Ree Bobick

Denver 80227

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

J Albertson

Denver 80209

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Cris Ann Bowman-Harvey

Denver 80232

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Karla Martinez

Denver 80214

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Doug Townsend

Denver 80206

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Quint Bobick

Denver 80227

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Larraine Givens

Denver 80227

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Louise Rouse

Denver 80209

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

John Edwards

Denver 80227

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Linda Schaer

Denver 80206

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Christopher Gates

Denver 80227

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Elaine Brofford

Denver 80231

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Patricia Durbin

Denver 80231

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Stacy Kenney

Denver 80220

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Nancy Graham

Denver 80209

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Michael Quigley

Denver 80204

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Matthew Martinez

Denver 80227

8/9/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Cheryl Beckwith

Denver 80210

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Basil Katsaros

Denver 80209

8/9/2020
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Sincerely,

Geraldine Baron

Denver 80227

8/9/2020
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Sincerely,

David Booth

Denver 80205

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Larry Braig

Denver 80237

8/9/2020
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The changes will:

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Sincerely,

Amy Fagan

Denver 80222

8/9/2020
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Sincerely,

Tanis Bula

Denver 80224

8/9/2020
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Sincerely,

Waldo Lodder

Denver 80205

8/9/2020
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Sincerely,

Frank Jermance

Denver 80236

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Sincerely,

Brian Friedman

Denver 80206

8/9/2020
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Sincerely,

Dale Chandler

Denver 80220

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Katie Whalen

Denver 80238

8/9/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Diana LaCazette

Denver 80222

8/9/2020
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Sincerely,

Rebecca Blue

Denver 80231

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Tommye McLemore

Denver 80209

8/10/2020
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Juan Gutierrez
Denver 80246

8/10/2020
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Sincerely,

Patricia Ruscio

Denver 80231

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Sincerely,

Sara Henry

Denver 80206

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Francis Reich

Denver 80238

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Sincerely,

Jill Lodder
denver 80205

8/10/2020
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Sincerely,

Jeffrey Deckler

Denver 80224

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Sincerely,

Natalie Landau

Denver 80238

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Sincerely,

Brianna Thomas

Denver 80204

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

James Roth

Denver 80209

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Bonnie Shenefelt

Denver 80227

8/10/2020
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Sincerely,

Jason Fellows

Denver 80206

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Sincerely,

karen mccullough

Denver 80238

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Sincerely,

Christina Glennon

Denver 80222

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Sincerely,

Julie Christiansen

Denver 80222

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Sincerely,

Nancy Whittemore

Denver 80231

8/10/2020
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Sincerely,

Kathryn Ried

Denver 80227

8/10/2020
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Sincerely,

Arlene Straight

Denver 80210

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Sincerely,

Mary Lou Faherty

Denver 80222

8/10/2020
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Sincerely,

Betty Carson

Denver 80227

8/10/2020
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Sincerely,

Fred Hamel

Denver 80209

8/10/2020
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Sincerely,

john wyche

Denver 80236

8/10/2020
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Sincerely,

Marie Brown

Denver 80219

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

gail lindley

Denver 80211

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Dan Makolondra

Denver 80123

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Sincerely,

Stephen Fleischer

Denver 80218

8/10/2020
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Sincerely,

Carl Gustafson

Denver 80231

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Carolyn Ewald

Denver 802227

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Lauren Snider

Denver 80210

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Richard Maes

Denver 80249

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Allan Kelley

Denver 80227

8/10/2020
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Sincerely,

Pamela Schaffer

Denver 80219

8/10/2020
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Sincerely,

Sara Montgomery

Denver 80246

8/10/2020
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Sincerely,

Christy Jones

Denver 80212

8/10/2020
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Sincerely,

Nora Roth

Denver 80237

8/10/2020
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Sincerely,

Christina Hicks

Denver 80210

8/10/2020
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Sincerely,

Margaret Chavez

Denver 80235

8/10/2020
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Sincerely,

Stephen Humphries

Denver 80209

8/10/2020
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Sincerely,

Yvonne Garcia

Denver 80227

8/10/2020
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Sincerely,

Robert Fry

Denver 80237

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Sincerely,

Rosemary Sapegin

Denver 80110

8/10/2020
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Sincerely,

Victoria Palmer

Denver 80206

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Sincerely,

MonaRae Hobart

Denver 80123

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Sincerely,

Bart Glathar

Denver 80230

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Sincerely,

Ronald Johns

Denver 80237

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Sincerely,

Jan Kissell

Denver 80207

8/10/2020
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Sincerely,

Janette Cassidy

Denver 80210

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Sincerely,

Debra Armento

Denver 80236

8/10/2020
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Sincerely,

Curtis Roberts

Denver 80210

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Dale Coski

Denver 80227

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Sincerely,

Steve Shute

Denver 80236

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Sincerely,

Ruben Beltran

Denver 80206

8/10/2020
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Sincerely,

Mirella Deleon

Denver 80210

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Sincerely,

Donald Gilworth

Denver 80220

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Sincerely,

Margaret Williams

Denver 80210

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Sincerely,

Theresa Lopez

Denver 80227

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Sincerely,

Richard Lopez

Denver 80227

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Sincerely,

Valerie Wunderlich

Denver 80237

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Sincerely,

Andrew Remstad

Denver 80224

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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Paul Johnson

Denver 80222

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver’s Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Jimmy Gose

Denver 80202

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Carol Reed

Denver 80224

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Vivian Nerim

Denver 80206

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Debra Niemiec

Denver 80222

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Terri Allsup

Denver 80224

8/10/2020
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Sincerely,

JUAN Gras

Denver 80224

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Sincerely,

CAROL MARTINEZ

Denver 80219

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Steve Allison

Denver 80203

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Andrew Silva

Denver 80204

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

philip gotlin

Denver 80212

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Peter Garcia

Denver 80227

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Kim Ward

Denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Dean Lazzari

Denver 80231

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

P Breese

Denver 80206

8/10/2020
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Sincerely,

Tamiko Giuffrida

Denver 80206

8/10/2020
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Sincerely,

Alex Valderrama

Denver 80219

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Melanie Gose

Denver 80219

8/10/2020
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Sincerely,

Charles Martinez

Denver 80210

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Sincerely,

Irene Dionne

Denver 80209

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

John Cullerton

Denver 80218

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Daniel Courtney

Denver 80238

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

K Stiny

Denver 80224

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Erin Eiselein

Denver 80237

8/10/2020
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Sincerely,

Julie Ehlert

Denver 80246

8/10/2020
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Sincerely,

Callie Jakubcin

Denver 80231

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Sincerely,

Lynn Rich

Denver 80236

8/10/2020
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Sincerely,

Perfecto Reyes

Denver 80222

8/10/2020
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Sincerely,

sigrid Barr

Denver 80209

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sharon Sekerak

Denver 80211

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Stanley Niemiec

Denver 80222

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

John Statthas

Denver 80222

8/10/2020
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Sincerely,

Aaron Smalls

Denver 80211

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Deena Jonas
Denver 80209
8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

larry keller

Denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Clare Cavanaugh

Denver 80220

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

julie zimbelman

Denver 80230

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

kevin delaney

Denver 80205

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Thomas Cavanaugh

Denver 80220

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Kristin Des Marais

Denver 80202

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Carolyn Falvey

Denver 80218

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Gordon Reed

Denver 80210

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Lorraine Badger

Denver 80210

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Howard Taborsky

Denver 80227

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Brenda Cole

Denver 80222

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

LEE ADKINS II

Denver 80123

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Veronica Saiz

Denver 80227

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Charles Berkey

Denver 80206

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Cherie Oertel

Denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Kathleen Lemming

Denver 80246

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Tanner Johnson

Denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Lisa Lujan

Denver 80219

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Barry Schaer

Denver 80222

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Julianne Butler

Denver 80222

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Bernadette Langbein

Denver 80210

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Nancy Burke

Denver 80204

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Eugene McGuire

Denver 80237

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Rob Leach

Denver 80206

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Mary Gallegos-Scisney

Denver 80224

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Karen McGuire

Denver 80237

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Don Lindley

Denver 80211

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Annette Sylber

Denver 80123

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Kim Hayes

Denver 80222

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Teresa Gibbons

Denver 80206

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sarah Speicher

Denver 80224

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jacques Bensard

Denver 80203

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Mary Hierath-Prout

Denver 80206

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Diana Lambe

Denver 80209

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Paul Linton

Denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Robert Bloom

Denver 80223

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Veronica Marvin

Denver 80214

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Mark Rich

Denver 80236

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Joseph Moore

Denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Steven Carter

Denver 80123

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

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Sincerely,

Jennifer Stevens

Denver 80220

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Karyl Klein

Denver 80209

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Deborah Hooks

Denver 80209

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Sue Moore

Denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Holly Bodine

Denver 80209

8/10/2020
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Sincerely,

Nick Nathan

Denver 80220

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Colleen Mackey

Denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Nancy Bokowski

Denver 80238

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

T GOLDHAMER

Denver 80224

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Keith Scisney

Denver 80230

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Michael Battista

Denver 80204

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Mary Grant

Denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Lisa Battista

Denver 80236

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Michael Cecchini

Denver 80224

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Frank Wallace

Denver 80220

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Jeannie Springer

Denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Sara Christison-Rino

Denver 80206

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Edith Lindsey

Denver 80222

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

mike Landa

Denver 80222

8/10/2020
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Sincerely,

Jane Prancan

Denver 80206

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Rick Skurulsky

Denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Alli Steed Pineda

Denver 80231

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Joseph Black

Denver 80235

8/10/2020
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Megan Adamson

Denver 80246

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

dale Armento

Denver 80219

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Tara Skurulsky

Denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

greg sauber
denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

dea iannni

Denver 80231

8/10/2020
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Sincerely,

MARY DEVINE

Denver 80220

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jody roblez

Denver 80209

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Joe Esterak

Denver 80235

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Barbara Basse

Denver 80209

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

sandra peif

Denver 80209

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Karen Bryant

Denver 80246

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Mhari Doyle

Denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Rob Landis

Denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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Sincerely,

Sarah List

Denver 80210

8/10/2020
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Sincerely,

Robert Scofield

Denver 80219

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

James Black

Denver 80210

8/10/2020
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Sincerely,

H Paul Cohen

Denver 80220

8/10/2020
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Sincerely,

Richard Armento

Denver 80219

8/10/2020
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Sincerely,

Dan Montgomery

Denver 80210

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Sincerely,

Kay Schumacher

Denver 80210

8/10/2020
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Sincerely,

Barbara Nash

Denver 80210

8/10/2020
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Sincerely,

Rita Gibson

Denver 80220

8/10/2020
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Sincerely,

Tom Sund

Denver 80123

8/10/2020
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Sincerely,

James Katsaros

Denver 80203

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

victoria partridge

Denver 80210

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jane Scofield

Denver 80219

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Lori Trani

Denver 80220

8/10/2020
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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

John Wilson

Denver 80231

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Yelena Avramenko

Denver 80222

8/10/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Michael Hebert

Denver 80210

8/10/2020
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Sincerely,

Treisa Kennedy

Denver 80222

8/10/2020
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Sincerely,

Andrew Newcomb

Denver 80218

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Beverly Reilly

Denver 80222

8/10/2020
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Sincerely,

Tim Sweeney

Denver 80220

8/10/2020
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Sincerely,

David Weinstock

Denver 80223

8/10/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Andy Barton

Denver 80209

8/10/2020
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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

David Larkin

Denver 80209

8/11/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Bridget Hurley

Denver 80210

8/11/2020
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

shel block

denver 80218

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Sincerely,

Beverly Sherman

Denver 80220

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Sincerely,

Phyllis Salz

Denver 80206

8/11/2020
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Sincerely,

linda scheurer

Denver 80210

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Sincerely,

Jade Martinez

Denver 80238

8/11/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Deidre Shanley

Denver 80206

8/11/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

John Sawyer

Denver 80207

8/11/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Robert Coe

Denver 80218

8/11/2020
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Sincerely,

FRED JOSEPH

Denver 80231

8/11/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

James Lindeberg

Denver 80237

8/11/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Marcia Lindeberg

Denver 80237

8/11/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Thomas Coxhead

Denver 80220

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Sincerely,

ZJ Czupor

Denver 80237

8/11/2020
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Sincerely,

Marta Sipeki

Denver 80237

8/11/2020
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Sincerely,

Lori Henley

Denver 80231

8/11/2020
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Sincerely,

Angie Howes

Denver 80220

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Sincerely,

Dan Wade

Denver 80123

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Sincerely,

Fred Wulff

Denver 80209

8/11/2020
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Sincerely,

Joe Vigil

Denver 80211

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Sincerely,

Jeff Vaccaro

Denver 80219

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Sincerely,

David Bufalo

Denver 80221

8/11/2020
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Sincerely,

Gregory Soneff

Denver 80206

8/11/2020
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Sincerely,

Jane Gallup

Denver 80206

8/11/2020
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Sincerely,

Rod and Connie Smith

Denver 80220

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Sincerely,

Julie Bury

Denver 80210

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Sincerely,

margaret maupin

Denver 80220

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Sincerely,

Elaine Taniwaki

Denver 80234

8/11/2020
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Sincerely,

Paul McKenna

Denver 80231

8/11/2020
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Sincerely,

Kara McKenna

Denver 80231

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Sincerely,

Sean Innerst

Denver 80219

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Sincerely,

Gabriel Innerst

Denver 80219

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Sincerely,

Jaylene Keeler

Denver 80218

8/11/2020
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Sincerely,

LEIANNA ROUP

Denver 80219

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Sincerely,

Thomas Rowe

Denver 80210

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Sincerely,

Debbie Blew

Denver 80231

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Sincerely,

shannon johnson

denver 80203

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Sincerely,

Tracy Killian
Denver 80206
8/11/2020
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Sincerely,

Sophia Pipiringos

Denver 80219

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Sincerely,

Jessica Ryan

Denver 80206

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Sincerely,

Vicki Kelley

Denver 80218

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Sincerely,

Jeffrey Brown

Denver 80211

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Sincerely,

Bridget Rosenberg

Denver 80206

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Sincerely,

Donna Wojtowicz

Denver 80206

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Sincerely,

Jim Meier

Denver 80221

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Sincerely,

Jean Gravina

Denver 80219

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Sincerely,

Joy Ziegler

Denver 80219

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Sincerely,

Cynthia Powers

Denver 80214

8/11/2020
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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Marc Hanna

Denver 80206

8/11/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Leslie Burget

Denver 80222

8/11/2020
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Sincerely,

Elizabeth Rowan

Denver 80209

8/11/2020
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Sincerely,

Kathy Staiano

Denver 80216

8/11/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Donna Ryan

Denver 80206

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Sincerely,

Georgia Gallagher

Denver 80202

8/11/2020
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Sincerely,

Diane Jones

Denver 80206

8/11/2020
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Sincerely,

Catherine Shopneck

Denver 80206

8/11/2020
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Sincerely,

Julie Gavrilovic

Denver 80222

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Sincerely,

Sheila Swanberg

Denver 80206

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Sincerely,

Shawna Crocker

Denver 80219

8/11/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Arlene Perry

Denver 80206

8/11/2020
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Sincerely,

Angela Hacker

Denver 80202

8/11/2020
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Sincerely,

Marilyn Mitchell

Denver 80206

8/11/2020
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Sincerely,

Nanette Raaf

Denver 80220

8/11/2020
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Sincerely,

Gwen Ross

Denver 80226

8/11/2020
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Sincerely,

maggie hacala

Denver 80206

8/11/2020
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Sincerely,

Andrea CHRIST

Denver 80231

8/11/2020
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Sincerely,

Lorraine Alfini

Denver 80238

8/11/2020
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Sincerely,

Marcia Ausmus

Denver 80236

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Sincerely,

Chip Duval

Denver 80206

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Sincerely,

Kerri Ginther

Denver 80237

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Sincerely,

Susan Marvin

Denver 80238

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Sincerely,

Janlyn Baylor

Denver 80211

8/11/2020
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Sincerely,

Ronald Crawforth

Denver 80236

8/11/2020
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Sincerely,

Michelle Cory

Denver 80220

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Sincerely,

Rita Rios

Denver 80231

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Sincerely,

Joanna Lucas

Denver 80206

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Sincerely,

Joseph Gallegos

Denver 80236

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Sincerely,

Gail Simon

Denver 80206

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Sincerely,

Mary Kitchen

Denver 80220

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Sincerely,

Julie Schwarz

Denver 80238

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Sincerely,

Dawne Murray

Denver 80210

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Sincerely,

John Case

Denver 80210

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Sincerely,

Paula von Lindern

Denver 80209

8/11/2020
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Sincerely,

Nadine Davis

Denver 80222

8/11/2020
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Sincerely,

Belinda Nelson

Denver 80220

8/11/2020
NO to Denver’s Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver’s Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Nick Pacheco

Denver 80236

8/11/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Kim Neitzke

Denver 80236

8/11/2020
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Sincerely,

Melissa Bollacker

Denver 80224

8/11/2020
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Sincerely,

Trish Macaskill

Denver 80210

8/11/2020
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Sincerely,

Nary Bastien

Denver 80206

8/11/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Susan Young

Denver 80207

8/11/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Scott Hutcherson

Denver 80227

8/11/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Eva Haykin

Denver 80231

8/11/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Cindy Powell

Denver 80214

8/11/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Tamara Patzer

Denver 80231

8/11/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Karen Miller

Denver 80219

8/11/2020
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Sincerely,

Doug Backman

Denver 80211

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Shaun Gleason

Denver 80230

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Brady Kolath

Denver 80237

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Anna Kaye

Denver 80210

8/12/2020
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Sincerely,

Beverly DeBusk

Denver 80206

8/12/2020
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Anthony Zarate

Denver 80247

8/12/2020
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Sincerely,

Steve Adams

Denver 80220

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Sincerely,

Mary Mauck

Denver 80224

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Sincerely,

Taylor Gabel

Denver 80206

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Sincerely,

Frances Daly

Denver 80222

8/12/2020
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Sincerely,

Jacquelyn Williams

Denver 80218

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Sincerely,

Diego Madrigal

Denver 80218

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Sincerely,

maya mcgann

Denver 80221

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Sincerely,

Elijah Rodriguez

Denver 80235

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Sincerely,

Jenifer Schipper

Denver 80222

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Sincerely,

Elizabeth Dzabic

Denver 80231

8/12/2020
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Sincerely,

Robert Wright

Denver 80236

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Sincerely,

Timothy McHugh

Denver 80210

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Dominique Stewart

Denver 80249

8/12/2020
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Sincerely,

Alexandra Lopez

Denver 80206

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jon foreman

Denver 80247

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Sincerely,

Amy Barrett

Denver 80206

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Sincerely,

Kristen Sandersen

Denver 80219

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Sincerely,

Roberto Solis

Denver 80229

8/12/2020
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Sincerely,

Francine Porter

Denver 80220

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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Mark Ryan

Denver 80220

8/12/2020
NO to Denver’s Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver’s Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Grace Torres

Denver 80219

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Amy Gebhardt

Denver 80209

8/12/2020
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Sincerely,

Amanda Burnett

Denver 80211

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Patricia Callan

Denver 80237

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Daniel Pacheco

Denver 80227

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Sharon Johnson

Denver 80220

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Brooklynn Miller

Denver 80205

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Christina Doyle

Denver 80205

8/12/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Judith Morris

Denver 80247

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jannelle Molina

Denver 80231

8/12/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Barbara Oberfeld

Denver 80206

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Michael Walker

Denver 80202

8/12/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Jeanne Vaughn

Denver 80210

8/12/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Kathleen Boggie

Denver 80222

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Holli Morton

Denver 80210

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Lori Roberts

Denver 80227

8/12/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Kelly OBrien

Denver 80220

8/12/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Deanna Klipp

Denver 80206

8/12/2020
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Sincerely,

Cynthia Alford

Denver 80212

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Mary Prendergast

Denver 80231

8/12/2020
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Sincerely,

Cameron Stevens

Denver 80205

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Kate Green

Denver 80210

8/12/2020
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Sincerely,

Michelle Kniley

Denver 80210

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Sincerely,

Maria Smith

Denver 80207

8/12/2020
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Sincerely,

Sheila Ashmore

Denver 80220

8/12/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Betsy Hernandez

Denver 80204

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Alfonso Valdez

Denver 80239

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Sarah Infante

Denver 80209

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Eric Smith

Denver 80219

8/12/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Elizabeth Brown

Denver 80207

8/12/2020
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Sincerely,

Jolene Platz

Denver 80229

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Lania Ross

Denver 80209

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Ben Thompson

Denver 80206

8/12/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Avery Anderson

Denver 80205

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Hillary Laird

Denver 80204

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Roxane Homan

Denver 80220

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Lynn Vickers

Denver 80231

8/12/2020
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Sincerely,

Amy Long

Denver 80202

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Sincerely,

Stacy Perez

Denver 80222

8/12/2020
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Sincerely,

Stephen Eppler
Denver 80206
8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

DB Boardman

Denver 80246

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Jeff Kwon

Denver 80210

8/12/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Michele McKinster

Denver 80205

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Shirley Sarmiento

Denver 80237

8/12/2020
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Sincerely,

Ronald Cardwell

Denver 80223

8/12/2020
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Sincerely,

Steven Scharnhorst

Denver 80220

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Kevin Doyle

Denver 80206

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Keith Brown

Denver 80249

8/12/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Ryan Cook

Denver 80112

8/12/2020
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Sincerely,

Tom Afman

Denver 80206

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Sincerely,

Virginia McGrane

Denver 80219

8/13/2020
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Sincerely,

Katy Priest

Denver 80224

8/13/2020
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Sincerely,

William McNeely

Denver 80220

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Sincerely,

Todd Reynolds

Denver 80123

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Sincerely,

Shelly Hunter

Denver 80209

8/13/2020
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Sincerely,

Joshua Hernandez

Denver 80205

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Sincerely,

Sondra Zardus

Denver 80202

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Sincerely,

L Miller

Denver 80231

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Sincerely,

gabriella campos

Denver 80219

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Sincerely,

Eric Armento

Denver 80236

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Sincerely,

Colin Lamberton

Denver 80222

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Sincerely,

Danelle Bittner

Denver 80231

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Mariette Bell

Denver 80224

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Sincerely,

Cindy Engel

Denver 80237

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Sincerely,

Mildred Caplitz

Denver 80222

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Sincerely,

Christina Pino

Denver 80219

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Sincerely,

Diana Meraz

Denver 80220

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Sincerely,

Gloria Medina

Denver 80249

8/13/2020
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Sincerely,

Reina Blea

Denver 80219

8/13/2020
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Sincerely,

Monica Ayala

Denver 80204

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Sincerely,

Jennifer Clark

Denver 80207

8/13/2020
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Sincerely,

Juliann Blea

Denver 80222

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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Samuel Zubia

Denver 80219

8/13/2020
NO to Denver’s Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver’s Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Ronald Messing

Denver 80227

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Karen Eivins

Denver 80209

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Jane Hornung

Denver 80224

8/13/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Tom Turner

Denver 80206

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Estelle Keren

Denver 80222

8/13/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

cody campbell

Denver 80249

8/13/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Molly White

Denver 80204

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jorge Hernandez

Denver 80238

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Valerie Ruiz

Denver 80249

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Beth Stoffel

Denver 80210

8/13/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

William Hunter

Denver 80230

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Yvonne Garcia

Denver 80227

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

David Gonzales

Denver 80237

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Beatrice Serna

Denver 80211

8/13/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Yvonne Hanks

Denver 80227

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Adrienne Randol

Denver 80238

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Nicolas Harding

Denver 80202

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

William Chamberlain

Denver 80228

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Mina Reed

Denver 80223

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Lisa Lewis

Denver 80222

8/13/2020
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Sincerely,

Justin Lewis

Denver 80110

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Amy Reynolds

Denver 80219

8/13/2020
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Sincerely,

Cyndi Lahn

Denver 80220

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Matthew Lahn
Denver 80210
8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Caroline Herter

Denver 80221

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Peggy Largent

Denver 80211

8/13/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Lauren West

Denver 80204

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Mark Miller

Denver 80227

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Rhonda Balding

Denver 80204

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Janice Padilla

Denver 80231

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Sherri Doyle

Denver 80207

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Austin Moore

Denver 80222

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Lisa Langas

Denver 80211

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Stephanie Casey

Denver 80224

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Robin Wilder

Denver 80123

8/13/2020
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Sincerely,

Laura Mitchell

Denver 80237

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

George Makolondra

Denver 80230

8/13/2020
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Sincerely,

Kirk Anderson

Denver 80209

8/13/2020
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Sincerely,

Priscilla Olmsted

Denver 80205

8/13/2020
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Sincerely,

Bruce Higson-Smith

Denver 80220

8/13/2020
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Sincerely,

Geary Anderson

Denver 80224

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Ned Carlson

Denver 80220

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Sincerely,

Richard Anderson

Denver 80224

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Sincerely,

Emily Shaw

Denver 80231

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Sincerely,

Mary Justice

Denver 80210

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Sincerely,

James Conwell

Denver 80220

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Sincerely,

Ron Weiss

Denver 80224

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Sincerely,

Charles Lehman

Denver 80209

8/13/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Justine Chorley

Denver 80219

8/13/2020
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Sincerely,

Anthony Moreno

Denver 80206

8/13/2020
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Sincerely,

George Bodley

Denver 80210

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Sincerely,

Roger Schmidt

Denver 80203

8/13/2020
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Sincerely,

Kathleen Fiore

Denver 80206

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Sincerely,

Joe Staib

Denver 80224

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Sincerely,

Marisa Echaniz

Denver 80220

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Sincerely,

H. GORDON BEAMGUARD

Denver 80224

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Sincerely,

Jeff Vlier

Denver 80224

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Sincerely,

Stewart Reed

Denver 80224

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Sincerely,

Terry Hostetler

Denver 80206

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Sincerely,

Toby Beamguard

Denver 80224

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Sincerely,

Pat Ison

Denver 80219

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Sincerely,

Donna Krentz

Denver 80204

8/13/2020
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Sincerely,

Mary Ann Krawchuk

Denver 80210

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Sincerely,

Ashley Arroyo

Denver 80210

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Sincerely,

Dina Fanter

Denver 80231

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Sincerely,

Linda Fischer

Denver 80218

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Sincerely,

Stacy Garcia

Denver 80227

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Sincerely,

Gail Sykes

Denver 80238

8/13/2020
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Sincerely,

Jayne Cordes

Denver 80210

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Sincerely,

Deborah Berkey

Denver 80209

8/13/2020
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Sincerely,

Alison Strom

Denver 80223

8/13/2020
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Sincerely,

Jaime Jacob

Denver 80208

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* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Eric Bialorucki

denver 80210

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Lori Hartzband

Denver 80218

8/13/2020
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Sincerely,

Carole Costello

Denver 80238

8/13/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Diane Duncanson

Denver 80231

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Laura Agelopoulos

Denver 80220

8/13/2020
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Sincerely,

Rosa Macias

Denver 80237

8/13/2020
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Sincerely,

pat myles

Denver 80238

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Sincerely,

marcia finkel

denver 80209

8/13/2020
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Sincerely,

Patricia Peri

Denver 80210

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Sincerely,

Lee Berkey

Denver 80204

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

gaylene garbizo

Denver 80218

8/13/2020
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Sincerely,

jane herbst

Denver 80209

8/13/2020
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Sincerely,

Alex Moore

Denver 80216

8/13/2020
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Sincerely,

Sandra Butler

Denver 80220

8/13/2020
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Sincerely,

John Arntz

Denver 80231

8/13/2020
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Sincerely,

Carolyn Griffin

Denver 80206

8/13/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Glenn Siddall

Denver 80206

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Sincerely,

Alex Boucher

Denver 80206

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Sincerely,

Adrienne Mulliniaux

Denver 80209

8/13/2020
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Sincerely,

Shannon Walsweer

Denver 80210

8/13/2020
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Sincerely,

Laura London

Denver 80223

8/13/2020
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Sincerely,

James French

Denver 80222

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Sincerely,

Michele Korver

Denver 80210

8/13/2020
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Sincerely,

Lauren Victor

Denver 80206

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Sincerely,

victoria donovan

Denver 64121

8/13/2020
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Sincerely,

Dona Baughman

Denver 80210

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Sincerely,

Diana Benedict

Denver 80210

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Sincerely,

Patricia Ohern

Denver 80206

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Sincerely,

Rebecca Mayfield

Denver 80219

8/13/2020
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Sincerely,

DAVID KLOOSTERMAN

Denver 80224

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Sincerely,

Elizabeth Scharnhorst

Denver 80220

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Sincerely,

Barry Steelman

Denver 80210

8/14/2020
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Sincerely,

Karen Keithley

Denver 80220

8/14/2020
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Sincerely,

Renata Hahn

Denver 80210

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Sincerely,

Vincent Polzer

Denver 80212

8/14/2020
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Sincerely,

Carter Smith

Denver 80206

8/14/2020
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Elizabeth Thompson

Denver 80206

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Megan Harry

Denver 80209

8/14/2020
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Sincerely,

Andrea Stevens

Denver 80210

8/14/2020
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Sincerely,

Matt Seibel

Denver 80220

8/14/2020
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Sincerely,

Lisa Biro

Denver 80210

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Sincerely,

Anne Chandler

Denver 80206

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Sincerely,

Kristi Sweeney

Denver 80237

8/14/2020
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Sincerely,

Giuliana Brunner

Denver 80210

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Sincerely,

Suzanne Thigpen

Denver 80218

8/14/2020
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Sincerely,

Lisa LUTZ

Denver 80230

8/14/2020
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Sincerely,

Catherine Ferguson-Wyatt

Denver 80210

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Sincerely,

Karri Smith

Denver 80238

8/14/2020
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Sincerely,

Lynn Josef

Denver 80209

8/14/2020
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Sincerely,

Jami Grier

Denver 80210

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Sincerely,

Jacqueline Stephens

Denver 80220

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Sincerely,

Cynthia Berland

Denver 80206

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

John Berg

Denver 80218

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Sincerely,

Melissa Segers

Denver 80218

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Sincerely,

Pamela Jinkerson

Denver 80209

8/14/2020
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Sincerely,

Nicole Wexler

Denver 80210

8/14/2020
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Sincerely,

Annelyn Aficial

Denver 80210

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Sincerely,

Joan Baronberg

Denver 80220

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Sincerely,

Susan Gowen

Denver 80220

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Maureen McGowan

Denver 80231

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Sincerely,

Cara Mccarty

Denver 80203

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Sincerely,

Lonnie Kemp

Denver 80224

8/14/2020
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Sincerely,

Clark Gestring

Denver 80206

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Sincerely,

Sandra Schechter

Denver 80220

8/14/2020
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Sincerely,

Neiel Baronberg

Denver 80220

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Sincerely,

Rosa Obrand

Denver 80231

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Sincerely,

Carrie Lensink

Denver 80247

8/14/2020
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Sincerely,

Helen Reuben

Denver 80210

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Sincerely,

Anne Howard

Denver 80206

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Sincerely,

Robin Beery

Denver 80206

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Sincerely,

Jennifer Nargi

Denver 80209

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Sincerely,

William Logan

Denver 80237

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Sincerely,

Robert Duncan

Denver 80220

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Michael Ricafort

Denver 80209

8/14/2020
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Sincerely,

Sasha Hernandez

Denver 80212

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Sincerely,

Ivan London

Denver 80206

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Sincerely,

Maria Hargett

Denver 80210

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Sincerely,

Barbara Amato

Denver 80218

8/14/2020
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Juli Faber

Denver 80210

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Sincerely,

Ann Ayers
Denver 80218

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Sincerely,

Tom Hughes

Denver 80237

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Sincerely,

Karen Walter

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Sincerely,

Jean Butler

Denver 80231

8/14/2020
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Sincerely,

Catherine Stanton

Denver 80209

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Sincerely,

Valerie Lopez

Denver 80231

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Sincerely,

Michael Merson

Denver 80230

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Sincerely,

Hanni Cohen

Denver 80220

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Sincerely,

Jennifer Bailey

Denver 80210

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Sincerely,

Kim Flickinger

Denver 80209

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Sincerely,

Linda Perry

Denver 80206

8/14/2020
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Sincerely,

MaryCaye Johnson

Denver 80206

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Sincerely,

Leslie Moroye

Denver 80231

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Sincerely,

Scott Perry

Denver 80123

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Sincerely,

Noemi Chavez

Denver 80219

8/14/2020
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Sincerely,

Terrence Richards

Denver 80209

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Sincerely,

liv hanson

Denver 80210

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Sincerely,

carolyn andrews

Denver 80237

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Sincerely,

W Moore

Denver 80223

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Sincerely,

susan wallner

Denver 80220

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Sincerely,

Cindy Nolan

Denver 80204

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Sincerely,

Richard Gardner

Denver 80237

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Patrick Scanlan

Denver 80211

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Sincerely,

Tracey Brummett

Denver 80210

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Sincerely,

Hailey Roberts

Denver 80222

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Sincerely,

Ross Wallace

Denver 80238

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Sincerely,

Susan Rydiger

Denver 80205

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Sincerely,

John Lutz

Denver 80230

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Sincerely,

Rosemary Hensley

Denver 80237

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Sincerely,

Karen Okuno

Denver 80231

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sarah Gunn

Denver 80209

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Kat Taylor

Denver 80204

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Jameson Gregson

Denver 80222

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Barbara Lencicki

Denver 80206

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sylvia Replogle

Denver 80211

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Joseph Tentler

Denver 80222

8/14/2020
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Sincerely,

Virginia Prochnow

Denver 80204

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Lawrence Christ

Denver 80231

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Linda Kaufman

Denver 80210

8/14/2020
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Sincerely,

Shannon Calhoun

Denver 80210

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Marvin Crai

Denver 80207

8/14/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Justin Prochnow

Denver 80220

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Joan L. Buresh

Denver 80224

8/14/2020
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Sincerely,

Melissa Barrett

Denver 80210

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Mary E Holmes

Denver 80218

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Dawn Martinez

Denver 80209

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Carol Naff

Denver 80220

8/14/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Diana Moon

Denver 80231

8/14/2020
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Sincerely,

Bev Sack

Denver 80223

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Charles Engle

Denver 80210

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Sincerely,

J Federico

Denver 80221

8/14/2020
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Sincerely,

Patricia Bass

Denver 80210

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Sincerely,

Dawn Dobson

Denver 80210

8/14/2020
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Sincerely,

Jane Sklar

Denver 80210

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Sincerely,

Elizabeth LaBarbera

Denver 80210

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Sincerely,

Jennifer Doran

Denver 80220

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Sincerely,

Mary Burns

Denver 80210

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Sincerely,

Scott Watkins

Denver 80210

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Sincerely,

Edward Wharton

Denver 80223

8/14/2020
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Sincerely,

Douglas Windes

Denver 80210

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Sincerely,

Randi Barrett

Denver 80204

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

BRENDA MCHENRY

Denver 80210

8/14/2020
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Sincerely,

Rebecca Swartz

Denver 80209

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Kathryn Anderson

Denver 80237

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Ronald Naff

Denver 80220

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Pamela Peros

Denver 80237

8/14/2020
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Sincerely,

Charles Hiltz

Denver 80209

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Laura Brenner

Denver 80227

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Marilyn Richardson

Denver 80218

8/14/2020
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Sincerely,

Robert Gratiot

Denver 80206

8/14/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

George Zepernick

Denver 80209

8/14/2020
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Sincerely,

Samuel Feld

Denver 80209

8/14/2020
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Sincerely,

Rae Harris

Denver 80220

8/14/2020
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Sincerely,

Elizabeth Migel

Denver 80223

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Barbara tupkelewicz

Denver 80211

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Fred Jorgensen

Denver 80220

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Jane Oppenheim

Denver 80206

8/14/2020
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Sincerely,

Norene Donofrio

Denver 80220

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

John D'Onofrio

Denver 80220

8/14/2020
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Sincerely,

Mary Darlene Hurley

Denver 80237

8/14/2020
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Sincerely,

Sarah Schweizer

Denver 80209

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

D. Gurtler

Denver 80210

8/14/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

ANN KANEKO

Denver 80210

8/14/2020
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Sincerely,

Catherine Moran

Denver 80222

8/14/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Stephanie Barth

Denver 80209

8/15/2020
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Sincerely,

K. Louise Burger

Denver 80219

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Drew Smith

Denver 80204

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Jean Grieve

Denver 80218

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Gayle LeRoux

Denver 80220

8/15/2020
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Sincerely,

Diane Grove

Denver 80207

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Sincerely,

Hugo Chavez-Rey

Denver 80212

8/15/2020
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Sincerely,

Lynn Zenoniani
Arvada 80007
8/15/2020
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Sincerely,

Stephanie Davy

Denver 80237

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Sincerely,

Sonja Berdahl

Denver 80237

8/15/2020
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Sincerely,

Juan Candil

Denver 80231

8/15/2020
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Sincerely,

Susan Griebel

Denver 80209

8/15/2020
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Sincerely,

Eileen Sullivan

Denver 80212

8/15/2020
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Sincerely,

Marcia Pittleman

Denver 80206

8/15/2020
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Sincerely,

Avis Clark

Denver 80224

8/15/2020
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Janie Rausch

Denver 80218

8/15/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Julian Carpender

Denver 80218

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Caitlin Brozna

Denver 80220

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Bennet Evans

Denver 80222

8/15/2020
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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Lily Herrmann

Denver 80218

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Janelle Crowe

Denver 80209

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Sincerely,

Jeri Jo Johnson

Denver 80227

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

David Winkler

Denver 80227

8/15/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Derek Celek

Denver 80219

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Shawn Bailey

Denver 80237
8/15/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Cecilia White

Denver 80236

8/15/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Douglas White

Denver 80236

8/15/2020
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Sincerely,

CT Fox

Denver 80237

8/15/2020
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Sincerely,

James Fennell

Denver 80210

8/15/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Devona Messing

Denver 80227

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Stephen Tanberg

Denver 80224

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Pamela Winsor

Denver 80222

8/15/2020
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Sincerely,

Kimalee Hull

Denver 80210

8/15/2020
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Sincerely,

Luke Hanna

Denver 80237

8/15/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Alan Kamp

Denver 80219

8/15/2020
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Sincerely,

Bernadette Tanberg

Denver 80224

8/15/2020
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Sincerely,

Hillary Reed

Denver 80206

8/15/2020
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Sincerely,

Tricia Botticelli

Denver 80220

8/15/2020
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Sincerely,

Martin Garcia

Denver 80227

8/15/2020
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Sincerely,

Casey Miller

Denver 80209

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Sincerely,

Robert Miller

Denver 80210

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Sincerely,

Gina Morlan

Denver 80219

8/15/2020
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Sincerely,

Chris Olson

Denver 80210

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Chris Floyd

Denver 80210

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Sincerely,

Michelle Olson

Denver 80210

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Sincerely,

Val Cohn

Denver 80224

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Joan McCallie

Denver 80237

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Sincerely,

Jan White

Denver 80231

8/15/2020
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Sincerely,

Christopher Bouc

Denver 80210

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Sincerely,

Dona Kitto

Denver 80224

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Sincerely,

Sharon Withers

Denver 80210

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Sincerely,

Pat England

Denver 80220

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

David Imes

Denver 80222

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Deborah Cuerden

Denver 80209

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Theresa JAUDON-BELVIN

Denver 80207

8/15/2020
**NO to Denver's Group Living Zoning Code Amendment**

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Sincerely,

Annette Sponseller

Denver 80209

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Wendy Morrison

Denver 80218

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Susan Williams

Denver 80203

8/15/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Roberta Loeb

Denver 80238

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Jacqueline Roman

Denver 80210

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Lollie Roduner

Denver 80207

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

mark rothman

Denver 80218

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Sincerely,

Constance Artigues

Denver 80230

8/15/2020
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Sincerely,

Allison Woolston

Denver 80218

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Sincerely,

Danny Lewis

Denver 80206

8/15/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Hastings Woolston

Denver 80218

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Sincerely,

Robert Loeb

Denver 80237

8/15/2020
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Sincerely,

Shannon Tracy

Denver 80209

8/15/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Elizabeth Heid

Denver 80210

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Sincerely,

Sarah Drohan

Denver 80203

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Mary Hersh

Denver 80207

8/15/2020
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Sincerely,

Susan Berson

Denver 80218

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Albert Artigues

Denver 80230

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Sincerely,

sylvia nielsen
denver 80206
8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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TINA INGERSON

Denver 80230

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Sincerely,

Steven Berson

Denver 80218

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Sincerely,

Teddy DeBerry

Denver 80220

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Sincerely,

Cate Dunne

Denver 80209

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Sincerely,

Doug Smooke

Denver 80209

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Sincerely,

Karen Shander
Denver 80206
8/15/2020
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Sincerely,

Mark McIntosh

Denver 80203

8/15/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Judy Wurtzebach

Denver 80235

8/15/2020
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Sincerely,

Samuel Hargraves

Denver 80205

8/15/2020
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Sincerely,

Cheryl Acierno

Denver 80210

8/15/2020
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Sincerely,

Scott Alan Smith

Denver 80222

8/15/2020
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Sincerely,

Susan Martinez

Denver 80227

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Sincerely,

Samantha Bernstein

Denver 80218

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Sincerely,

Irmagene VandePol

Denver 80210

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Sincerely,

Alexander Trejo

Denver 80224

8/15/2020
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Sincerely,

Daniel Boyd

Denver 80210

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Sincerely,

Ida Sansoucy

Denver 80210

8/15/2020
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Sincerely,

Holly Hamby

Denver 80230

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* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

David Cohn

Denver 80224

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

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Sincerely,

Sharon Potestio

Denver 80210

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Sincerely,

Barbara Stewart

Denver 80236

8/15/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Flavio Vargas

Denver 80219

8/15/2020
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Bradley Walden

Denver 80235

8/15/2020
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Sincerely,

John Mitcham

Denver 80210

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Sincerely,

Steven MacDonald

Denver 80209

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Sincerely,

Liz Green

Denver 80219

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Sincerely,

Laurence Gilmore

Denver 80210

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Sincerely,

Nancy Levine

Denver 80210

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Mary Ann Nelson

Denver 80238

8/15/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Colin MacCorquodale

Denver 80209

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Sincerely,

Dianna Frogge

Denver 80224

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Sincerely,

Bryan Downey

Denver 80206

8/15/2020
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Sincerely,

Ray Newman

Denver 80235

8/15/2020
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Sincerely,

Cille B. Williams

Denver 80218

8/15/2020
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Sincerely,

Seery Fosbinder

Denver 80246

8/15/2020
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Sincerely,

Deborah Jones

Denver 80209

8/15/2020
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Sincerely,

william murray

denver 80210

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Sincerely,

Amy Watkins

Denver 80230

8/15/2020
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Sincerely,

Mary Lane

Denver 80238

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Sincerely,

Beth Brody

Denver 80210

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Sincerely,

Kim McAleb

Denver 80210

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Sincerely,

Renee Reinke

Denver 80209

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Sincerely,

Shane Amante

Denver 80209

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Sincerely,

William McAleb

Denver 80210

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Sincerely,

william beery
denver 80210

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Sincerely,

Stef Fox

Denver 80210

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Sincerely,

Carol Blewett

Denver 80203

8/16/2020
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Sincerely,

Dennis Dahl

Denver 80210

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Sincerely,

Colleen Raiford

Denver 80210

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Eric Molinar

Denver 80210

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Sincerely,

Melissa Richards

Denver 80220

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Sincerely,

Erin Cell

Denver 80210

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Sincerely,

Kim Duncan

Denver 80206

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Sincerely,

Mark Young

Denver 80209

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Stephanie Luethy

Denver 80230

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

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Sincerely,

Christie Sparr

Denver 80220

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Vanessa Coats

Denver 80209

8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver’s Zoning Code.

The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Gordon Heller

Denver 80231

8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Laura R Reichenberger

Denver 80209

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Carrie Segura

Denver 80223

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Mary Murphy

Denver 80211

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Julie Segura

Denver 80219

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Umber blythe

Denver 80223

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Gillette HANSEN

Denver 80209

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Charlene Phifer

Denver 80207

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Joshua Neil

Denver 80210

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Elizabeth Richards

Denver 80205

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sarah McGowne

Denver 80231

8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Carolyn Greene

Denver 80237

8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Chris Mcgowne

Denver 80206

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Rosellar Louis
denver 80237
8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

lilly oravecz

Denver 80208

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

David R. Callaghan

Denver 80209

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

linda cook

denver 80209

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Mark Willits

Denver 80210

8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Stephen Bruner
Denver 80238
8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Victor Sulzer

Denver 80210

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

James Dutchik

Denver 80218

8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Caitlin Brennan

Denver 80220

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Charles Groves

Denver 80210

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jennifer Mix

Denver 80209

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Brandon Fosbinder

Denver 80202

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Liz Callender

Denver 80246

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

David Anderson

Denver 80220

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Anna Fugier

Denver 80209

8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Natalie DeHerrera

Denver 80237

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Sherri Sokolovich

Denver 80224

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

John Stidman

Denver 80260

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Johnny Sierra

Denver 80218

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Sandra Heth

Denver 80239

8/16/2020
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Don Nichols

Denver 80235

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Mark Greenberg

Denver 80224

8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Michelle White

Denver 80206

8/16/2020
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Sincerely,

Jo Greenwood

Denver 80210

8/16/2020
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Sincerely,

Robert Emery

Denver 80210

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Sincerely,

Ken Stevens

Denver 80218

8/16/2020
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Sincerely,

Nick Stormer

Denver 80220

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Sincerely,

Russell Scott III

Denver 80246

8/16/2020
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Sincerely,

Hella Gaizutis

denver 80206

8/16/2020
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Sincerely,

Eric Williams

Denver 80203

8/16/2020
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Sincerely,

Wendy Segrest

Denver 80209

8/16/2020
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Sincerely,

Annzo Phelps

Denver 80220

8/16/2020
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Sincerely,

Heather Alcott

Denver 80220

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Sincerely,

Susan Thompson

Denver 80209

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Sincerely,

Kerry Kracht
Denver 80238
8/16/2020
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Sincerely,

Noemi Saenz

Denver 80239

8/16/2020
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Sincerely,

Kelli Murphy

Denver 80209

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Sincerely,

Jill Cowperhwaite

Denver 80210

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Sincerely,

Steve Johnson

Denver 80206

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Sincerely,

Edward Harris
Denver 80222

8/16/2020
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Sincerely,

Carol Denewiler

Denver 80224

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Sincerely,

Rod Mullins

Denver 80206

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Sincerely,

Michael McCloskey

Denver 80202

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Sincerely,

Marilyn Tolentino

Denver 80239

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Carol Owens

Denver 80239

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Sincerely,

Lisa Lancelot

Denver 80220

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Sincerely,

Brian Kingsley

Denver 80211

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Sincerely,

erin palacios
denver 80237

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Sincerely,

JAMES A LORENZEN

Denver 80220

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Sincerely,

Evelinda Urman

Denver 80206

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Sincerely,

Ashley Phradestin

Denver 80249

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Sincerely,

Rachel Most

Denver 80239

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Sincerely,

Sarah Pluff

Denver 80210

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Sincerely,

Barry Nash

Denver 80224

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Sincerely,

Edie Landon

Denver 80224

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Sincerely,

Annette Valera

Denver 80206

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Sincerely,

Jhoseline Vidales

Denver 80218

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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

isabel ward
denver 80204
8/16/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Carol OHare

Denver 80220

8/16/2020
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Sincerely,

Herb Alie

Denver 80210

8/16/2020
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Sincerely,

Siobhan Dove

Denver 80237

8/16/2020
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Sincerely,

Ren Rudnick
Denver 80204
8/16/2020
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Sincerely,

Joshua Stone

Denver 80205

8/16/2020
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Sincerely,

Charles Jones

Denver 80247

8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Brenda Riske

Denver 80206

8/16/2020
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Sincerely,

Lori Arias

Denver 80209

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Ivan Cervantes

Denver 80203

8/16/2020
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Sincerely,

Linda Zschoche

Denver 80209

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Sincerely,

JoAnne Stratton

Denver 80209

8/16/2020
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Sincerely,

Mary Stuckey

Denver 80209

8/16/2020
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Sincerely,

Sarah Waldorf

Denver 80209

8/16/2020
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Sincerely,

Janet Connell

Denver 80210

8/16/2020
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Sincerely,

Mike Williams

Denver 80230

8/16/2020
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Sincerely,

Aaron Johnson

Denver 80211

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Sheri Connor

Denver 80210

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Sincerely,

Karen Hauser

Denver 80237

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Sincerely,

Vicki Tomlin

Denver 80224

8/16/2020
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Sincerely,

Isabel Howard

Denver 80237

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Sincerely,

Amy Kultgen

Denver 80231

8/16/2020
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Sincerely,

Jonathan Tilton
Denver 80209
8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Constance Wanke

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Katherine Whitcomb

Denver 80202

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Sincerely,

Carolyn Craig

Denver 80206

8/16/2020
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Sincerely,

Susan Carrizales

Denver 80220

8/16/2020
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Sincerely,

William Merriken

Denver 80220

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Sincerely,

Claudia Dillman

Denver 80218

8/16/2020
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Sincerely,

Scott McLean

Denver 80231

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Sincerely,

Jason Rietz

Denver 80209

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Sincerely,

Judy Stapp

Denver 80238

8/16/2020
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Sincerely,

Steve Weil

Denver 80220

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Sincerely,

William Callender

Denver 80218

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Sincerely,

Raymond Henkel

Denver 80220

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Sincerely,

gladys Connolly

Denver 80237

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Sincerely,

Larry Collins

Denver 80210

8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver’s Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Marsha Tharakan

Denver 80209

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Michelle Lyng

Denver 80211

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Carol Petraitis

Denver 80218

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Monics Stamper

Denver 80203

8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Charles Willyard

Denver 80212

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Angel Saunders

Denver 80204

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Geri Bigum

Denver 80237

8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Bob Bigum

Denver 80237

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Mary Kay Allen

Denver 80203

8/16/2020
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Sincerely,

CT Rippons

Denver 80209

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

William Berger

Denver 80209

8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Diane Gould

Denver 80222

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Dee Strong

Denver 80206

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Olga Guerra

Denver 80220

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Theo Agelopoulos

Denver 80231

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Hanna Goldberg

Denver 80210

8/16/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Tim Hoops

Denver 80247

8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Pamela Hansen

Denver 80209

8/16/2020
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Ralene Reynolds

Denver 80224

8/16/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jill Taylor

Denver 80222

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Margaret Marshall

Denver 80206

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Marianna Lea

Denver 80206

8/17/2020
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Sincerely,

Jeanne Bair

Denver 80221

8/17/2020
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Sincerely,

Tina Goodwin

Denver 80209

8/17/2020
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Sincerely,

Mary Lynn DArcy

Denver 80222

8/17/2020
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Sincerely,

Todd Resig

Denver 80210

8/17/2020
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Sincerely,

Bruno Miller

Denver 80209

8/17/2020
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Sincerely,

Marisa Showalter

Denver 80224

8/17/2020
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Sincerely,

Andrew Zeikowitz

Denver 80212

8/17/2020
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Sincerely,

James Spera

Denver 80210

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Sincerely,

Stuart Mathis

Denver 80220

8/17/2020
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Sincerely,

Jennifer Lusk

Denver 80209

8/17/2020
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Sincerely,

John Meininger

Denver 80220

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Nathan Bryant

Denver 80222

8/17/2020
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Sincerely,

Nancy Brauer

Denver 80202

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Howard Wignall

Denver 80207

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Kathrine Weissner

Denver 80207

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver’s Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Leona Berger

Denver 80206

8/17/2020
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Sincerely,

Nick Oscarsson

Denver 80209

8/17/2020
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Sincerely,

Joy Weissner

Denver 80206

8/17/2020
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Sincerely,

Amanda Miller-Sarmento

Denver 80219

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Kim Zeller

Denver 80209

8/17/2020
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Sincerely,

Georgianna Forbes

Denver 80209

8/17/2020
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Sincerely,

David Gannon

Denver 80206

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Sincerely,

Lizabeth Morrill

Denver 80222

8/17/2020
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Sincerely,

Shawnda Maher

Denver 80209

8/17/2020
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Sincerely,

Sarie Patterson

Denver 80206

8/17/2020
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Sincerely,

Jared Roush

Denver 80209

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Sincerely,

Jacalyn Erickson

Denver 80206

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Sincerely,

Dorothy Walter

Denver 80210

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Sincerely,

Linda Rockower

Denver 80218

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Cynthia Stefanatz

Denver 80237

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

louise hurlbut
denver 80211

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Robert Foerster

Denver 80206

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Sincerely,

William Rutherford

Denver 80206

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Sincerely,

Kyle Zeller

Denver 80237

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Sincerely,

Anthony Ferolie

Denver 80204

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Jacquelyn Platt

Denver 80206

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Sincerely,

Meghan Zucker

Denver 80218

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

erik zitek
denver 80218
8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Margaret Bowlin

Denver 80210

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Sincerely,

Sai Harshini Badugu

Denver 80218

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Sincerely,

Tish Vigil

Denver 80110

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Sincerely,

Charlene Parris

Denver 80207

8/17/2020
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Sincerely,

Ryan Sander

Denver 80207

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Sincerely,

Kenneth Roberts

Denver 80210

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Sincerely,

Christopher Neuman

Denver 80204

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Sincerely,

Alex Hope

Denver 80239

8/17/2020
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Sincerely,

Allan Striker

Denver 80209

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Sincerely,

Susan McIntire

Denver 80206

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Sincerely,

Melinda Douglas

Denver 80218

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NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Frank Kugeler

Denver 80209

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Sincerely,

Shelbie Berry

Denver 80209

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver’s Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Anne Wiedenmayer

Denver 80209

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Sincerely,

Margaret Berzins

Denver 80209

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Sincerely,

Mark Windhager

Denver 80218

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Sincerely,

TJ Melvin

Denver 80209

8/17/2020
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Sincerely,

Cathy Hart

Denver 80209

8/17/2020
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Sincerely,

Michael Casey

Denver 80210

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Sincerely,

David Boyles

Denver 80224

8/17/2020
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Sincerely,

Kevin Torres

Denver 80205

8/17/2020
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Sincerely,

Kathryn Finley

Denver 80228

8/17/2020
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

David Coors

Denver 80206

8/17/2020
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Sincerely,

Karen Hriso

Denver 80246

8/17/2020
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Sincerely,

Stacy Schafer

Denver 80206

8/17/2020
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Sincerely,

William Pier

Denver 80222

8/17/2020
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Sincerely,

William Singer

Denver 80223

8/17/2020
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Sincerely,

Rebecca Bliss

Denver 80206

8/17/2020
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Sincerely,

Tory Warner

Denver 80210

8/17/2020
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Sincerely,

Charles Boswell

Denver 80206

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Sincerely,

Hilary Donnelly

Denver 80206

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Sincerely,

charlie luther

denver 80220

8/17/2020
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Sincerely,

Tim Harrington

Denver 80210

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Sincerely,

Tim Connors

Denver 80218

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Sincerely,

CHRISTIE AUSTIN

Denver 80206

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Sincerely,

Louis Clinton

Denver 80210

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Sincerely,

Ed Danielson

Denver 80209

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Sincerely,

Dianne Eddolls

Denver 80210

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John Perkins

Denver 80206

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Sincerely,

Brandon Brennick

Denver 80250

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Sincerely,

Janice Nelson

Denver 80206

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Sincerely,

John Zuckert

Denver 80209

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Sincerely,

Lillian Kanz

Denver 80246

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Sincerely,

Kate Johnson

Denver 80209

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Sincerely,

Robert Clinton

Denver 80210

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Sincerely,

Daniel Brown

Denver 80219

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Sincerely,

Olivia Velasquez

Denver 80202

8/17/2020
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Sincerely,

Stacia Freimuth

Denver 80220

8/17/2020
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Sincerely,

Helen Morrison

Denver 80220

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* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Tatyana Coker

Denver 80220

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver’s Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

David Johnson

Denver 80205

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Christy Owen

Denver 80209

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Bill Ryan

Denver 80209

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Kevin Shea

Denver 80209

8/17/2020
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Tracey MacDermott

Denver 80246

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

kathleen gans

Denver 80220

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Eugenie Waters

Denver 80203

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

James Thoeming

Denver 80220

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Alyce VanGilder

Denver 80218

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Karess Langford Allen

Denver 80209

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

John Griebel

Denver 80237

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Dominic DiFelice

Denver 80237

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Molly Coors

Denver 80246

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Brady Keenan

Denver 80246

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Nancy Luther

Denver 10022

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Doug Wulf

Denver 80210

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Brown Cannon

Denver 80206

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Brendan Shea

Denver 80209

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

LESLIE EATON

Denver 80211

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Gus Tingley

Denver 80246

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Jim Harder

Denver 80210

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

judy rodine

Denver 80206

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Joan Bell

Denver 80206

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jeremy Johnston

Denver 80209

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

R. Naiman

Denver 80209

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Biljana Hanson

Denver 80202

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

John Putze

Denver 80246

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Lisa Hoskins

Denver 80209

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Leslie Beltrami

Denver 80211

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Susan HIGGINBOTTOM

Denver 80206

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Barbara Perry

Denver 80209

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Brian Sandusky

Denver 80220

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Stephen Powell

Denver 80236

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Amy Shonstrom

Denver 80214

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Michael Roberts

Denver 80218

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Nicholas Sheedy

Denver 80218

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Carla Grant

Denver 80206

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver’s Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Wendy Hession

Denver 80209

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jan Smedley

Denver 80220

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Debra Tulp

Denver 80220

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Larry Bickle

Denver 80220

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Blake O'Shaughnessy

Denver 80209

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Ryan O'Shaughnessy

Denver 80209

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Kyla Boyd

Denver 80206

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Brent Jones

Denver 80202

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Lauren Brownstein

Denver 80202

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Marc Naiman

Denver 80246

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver’s Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Brad Arnold

Denver 80211

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Patty McConaty

Denver 80211

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Bernie Naiman

Denver 80220

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Nina Sidley

Denver 80209

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Emilia G Herman

Denver 80218

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

John Moyski

Denver 80206

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Kenton Epard

Denver 80206

8/17/2020
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Sincerely,

Sandy Hansen

Denver 80210

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Fredric Kutner

Denver 80210

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Russell Rainey

Denver 80209

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Mary E. Von Feldt

Denver 80210

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

John Wolz
Denver 80238
8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

MARY LYNN GROVER

Denver 80224

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Bonnie McCay

Denver 80207

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Evelyn McLagan

Denver 80209

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Rick gardner

Denver 80233

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Michael Allen

Denver 80237

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Ben Mendenhall

Denver 80204

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Nora Mendenhall

Denver 80205

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Patty Job

Denver 80205

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Ben Geiger

Denver 80015

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Geoff Babbitt

Denver 80215

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Erin Powell

Denver 80218

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Erin Zitek

Denver 80206

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Nick Bassett

Denver 80210

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Ann Devereaux

Denver 80222

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver’s Zoning Code.

The changes will:

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Sincerely,

Ginny Freyer

Denver 80206

8/17/2020
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Sincerely,

NANCY MORRISON

DENVER 80222

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Sincerely,

Jeanette Goodwin

Denver 80220

8/17/2020
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Sincerely,

Neil McClain

Denver 80237

8/17/2020
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Sincerely,

Emilie Epard

Denver 80210

8/17/2020
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Sincerely,

David Farris

Denver 80210

8/17/2020
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Sincerely,

Jean Socolofsky

Denver 80210

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Sincerely,

Margaret Anderson

Denver 80205

8/17/2020
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Sincerely,

barbara watson
denver 80209
8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Robin Farris

Denver 80209

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Sincerely,

Steven Toltz

Denver 80210

8/17/2020
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Sincerely,

Terry Klap

Denver 80218

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Evonne Edwards

Denver 80231

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Gayle Larrrance

Denver 80231

8/17/2020
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Sincerely,

Sue Sparks

Denver 80206

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Sincerely,

Marianne Rabalais Sulser

Denver 80210

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Sincerely,

Robert Peters

Denver 81620

8/17/2020
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Sincerely,

Sally Gauditz

Denver 80206

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Sincerely,

Don Larrance

Denver 80210

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Sincerely,

Jan Harding

Denver 80206

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Sincerely,

Gary Noto

Denver 80206

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Sincerely,

Jeff Samuelson

Denver 80221

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Sincerely,

Rebecca Miller

Denver 80227

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Sincerely,

John Freyer

Denver 80209

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Sincerely,

Walt Lifsey

Denver 80218

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Sincerely,

Frank Dorr

Denver 80206

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Sincerely,

M. Ray Thomasson

Denver 80206

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Sincerely,

Carrie Dorr

Denver 80218

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Sincerely,

Carmel Corbett

Denver 80206

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Sincerely,

Kate McDonald

Denver 80206

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Sincerely,

Sandra Patterson

Denver 80226

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Carol Jansch

Denver 80233

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Linda Eikenberry

Denver 80211

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Dirk Beck

Denver 80210

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Sincerely,

James Bruno

Denver 80205

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Karen Martyn

Denver 80206

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Linda Kropf

Denver 80237

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Sincerely,

Karen Westerman

Denver 80209

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Sincerely,

April Elliott

Denver 80219

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Sincerely,

Lily Walters

Denver 80209

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Sincerely,

Norma Camarena

Denver 80206

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Sincerely,

Mimi Pomeranz

Denver 80207

8/17/2020
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Sincerely,

sean kelly

Denver 80224

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Ned Greenwood

Denver 80220

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Sincerely,

Nancy Cuprisin

Denver 80224

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Sincerely,

Jay Roberts

Denver 80220

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Sincerely,

Mary McGrath

Denver 80206

8/17/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Judith Fahrenkrog

Denver 80211

8/17/2020
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Sincerely,

Maxwell Holtz

Denver 80206

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Sincerely,

Kevin Fanciulli

Denver 80205

8/17/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Karen Walker

Denver 80224

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Sincerely,

Mary Salmon

Denver 80238

8/17/2020
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Sincerely,

Ellen Sante

Denver 80206

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Sincerely,

Karen McDowell

Denver 80206

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Sincerely,

Catherine Hiner

Denver 80206

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Matt Ferlic

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Sincerely,

Ryan Walker

Denver 80210

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Sincerely,

Rachel Diedrich

Denver 80205

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Teri Sullivan lutz

Denver 80211

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Janeissy Lovera

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Sincerely,

Susan McFarlane

Denver 80209

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Sincerely,

Debra Tulp

Denver 80220

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Sincerely,

Brianna Curtis

Denver 80209

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Sincerely,

Natalie Mozer

Denver 80210

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Sincerely,

George Mazuera

Denver 80209

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Sincerely,

Chad Gauger

Denver 80204

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Sincerely,

Ashley Nelson

Denver 80212

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Sincerely,

John Fried

Denver 80206

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Sincerely,

Emily Franco

Denver 80222

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Sincerely,

Alan Pomeranz

Denver 80220

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Michele Mann

Denver 80220

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Lily Donelson

Denver 80219

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver’s Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

* allow new 1-10 person community corrections and homeless shelters in all neighborhood, with no limitations

* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Amanda Fernandez

Denver 77079

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Victoria Lee

Denver 80202

8/18/2020
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Sincerely,

Richard Reece

Denver 80202

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Sincerely,

Leigh Gauger

Denver 80212

8/18/2020
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Sincerely,

Greg Lyon

Denver 80211

8/18/2020
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Sincerely,

Hamilton Belk

Denver 80239

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Kerry Sims

Denver 80206

8/18/2020
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Sincerely,

Emily Prieto

Denver 80218

8/18/2020
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Sincerely,

brad cler
denver 80220

8/18/2020
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Sincerely,

Logan Lauterbach

Denver 80220

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Sincerely,

Ariel Carroll

Denver 80246

8/18/2020
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Sincerely,

Nina Belk
Denver 80206
8/18/2020
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Sincerely,

Eric Gould

Denver 80206

8/18/2020
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Sincerely,

stefan lauterbach

Denver 80208

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Mike Henley

Denver 80220

8/18/2020
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Sincerely,

Corey Wadley

Denver 80231

8/18/2020
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Sincerely,

Ginger Nielsen

Denver 80212

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Sincerely,

Cary Lyford

Denver 80206

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Sincerely,

Carol Sue Strathman

Denver 80249

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Sincerely,

Jim Doyle

Denver 80224

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Sincerely,

Adam Gentile

Denver 80224

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Sincerely,

Joe Klinke

Denver 80220

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Sincerely,

Andy Shopneck

Denver 80220

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Sincerely,

Mike O'Shaughnessy

Denver 80246

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Sincerely,

Barbara O'Shaughnessy

Denver 80218

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Sincerely,

Edward Ziherl

Denver 80218

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Sincerely,

Vivian Bickle

Denver 80220

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Sincerely,

Marti Judson

Denver 80209

8/18/2020
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Sincerely,

ken malo
denver 80206
8/18/2020
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Sincerely,

Vicki Allen

Denver 80212

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Sincerely,

Barbara McGrath

Denver 80230

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Sincerely,

Bill Hardgrove

Denver 80212

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Sincerely,

Janice H. McGuire

Denver 80226

8/18/2020
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Sincerely,

Lee Goodfriend

Denver 80220

8/18/2020
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Sincerely,

Laura Cordova

Denver 80206

8/18/2020
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Sincerely,

Dana Jones

Denver 80220

8/18/2020
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* allow new 11-40 person community corrections and homeless shelters in many neighborhoods (12,000 sf lots), with few limitations

* encourage commercialization of single-family neighborhoods as business/operators/investors buy existing housing stock instead of owner-occupants

We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Edward Castell

Denver 80239

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

TYLER ROBEN

DENVER 80237

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Maureen Roben

Denver 80237

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Timothy Ulfig

Denver 80224

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

catherine hance

Denver 80209

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

John Chahbandour

Denver 80218

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Rich Young

Denver 80209

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Margaret Madden

Denver 80206

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Tim Custy

Denver 80235

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Emily Bosio

Denver 80220

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Ralph Hubregsen

Denver 80220

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Joan Emarine

Denver 80209

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

THOMAS BENNETT

DENVER 80246

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Paul Cattin

Denver 80238

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Pamela McCreary

Denver 80203

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Iyanna Bolton

Denver 80203

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Shelley Coleman

Denver 80202

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Rose Pettinger

Denver 80236

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns
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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

kathryn frank

Denver 80236

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Paul Borger

Denver 80238

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Latoya Martin

Denver 80206

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Diane Brake

Denver 80204

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Dione Benson

Denver 80209

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Levi Schryvers

Denver 80209

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Emma Martz

Denver 80210

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

richard caudle

Denver 80219

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Kirk Young

Denver 80206

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Danaija Patton

Denver 80209

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Brett Meeks

Denver 80209

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Gary Benson

Denver 80219

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Leslie Odell

Denver 80210

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Joan Godbolt

Denver 80220

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Donald Morrison

Denver 80209

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Susan Landau

Denver 80203

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

James Aurand

Denver 80212

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Blair Taylor

Denver 80206

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Janet Haglund Shaw

Denver 80207

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

The proposed Group Living Zoning Code Amendment is a massive, 174-page amendment to Denver's Zoning Code.

The changes will:

* increase density in all single-family neighborhoods at a minimum of 150% (from 2 to 5-10 unrelated adults plus any related to each) in a time of COVID-19 crowding concerns

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Sincerely,

Sam Bonilla

Denver 80206

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Josh Tidwell

Denver 80224

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Emily Holben Walker

Denver 80224

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Cathleen Nannemann

Denver 80222

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Angela Bruskotter

Denver 80209

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Ash Tucker

Denver 80220

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Dan Humphrey

Denver 80210

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Justin Roberts

Denver 80201

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Rick Blair

Denver 80231

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

david Luebbers

Denver 80220

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Courtney Kirman

Denver 80209

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Robert Boswell

Denver 80218

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Lucy Chused
Denver 80218
8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Meghan Mylott

Denver 80209

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Lauren Davis

Denver 80206

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Melissa Heithaus

Denver 80218

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Karyn Karlson

Denver 80220

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Court Wold

Denver 80220

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Gretchen K Lobitz

Denver 80222

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Joseph Kiss

Denver 80209

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Adrian Ramirez

Denver 80219

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Iveth Zapata

Denver 80219

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Sonya Trevino

Denver 80203

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Jean Merrick

Denver 80209

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Zoe Klein

Denver 80220

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Michael Dixon

Denver 80206

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Colleen Lorenz

Denver 80220

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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We don't object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Morgan Jump

Denver 80205

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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We don’t object to shelters and halfway houses. We do have serious concerns about failed program models, lack of functional regulation, and using single-family neighborhoods as an experiment.

Sincerely,

Delilah Alvarez

Denver 80218

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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The changes will:

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Sincerely,

Ellen Anderman

Denver 80218

8/18/2020
NO to Denver’s Group Living Zoning Code Amendment

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Sincerely,

Josephine Sinclair

Denver 80218

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Tom Merrick

Denver 80210

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Stephanie Berberich

Denver 80220

8/18/2020
NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Lee Smith III

Denver 80206

8/18/2020