



201 W. Colfax Ave., Dept. 205
Denver, CO 80202
p: 720.865.2915
f: 720.865.3052
www.denvergov.org/CPD

TO: Denver Planning Board
FROM: Libby Kaiser, Principal City Planner – CPD
Polly Kyle, Housing Policy Officer – HOST
DATE: February 22, 2023
RE: Temporary Managed Communities

In 2020, in response to the COVID-19 pandemic, the Zoning Administrator issued an Unlisted Temporary Use Determination to allow for secured campsites, comprised of tents or motor vehicles, providing temporary sleeping accommodations for people experiencing homelessness. These campsites, managed by non-profit organizations, offer 24/7 staffing and supervision and ensure that people have access to sanitation and a safe, personal place to sleep off the streets. They primarily serve people for whom traditional congregate shelters are not an option, such as couples, people with pets, and people with Post Traumatic Stress Disorders. Over the past three years, these managed campsites have been operated at eight sites throughout Denver, providing critical shelter to 516 people, 180 of whom have moved into more permanent housing.

After testing these sites during the pandemic and seeing their ability to successfully meet a need for unhoused residents in Denver, the city is proposing to update the zoning code to continue allowing the use of this model beyond the expiration of the current unlisted use determination (December 2023). The zoning code already allows an array of temporary uses and has established standards for temporary tiny home villages. The city will blend existing regulations for tiny home villages with the regulations in the existing unlisted use determination, while incorporating minor changes based on lessons learned from the past three years of administration. The zoning code update will refer to these spaces as “Temporary Managed Communities.” This zoning code update is sponsored by Councilmembers Robin Kniech and Chris Hinds and is a partnership between the Departments of Community Planning and Development and Housing Stability.

A March 1st presentation to Planning Board will include proposed regulations ahead of a public review draft being released in early March. Staff anticipates a Denver Zoning Code Text Amendment will come before the Planning Board at a public hearing in April 2023.