

From: [Gail Sykes](#)
To: [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [BULK] [EXTERNAL] NO to Group Living Zoning Code Amendment"
Date: Monday, January 18, 2021 12:35:11 PM

The Denver City Council will be voting on the GLA in the near future. I feel that it is, one more time, important to ask city council members to vote a resounding NO on this initiative.

The process leading up to this amendment has been flawed and unduly influenced by vested interests since the beginning. The people of Denver have not had an opportunity for direct and honest dialog with officials over this critical change and efforts to do so have been thwarted at every turn. The recent court ruling compelling the city of Denver to release GLA documents to citizens of Denver has revealed that special interests, and personal interests of committee members, was first and foremost in crafting the GLA.

The vast majority of Denver residents oppose the Group Living Amendment and are outraged that city council and the Mayor's office continue to assert that this Amendment is in the best interests of Denver and its residents.

Many of the issues the GLA is supposed to address are real, and we must have open and transparent dialog about the issues, and potential solutions, that include citizens and city representatives. This is the proper way for the process to work on an issue this important in order to ensure success and acceptance by our citizens.

We have also seen a major shift in society in the past year that should be taken into consideration before the amendment is voted on. COVID, telecommuting (enabling people to live in surrounding communities outside of Denver proper) are real and permanent. There is a large influx of people moving from San Francisco and other California communities to Denver due to the poor planning and policies of city governments surrounding homeless communities, addiction, sanitation and the impact to the city and its citizens. We do not want to follow that same path.

I ask you to individually, and collectively as city council, to vote no on the Group Living Amendment for Denver.

Respectfully,
Gail Sykes

Sent from my iPad

From: [Stephen V. Eppler](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [BULK] [EXTERNAL] Vote NO on the Group Living Amendment
Date: Friday, January 29, 2021 1:43:49 PM

Dear City Council Members and Mayor:

I urge you to vote NO on the Group Living Amendment for the following reasons.

- The Steering Committee was composed of multiple parties and individuals who have a conflict of interest and stand to financially benefit from this zoning change. Many of these individuals and entities do not even live in Denver and will not be subject to the changes that they propose for others.
- The proposal is inherently unequal and treats residents living in different parts of Denver differently since persons living in areas governed by Chapter 59 and large HOA's (like Lowery and Central Park) are not affected by these zoning changes.
- These zoning changes will not make housing more affordable and will degrade the quality of life in many affected neighborhoods.
- A large majority of residents living in the affected areas have previously expressed their opposition to these proposed changes in multiple venues prior to this matter coming before City Council. The compromises are an effort to "put lipstick on a pig" and do not fundamentally change the proposal.

There are many, many other reasons why this measure should be defeated, but I wanted to keep my email short.

Vote NO on the Group Living Amendment.

Respectfully,

Stephen V. Eppler
1254 Clayton St.
Denver, CO 80206

From: [Carol Ward](#)
To: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Cc: [Hancock, Michael B. - MO Mayor; dencc - City Council; Sandoval, Amanda P. - CC Member District 1 Denver City Council; Flynn, Kevin J. - CC Member District 2 Denver City Council; Torres, Jamie C. - CC Member District 3 Denver City Council; Sawyer, Amanda - CC Member District 5 Denver City Council; Kashmann, Paul J. - CC Member District 6 Denver City Council; Clark, Jolon M. - CC Member District 7 Denver City Council; Herndon, Christopher J. - CC Member District 8 Denver City Coun; CdeBaca, Candi - CC Member District 9 Denver City Council; Hinds, Chris - CC Member District 10 Denver City Council; Gilmore, Stacie M. - CC XA1405 President Denver City Council; Deborah Ortega - Councilwoman At Large; Kniech, Robin L. - CC Member At Large Denver City Council; Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] ***RESIDENTIAL CARE AND CONGREGATE LIVING AMENDMENT***VOTE NO
Date: Sunday, January 31, 2021 6:32:12 PM

Kendra,

From its inception 3 years ago this zoning amendment has LACKED TRANSPARENCY:

The GLAC Committee was hand picked by the Mayor's office and the two council members who are sponsors of the Amendment.

Further, of the 47 members, 40 were providers of group living services and stand to benefit from it passage.

Twelve of the members didn't even live in Denver and 6 of the 12 Council Districts had no representation.

Denver residents were not at the table for the first 2 years in the development of the Residential Care and Congregate Living Amendment, resulting in no real input from Denver residential property owners.

Community engagement and communication was not solicited until March 2020, coinciding with the COVID-19 pandemic, making reach out very challenging. My bet is most Denver residents, if surveyed, would still be unaware of it.

I urge you to VOTE NO on this AMENDMENT. Thank you.

Carol Ward

From: [Joe Baird](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#)
Subject: [EXTERNAL] "NO" on Group Living Zoning Code Amendment
Date: Wednesday, January 27, 2021 12:36:32 PM

Mr. Mayor and Council Members,

My wife and I are residents at 3241 S. Leyden St. in council district 4 in SE Denver. We have resided in this district for over 40 years and we are senior citizens (70+). We are distressed and alarmed that this amendment allows for overcrowding in areas not designed for the proposed levels of density and allowing of commercialization of residential property. These type of actions are what drive people out of Denver to the suburbs. We are concerned this amendment will threaten the safety of our neighborhoods, families with children, schools and elderly residents. The proposed changes may very well result in greater exposure of our children to drug use - more than currently exist.

While we assume the neighborhoods you live in have been exempted to gain your support, we respectfully ask you to vote "NO" on this amendment as a show of support for the average resident of Denver.

Sincerely,

Joe Baird

From: [Karen Jo](#)
To: [Mayor's office](#); [Theresa St Peter](#); [dencc - City Council](#)
Subject: [EXTERNAL] 'Group living' — all harm, no good
Date: Friday, January 22, 2021 9:16:57 AM

‘Group living’ — all harm, no good

The Denver Gazette
Jan 22, 2021

The deeper you dig into the “group living” proposal now pending before the Denver City Council, the more troubling it is. Even after assorted tweaks intended to placate justifiably worried residents, the overreaching amendment to the city’s zoning code comes across fundamentally as a cure in search of an ill. It’s even worse than a lot of policy proposals that risk doing more harm than good; this one will do harm while doing no discernible good at all.

It’s also a proposal for which there never was any community demand in the first place. Incredibly, the years of committee work and planning that went into the proposal — which led to public uproar once rank-and-file Denverites started finding out about it last year — didn’t get its start by way of a petition drive among the city’s neighborhood associations. Or as a publicly vetted recommendation from some blue-ribbon panel of civic leaders. It wasn’t even a plank in the platform of an idealistic, if tone-deaf, City Council candidate’s campaign.

No, it was in fact the handiwork of a handful of municipal technocrats whom few members of the public had ever heard of. In pursuit of a more “equitable” cityscape, City Hall’s social engineers thought it was a good idea to ratchet up congestion while jeopardizing peace, quiet — and security — in neighborhoods across a broad swath of the city.

The former convenience store next to your regular dry cleaners — in a strip mall parking lot a couple of blocks from your house? You know — in the same shopping center where there’s a day care? It could become a halfway house for criminal convicts.

The neighborhood cafe driven out of business last spring by the COVID-19 lockdown? It could reopen as a homeless-services center or even a shelter. The single-family house next to yours that recently had sold? A little remodeling, and it could rent out to five different tenants — and their families.

In fact, the proposal in its latest iteration would — among its more objectionable features:

- Sextuple the surface area of the city where homeless shelters and halfway houses could operate — to include parts of town now zoned commercial, mixed use and even higher-density residential.
- Scrap a current, mandatory buffer between Denver’s schools and halfway houses (yes,

really).

- Allow up to five unrelated residents/ tenants — plus all of their family members — in single-family homes of any size.

And the well-intentioned folks behind this pipe dream want the City Council to impose it on the city — for the sake of what Denver Senior City Planner Andrew Webb calls the “greater good.” Of course, whenever local government invokes that catchall, it rarely can point to any one person who actually benefits.

The theoretical premise of it all? That it is somehow unfair that halfway houses or homeless-services operations are located in places that are zoned for “industrial” or related land uses. Instead, the theory goes, they should be spread out across the city.

Never mind that those facilities are located where they actually make sense.

They tend to be in warehouse-type buildings that work well for those uses. They are along transit corridors, where those who are served by them can catch a ride to a job and access related services nearby. Just as importantly, the current zoning keeps such facilities out of residential and commercial areas, where they easily can pose both a nuisance and a threat.

Meanwhile, it’s worth noting that even the many dedicated people who work to provide services to the homeless through shelters and other facilities, or the contractors who typically run halfway houses, haven’t asked for this change in zoning. It’s hard to see how it could help them.

Yet, ultimately, Webb and his crew are just doing what people with degrees in urban planning are trained to do — reimagine the urban landscape. And that, they have. In this case, what they’ve conjured up just happens to have no practical value and stands to backfire big time.

Don’t blame them. At the end of the day — Feb. 8, to be precise — it’s the Denver City Council that will vote on the proposal. The onus is on the council to do the right thing and send the group-living proposal to the circular file for good.

In recent months, some on the council have expressed considerable concern about the proposal even as some others continue to prattle on about equity — without ever enunciating equity for whom. For council members who haven’t yet made up their minds, consider if nothing else that the timing couldn’t be worse.

On the heels of COVID, amid a violent crime wave and in the face of such broad-based community opposition, why push through such a contentious and divisive proposal? Has anyone on council at least considered putting it to a vote? Better yet, just send it packing.

There’s no shame in admitting this is one of those ideas that sounded good in grad school — but makes no sense in the real world.

From: [DIANA LAMBE](#)
To: [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] 92% Opposed - Public Comments regarding Group Living Amendments. Who are you doing this for?
Date: Tuesday, February 2, 2021 9:31:27 AM
Attachments: [image.png](#)

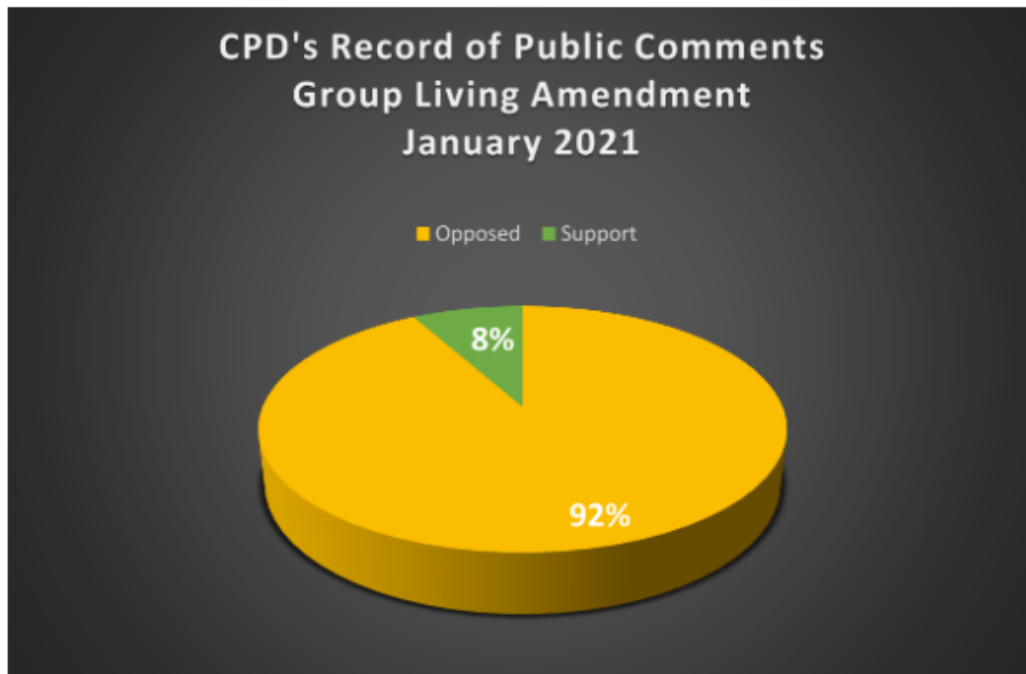
Hmm, 9 out of 10 of the people living in these neighborhoods are against this. **Who are you doing this for?**

Are you unclear as to how the citizens in Denver feel about these changes? Or have you all collectively determined that you know better? It seems the latter is true. So, what's all this about you being a representative of the people in your district? You were not elected to push forth your own ideas - you are to represent ours. Or maybe you all have forgotten that...

This whole amendment originated from the Mayor's office - NOT citizens. Yet you have been peddling the narrative that this all started from the people. That is disingenuous and you know it and now we all know it too. It's just too bad that a citizen had to file a FOIA request and then pay their own money to hire a lawyer to sue Denver to learn that. *You have lost your credibility to fairly represent the will of the people you serve.*

Paul Kashman - I'm specifically looking at you. I live in your district and I know (and you do too) there is no support for these changes. Quit trying to gaslight everyone into thinking there is wide acceptance for these changes. The people who want group living and halfway houses living right next to **single family dwelling units** are the EXCEPTION, not the rule (hence the 92% against). How dare you insult our collective intelligence.

Your constituents have told you countless times they are against this and yet you continue. There is no ambiguity about the public comments on this amendment. Nine out of ten are against it - so why do you continue? **Again, I must ask, who are you doing this for?**



Why is this amendment advancing?

The Amendment [originated in the Mayor's office](#) with the help of two at-large council members.

From: [reuben](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] against group living proposal
Date: Saturday, January 30, 2021 7:53:36 AM

I am against group living proposal
Reu'ben & Donna Drebenstedt
[393 S. Ivy St.](#)
Denver, CO 80224

From: [charles brouillette](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] amendment feedback
Date: Monday, February 1, 2021 5:30:04 PM

Hi I am a homeowner that will be affected by the group living amendment. I am writing to encourage those who have the power to vote on this issue to vote no on this issue. If you are keeping a tally, please add me to the NO list

From: [GREGORY P H J HAYS](#)
To: KendraBlack@denvergov.org
Cc: MichaelHancock@denvergov.org; [dencc - City Council](#)
Subject: [EXTERNAL] Anti GL Amendment sentiment from Hampden Hts homeowner
Date: Monday, February 1, 2021 9:20:16 AM

Kendra: a recent next door neighbor post (Paige Burkeholder from Southmoor Park East) stated that you do not believe the majority of Denverites or District 4 residents oppose the current proposal. I feel this may not be the case and I put forward our sentiment having lived here almost 40 years in Hampden Heights East that the neighborhood should stay zoned as is. Where I live is a neighbor house that with a new owner two years ago had adults living there. The beautiful lawn there is now weeds. There have been up to 10 cars parked overnight. This house has asked for an ADU permit even. Our cul-de-sac can not really support that much overflow parking. We have not felt the need to complain but it seems the new zoning would prohibit our ability to complain on zoning violations (use-by-right with notification only).

Heather Hays

P.S. I am also aware the Denver Post had a pro stance.

Sent from [Mail](#) for Windows 10

From: [Anna Fugier](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Change in Denver Zoning
Date: Monday, February 1, 2021 1:57:50 PM

I am extremely opposed to your decision to change the number of unrelated people and all of their relatives with no maximum number of people living in the same home. I am concerned about the noise, the number of cars on our streets, the noise associated with the increased number of neighbors, the trash that increase of people will produce, the safety of our neighborhoods to have correctional facilities near our friends, neighbors and schools, and the lack of listening to what residents of Denver want and need from their city. This will again lead people to the suburbs and out of the city. Is that really your objective???

Anna Fugier

From: [william murray](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] city council and Jolon Clark
Date: Monday, February 1, 2021 10:17:47 AM

Please vote against the proposed group living amendment. Single family zoning means just that - Single Family. My house that I own for 25 yrs and live in is zoned single family and that is why I live here. I do not want to live next to housing functioning as like and apt building or as a flop house full unrelated people. City Council has already ruined Denver by allowing the huge houses being built on small lots. And allowing apt type building being built with no parking. What are you thinking.

What happed to our sunlight laws?

The proposal will bring to much traffic, crime, and unlivable conditions in nice quiet neighborhoods which destroys property values. The increased density and traffic makes it much more dangerous to children, and all people.

Why do you think we paid for and built our light rail system? The light rail system allows people who do not have the financial ability to live in certain areas of Denver to easily get to work in Downtown Denver and other areas.

Changing the definition of single family zoning does not sound legal. I will actively campaign against and vote against any council member who votes for the amendment.

Sincerely William E. Murray 1717 S. Ogden St. Denver, CO 80210 ph - 303-550-8576.

From: [Jerry Doerksen](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Classism/Racism and the Denver Zoning Code
Date: Tuesday, January 26, 2021 10:22:29 AM
Attachments: [Classism Racism and the Denver Group Living Amendment.docx](#)

Please find attached my comments regarding CPD's statement supporting the Group Living Amendment that "We have regulations with roots in classism and racism". Thank you.
Jerry Doerksen

From: picosinge@mac.com
To: [dencc - City Council](#)
Subject: [EXTERNAL] Concerns about Group Living Project
Date: Wednesday, February 3, 2021 12:45:29 AM

Dear Councilwoman Sawyer,

I have been living in the Denver metro area since 1985. Currently I own two properties and live in the Lowry neighborhood, and have serious concerns about the Group Living Project.

First of all, the stated reasons for “Why do residential use rules need to be updated”? is full of unclear euphemisms. It is also misleading to say that there is an urgency due to a wave of evictions caused by the pandemic, because there has been, and still is, a moratorium on eviction.

Over the last couple years there has been a steady increase in crimes in my neighborhood. Several times a week, looking at the Nextdoor website I read about stolen cars, houses getting broken in, encounters with indecent exposures, etc. Street racing, illegal fireworks, and gunshots, seem to become common occurrence and we receive very little help from law enforcement. The retirement community nearby, Windsor Gardens, was struggling to deal with “senior tipping” - teenagers would push random elderly people to the ground for “fun”. This is not an urban legend from the internet. I sometimes play golf at Windsor Gardens and heard about this from the residents. Because of law enforcement failed to respond to these incidents, the homeowner association had to hire additional security guards.

My concerns and objection to this project are:

1. If the City of Denver cannot enforce existing laws and regulations and support the needs of current residents in these neighborhoods, why would anyone trust the City would enforce building codes, fire codes, and address noise and maintenance issues caused by more people?
2. There appears to be two common themes that keep surfacing in the wording of the documents - *making it affordable for more people to live in Denver* and *inequality*.
 - I understand housing in Denver is relatively expensive, but with resources (resources in a broad sense) so limited, the fundamental question to ask is: Do we need to attract more people to Denver, or Colorado in general? We have been in a severe drought since August 2020. More people means more demand for water, and more paved streets make it more difficult for rainwater or snowmelt to permeate the ground and re-charge the water table.
 - I completely agree that housing is a basic need and we should provide all citizens with affordable and safe living arrangements. That does not mean or guarantee, however, that such living arrangements must be in Denver, or in certain neighborhoods in Denver. In Lowry there is already a section of low-income housing. There is also a hospice. I do not consider not wanting a homeless shelter or a half-way house as discriminatory or promoting inequality. I am Asian, within my block we have someone from Europe, and a Black lesbian couple. While we are diverse in background and ethnicity, what we have in common is we all work very hard in order to become homeowners in this neighborhood. It would be very unfair for the City to plop a home for "someone trying

to become sober" (or in simple English, drunks) among us under the disguise of "equality", with no regards to the potential impact on our safety and property value.

In summary, I have serious doubts, based the City of Denver's track record and current performance, that it could live up to the promise that the Group Living Project will not negatively impact the safety and quality of life of my neighborhood. I would not like to see it being implemented. If the project cannot be stopped, at a minimal, instead of trying to change multiple zoning and other regulations all at once, perhaps the City should start with one component of the project and only move forward when it does not cause undue distress to current residents in a neighborhood.

Thank you very much indeed.

Sincerely,
Shun-Ping Chau

From: [D M BAKER](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Denver Group Living Amendment
Date: Tuesday, January 26, 2021 12:56:38 PM

As I a southeast Denver home owner, I urge you to vote NO on GLA. I do not believe that it will be a good result for the impacted Denver neighborhoods.

Thank you for considering.

D.M. Baker

From: [L Bell](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Denver Group Living Amendment
Date: Wednesday, January 27, 2021 5:29:30 PM

As a voting constituent, I urge you to vote NO.

Thank you,
Laurie Bell
80221

From: [R Eich](#)
To: [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [dencc - City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Hancock, Michael B. - MO Mayor](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Gillmore, Stacie M. - CC XA1405 President Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#)
Subject: [EXTERNAL] Denver's future
Date: Saturday, January 23, 2021 8:26:00 PM

Good evening,

I wanted to share this video because it reveals what Denver could become if we continue to follow some of our “peer” cities.

If the group living proposal passes and we continue to ignore the real issues of drug addiction and mental illness, this could very well be Denver in the not-so-distant future.

Please take the time to watch and with an open mind. I’m pointing out a couple of sections in the video that relate directly to the proposal— 42:39 and 1:04:55— but honestly the entire video is remarkable.

Again, please take the time to watch. There are some disturbing and very sad moments but none that some Denver residents haven’t already experienced.

The Fight for the Soul of Seattle | A KOMO News Documentary
https://youtu.be/WijoL3Hy_Bw

Don’t pass an amendment just because it’s the only one out there and you feel the need to do something, because this isn’t it.

Thank you for your time,
Becky Eichelberger

From: [Qualteri, Jennifer](#)
To: [Planningboard - CPD](#); [dencc - City Council](#)
Subject: [EXTERNAL] Edit Comment Group Living Amendment 2 of 2
Date: Friday, January 29, 2021 9:31:37 PM

Dear All, I originally wrote this version of my comment to my own council woman several days ago. I needed to edit it because I now realize that I need to write not just to Jaimie Torres, but all of the City Council. This version will remove my council district and replace it with the word Denver. Apology for the confusion.

I am writing today in hope that you will vote against the Group Living Amendment that is going before City Council on February 8th.

Here is why I think the amendment is not in the best interest of Denver. It seems to just be a way to keep rents high and does not solve our housing problems forcing families to double and triple up because rates are always going to stay unaffordable. This is also forcing people to live in spaces that might mean a family lives in 200 square feet or people having 100 square feet of privacy. Shared living spaces will be more foreign than welcoming. What about children, should they have to be at risk of being abused by an unrelated adult? Charges like this are so difficult to press. I have always heard that if one is going to error it is better to air on the side of the child.

What about green space in the cramped conditions? It won't be like communal living for the most part. There is not enough land. Organized gardens like we find in an affordable housing unit won't be there because this will be disorganized housing.

Also, the Mayor seems to be acting in bad faith and without transparency. He is using taxpayers money with his storytelling unit to trick the citizens of Denver. YIMBY is involved, but their board is packed with the owners of QCC and officers of Co-Own Company, so that organization is definitely experiencing conflicts of interest from big money. I am certain this is a bad idea for the residents in Denver. I feel this YIMBY is hiding behind in a guise of acting socially just, but rather they are unjust and not looking to the greater good of the community, They are most interested in their bottom line profit. By forcing people to live in subpar conditions they are acting as masters, and the community is now in servitude.

Additionally, this amendment seems like it will have an adverse effect on folk's property values, and then what happens if Development has to adhere. Does a development for example Sloan's Lake become Slums Lake development? The number of non-related people living in a home should be limited to what it is now. If someone has an extra bedroom they can always take in a roommate and cost share where everyone wins.

Zoning has been disregarded as well, and blatantly. Again I don't think if property owners will benefit.. Yes they might be able to get a higher rent, but it also seems that it will allow for different personality types to be housed together. I wonder if it will ultimately trash their properties, and put undue stress on our police officers and other city resources.

I think that affordable housing is a better solution. Giving a family or individual a hand up and the confidence that a poor citizen can enjoy amenities and break a cycle even experience

wealth and then an ability to give back to the community. In an affordable housing situation at least services are offered and the people are better organized to get what they need to thrive. This is disorganizing those individuals and will have lifelong consequences. Again a way to keep the community at the masters will, it is a form of slavery.

The Mayor has sold out Denver neighborhoods and is favoring a few businesses over the majority of businesses in Denver, small business not in alliance with YIMBY will be preyed upon, strangled of sorts and forced to sell for a fraction of what their business and livelihoods are worth. This is a common scam in real estate. Buy low and sell high, no matter who has to suffer the consequences.

Please vote NO not on the group living amendment it is a trick and fraught with injustice.

Thank you,

--

Jennifer Qualteri
3253 W. Conejos Pl
Denver, CO 80204
303-238-2730

From: [Hamilton Reed](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Expressing support of the group living code amendment
Date: Thursday, January 21, 2021 10:00:10 AM

Hi there, my name is Hamilton Reed and I'm a Software Developer currently living in District 7.

I'm emailing to urge you to support the Group Living Code Amendment coming before City Council.

In the five years I have lived here the simple cost to rent a 1 bedroom apartment has doubled, yet wages remain practically stagnant. Everytime I have to drive somewhere in the city I see more homeless encampments scattered around. **We need to expand housing options for Denver residents to offset housing cost increases over the past decade.**

Because of this, I'm asking Denver City Council to increase the number of unrelated people that can live in a home, and to make it easier for shelters and residential living facilities to operate and support our community members.

Thanks,
Hamilton Reed

From: [Betty Dayoub](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Feb 8 meeting
Date: Saturday, January 30, 2021 11:21:19 AM

Please know that there are thousands of Denver residents extremely concerned about the group living amendment. With safety, security, and property values in mind, we firmly believe that this important decision is up to the public for a vote. At this time the current proposal is not adequate. We implore the city Council to reconsider passing this proposal. Hopefully, on the eighth there will be a great number of public opinions before the council. Thank you for taking our opinions into consideration and allowing the public to vote on such a very important decision. Betty Jean Dayoub 7361 E. Archer Pl., Denver 80230

Sent from my iPhone

From: [J. F.](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Fw: group living
Date: Monday, January 25, 2021 6:23:52 PM

Dear City Council
Hello,

I am not in favor of the density that would come to my neighborhood with the passing of the Group Living ordinance. I am even more opposed to the Group living ordinance now that I learn 20% of Denver neighborhoods would be exempt. The City council wants to ruin my neighborhood and standard of living yet at the same time protect 20% of residents. How is this fair or in the best interest of Denver residents? This is a flawed system to fix affordable housing in the city. I think it is unfair to change the complete structure of Denver neighborhoods to homeowners who already live in Denver. If neighborhoods want group living it should be approved block by block. Let homeowners vote on the future of their neighborhood. I wanted 2-hour parking outside of my house. The city said 80 percent of residents on the block would have to agree to do this. Use this same standard for the group living. If parking is regulated so heavily why would the City Council change the entire make-up of the city with no vote from the residences of the City? Have you looked into how this measure would increase human trafficking in Denver? Currently if someone saw a neighbor with people going in and out of their house all day they would call law enforcement. Now this will be common if this measure passes. Currently human trafficking happens in Denver hotels. Not Denver neighborhoods, you are opening up Denver county to be human trafficking friendly. Please vote no on this measure. When you took this job, you agreed to serve the City and County of Denver and its residences. Please continue with this commitment that you made to serve all Denver residents and vote NO on the group living measure.

Julie Federico

Sent from [Mail](#) for Windows 10

From: [E J Lorimer](#)
To: [dencc - City Council](#)
Cc: [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] Fwd: City Promotes GLAC Members' Business
Date: Monday, January 18, 2021 3:01:47 PM

I am absolutely appalled at this spend on our dollars. I object and am outraged the city would misrepresent this GLAC like this.

It puts people at risk in heretofore great neighborhoods. While I know there is an obvious war on anyone who owns a home in Denver, I cannot for the life of me understand why. YOU at COUNCIL tore down the affordable home units to please developers. If this passes and a homeless shelter comes here, I have to move less I lose all the equity that I planned for my long term care. I indeed could not remain here with a shelter because it would devalue this area or any it goes into.

This plan is not timed well, not written well and is being forced on the City by those who benefit even though the comments back have been 80% negative. Pushing this during a pandemic is even worse. But, I note the new marijuana legislation follows closely so guess we are all suppose to smoke up and stone out and say nothing????

Yep, I'm upset at the makeup of the committee, the audacity of the City to spend dollars sorely needed in a deficit budget time on pro ads and the glossing over of the details that residents will have to make do with complaint driven 311 and understaffed 911 to keep a modicum of safety, sanitation.

This is emotional for me as I thought I was set here until I aged out into a senior home. Your plan will FORCE me to move- that is taking away my freedoms and I resent that you'd do that to anyone. Why do I say forced? Because home values will decrease as soon as "too many" or homeless come to neighborhoods.

I would ask that you remove Homeless from this plan and rethink a better management. A CHUN leader told me the only reason they support the plan is so the riff raff moves and spreads out in Denver so others can see how horrible the situation is for them. Geez -

Hope you will not vote for this. It's not done well. It's not ready and it is not playing to the bulk of neighborhoods. Why not work on transit plan and homeless plan that makes sense instead of this?

Residential Care needs a rewrite. I can accept 5 unrelated which is what you wanted originally anyway, but take out residential care until you study this in a more qualified way.

Jane Lorimer
Dist 5

-----Original Message-----

From: Safe and Sound Denver <safeandsounddenver@gmail.com>
To: Jane Lorimer <ejlorimer@aol.com>
Sent: Mon, Jan 18, 2021 7:02 am
Subject: City Promotes GLAC Members' Business

[View this email in your browser](#)



City Promotes GLAC Members' Business

Owners Part of Influential Group Living Advisory Committee

Three days after a [District Court Judge ordered the Mayor's office to release hidden documents](#) about the Committee's origins, the [City tweeted a promotional video for Queen City Cooperative](#), **one of the businesses who will profit from the Amendment.**



The 48-member [Group Living Advisory Committee](#) (GLAC) drafted the massive [Group Living Zoning Code Amendment](#), a sea change from Denver's current zoning. **The Committee was formed by the Mayor's office and filled with those who will benefit from the Amendment.**

QCC owners Paul Bindel and Sarah Wells were [voting members of the GLAC](#). Wells is also Director of Sales for [The Co-Own Company](#). Jason Lewiston is Co-Own's founder, developer, and YIMBY Denver member. Co-Own's Technology Officer, Dmitrii Zavorotny, is a [YIMBY Denver Board](#) member. Gosia Kung, a Mayoral appointee to the [Denver Planning Board](#), who voted for the Group Living Amendment in August 2020, is listed as architect for The Co-Own Company and is also a member of [YIMBY Denver](#).

The Co-Own Company is raising investment funds through [WeFunder and private investors](#). The funding goal for a [King Street project](#) in northwest Denver with 6 suites, has been met. A project in the [Hilltop neighborhood](#), with 7 townhouse units (4 suites/unit) and ADU [is listed on MLS](#).

The Co-Own Company, LLC was registered in June 2020 and offers **co-operative housing opportunities, currently illegal in Denver due to the number of co-housed unrelated adults needed to be profitable. Queen City Cooperative has been in violation of the zoning code since its establishment in 2016, with no repercussions from the City.** "We've been pretty public that we are in violation of the zoning code," Bindel admitted to Westword.

The promotional video, hashtagged #IAmDenver, was produced with taxpayer dollars by [Denver's Office of Storytelling](#). Denver's Chief Storyteller previously served as [Mayor Hancock's Chief Communications Officer \(2012-2015\) and as the Mayor's Senior Advisor \(2015-2018\)](#). The video's featured resident is an elementary school art teacher for the Adams 12 school district.

"Providers of services really drove this process. The imbalance is way too obvious to ignore. The process was dominated by self-interested providers of commercial services in residential neighborhoods." *Councilman Kevin Flynn*

Action Needed

The Mayor, City Council, and Community Planning and Development are selling out Denver neighborhoods and favoring some businesses over others. Let them know what you think about their actions!

**Contact Your City Council Person by clicking [HERE](#).
NO Group Living Zoning Code Amendment!**

[Sign the petition](#) and [join our mailing list](#).

[Twitter](#) | [Facebook](#) | [NextDoor](#) | [SafeandSoundDenver.com](#)



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From: [Andrea's personal email](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Fwd: Group living amendment vote on the 8th
Date: Tuesday, January 26, 2021 2:21:11 PM

Here are my personal reasons that you and all City Council should vote NO on Monday, 2/8:

This Group Living Amendment: 1) will allow for an increase of over 150% from the current zoning code to 5 unrelated adults plus all minor children to a Denver home(one size fits all!) - Result: Crowding, Noise, Trash, Parking Issues - **Denver ZNIS can't keep up with and address violations now...how will this possibly benefit Denver neighbors?**

2) will allow for new, 24/7 homeless shelters in any Denver neighborhood, with the expansion to 100 guests for 130 days,

3) will allow Community Corrections in commercial and business zoned areas where some Denver schools already exist,

4) remove ALL Buffer Zones between Community Corrections and Shelters and ALL Denver Schools,

5) will allow an unlimited number of cars per household,

6) will remove the ability for neighbors to object: allows as a use-by-right with NOTIFICATION ONLY

7) will enable the commercialization of Denver neighborhoods - service providers and investors seeking to purchase limited single-family homes to use as residential care or rentals properties with higher numbers of individuals

8) was the result of the Mayor's Office along with two City Council members (also voting on 2/8) forming the Group Living Advisory Committee (GLAC) which created this GLA. This was not from from an organic request by Denver neighbors working to fulfill a need. It was to solve this issues of other locations in Denver for community corrections and homeless shelter facilities and increase density with allowing more residents per unit. Next up for 2021 - "Residential Infill" - the 5 nextdoor could become 10.

9) GLAC was made up of hand-picked community representatives to create a specific outcome and two City Council members (also voting on 2/8). The GLAC was made primarily of special interest groups, both for-profit and non-profit, that stand to benefit from the proposed GLA. **This group was not diverse and did not represent Denver neighbors throughout the City.**

10) is a VERY aggressive zoning code change, so even the small adjustments made by CPD and LUTI still result in an aggressive zoning Amendment.

11) The community process with this Amendment has been conducted during a global pandemic, limiting the ability for in-person meetings, discussion groups and community organizing. This Amendment process and the vote scheduled for 2/8 should have been postponed.

12) Many Denver Neighbors still are unaware of this proposed zoning code change.

I hope you have read the above and reconsider. This is not in the best interest of your voters

Andrea Tenenbaum

Sent from my iPad

From: [Safe and Sound Denver](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] Fwd: NYTimes.com: 'We Are Forced to Live in These Conditions': In Los Angeles, Virus Ravages Overcrowded Homes
Date: Sunday, January 24, 2021 5:16:58 PM

Dear Mayor Hancock, Denver City Council Representatives and Sr. Planner Mr. Webb:

The following article has been forwarded to Safe and Sound Denver by many concerned Denver neighbors over the past day. Denver neighbors throughout the City would like to make sure that the Denver City Council is very aware of the issues outlined in this article below and will decide to **VOTE NO** on the proposed Group Living Amendment on February 8th.

Thank you!

From Your Friends at Safe and Sound Denver

From The New York Times: EDITED FOR BREVITY INCLUDING REMOVAL OF PICTURES

'We Are Forced to Live in These Conditions': In Los Angeles, Virus Ravages Overcrowded Homes

Perhaps nowhere else in America can the unequal toll of the virus be felt more dramatically. Suburban sprawl and freeways demarcate the neighborhoods of the haves and the have-nots.

<https://www.nytimes.com/2021/01/23/us/los-angeles-crowded-covid.html?smid=em-share>

By [Tim Arango](#)

- Jan. 23, 2021

LOS ANGELES — Betty Rivera was the first in her household to fall sick, early last month. To protect her family, she locked herself in the bedroom she shares with her grandson. Her daughter left chicken soup and herbal remedies of ginger and garlic and rosemary outside her door. But it was impossible to stop the spread, not with three generations crammed into a one-bedroom apartment in one of Los Angeles's most overcrowded communities. Her three-story brick building is wedged between Koreatown and Pico-Union, neighborhoods filled with immigrants who stock groceries and drive buses and where the streets are dotted with businesses that serve the underprivileged — 99-cent stores, check cashing outfits that dole out payday loans, pawnshops. These days, the wail of ambulance sirens never seems to fall silent. "It's all day long," Ms. Rivera, 69, said in a recent interview in her living room, where her family sleeps and where the fireplace is jammed with toys. Ms. Rivera's daughter was the next to fall ill, and then her son-in-law and two of her grandchildren. Even Chloe, the black-and-white dachshund and Chihuahua mix scurrying around the apartment, became sick, she said.

Los Angeles may not have the population density of New York, may not have as many skyscrapers or high-rise apartment buildings or jam-packed subways, but the county does have a higher percentage of overcrowded homes — [11 percent, according to the U.S. Census Bureau](#) — than any other major metropolitan area in America.

Overcrowded housing is defined as more than one person per room, excluding bathrooms.

(EMPHASIS ADDED) If you drive across the vastness of Los Angeles County, starting at the ocean and going east, the shifting landscape tells the story of the housing inequality that has fueled the virus surge. Mansions give way to smaller, single-family homes, and finally to the immigrant areas like where Ms. Rivera, who moved here from El Salvador almost 40 years ago, lives, six people in a tiny one-bedroom. In some areas, like Westlake, where street vendors line the sidewalks near MacArthur Park, close to 40 percent of homes are considered overcrowded.

It is this Los Angeles, of tight-knit families, of streets packed with food vendors from Central America and Mexico, of encampments of homeless residents, where the virus has spread ferociously, bringing so much sickness and death. Early in the pandemic, many hoped that Los Angeles — at least the Los Angeles of the popular imagination, with nice houses and backyard pools and everyone in their cars — would somehow be protected from catastrophe. Now, [the hospitals are overrun](#), and Southern California has become one of the [centers of the nation's outbreak](#), with alarming daily death tolls. In communities across Los Angeles County, the nation's largest with a population of more than 10 million people, it is clear those [early hopes were misguided](#).

Perhaps nowhere else in America can the unequal toll of the virus be felt more dramatically than in Los Angeles, where suburban sprawl and freeways demarcate the neighborhoods of the haves and the have-nots. And now that the virus is coursing through the city's densest neighborhoods, it has underscored the crisis in economic inequality and housing affordability that, even before the pandemic, was one of the region's most pressing issues. The problem has been most visible in the growing number of homeless encampments across the state, but also in some ways hidden, with so many people living in crowded homes. "I think that L.A. was extremely vulnerable and has been vulnerable all along," said Anne Rimoin, an epidemiologist and professor at the University of California, Los Angeles's Fielding School of Public Health. "L.A. is extremely large and it's extremely complex. There is a lot of overcrowding and I think that is very critical to thinking about how the virus spreads."

Consider [the number of coronavirus deaths](#) Los Angeles County has registered through Thursday in wealthy, predominantly white neighborhoods on the Westside: Brentwood, nine; Bel-Air, two; Venice, 13; the city of Beverly Hills, 21. There, where life feels almost normal, ambulance sirens are not a constant intrusion and many people are able to work from home. Now consider the death tolls in overcrowded, more populated neighborhoods to the east, like the one where Ms. Rivera lives: Westlake, 202; Pico-Union, 146; Boyle Heights, 187; the city of Compton, 147. On one quiet street in Pico-Union, Bob Armstrong runs a business that has been in his family since 1903, first in Canada and then, starting in the 1920s, in Los Angeles — the Armstrong Family Malloy-Mitten Mortuary. He has never been busier. There are new refrigerated units out back to store the growing number of bodies received from hospitals. He has pulled all his advertising off the internet. "Everyone in our industry is swamped right now," he said. "We're turning away business. I've been in the business for 45 years and this is the most challenging situation we have ever seen."

The virus often leaves economic devastation in its wake because so many people who fall ill are working in jobs that provide no health benefits or sick pay. Ms. Rivera, who works in child care, lost income when she got sick; so did her son-in-law, who missed shifts at a textile factory. To pay their \$1,500 monthly rent, Ms. Rivera had to pawn off the gold necklace her daughter received for her quinceañera. She got \$500. She hopes to get it back, but after just a month, she already owes \$200 in interest. They have relied on charity to leave food boxes outside their door. “Even if we don’t have enough to eat we have a roof over our head for the kids,” Ms. Rivera said.

In South Los Angeles, Hilda Rodriguez-Guzman was lucky enough to buy a house about 20 years ago in the neighborhood where she grew up. But as housing prices have skyrocketed in the region, homeownership is out of reach for her children. So now, there are four generations living in her small three-bedroom house, which has one bathroom. Her adult son sleeps on the couch. There are grandchildren running around. Her father recently came to live with her after being hospitalized for Covid-19. For a time so did her godson, a veteran who was homeless and suffering from PTSD. “We are forced to live in these conditions where we’re basically all on top of each other,” Ms. Guzman said. “There’s no privacy.” Nearly everyone in the house has come down with Covid-19. Ms. Guzman believes that the infections started when her daughter attended a small dinner party in June, after the initial coronavirus restrictions were lifted. Ms. Guzman had the worst of it, and was hospitalized for nine days last summer. She needed supplemental oxygen for months afterward.

In richer and whiter neighborhoods, she said, people who get sick can easily isolate and they often have jobs that provide benefits and allow them to work from home. “We can’t do that,” she said. “We don’t have that luxury. And it says a lot about the inequity that does exist and the racism. This pandemic has made the disparities all the more clear.” With so many people in the house, and so many falling sick and missing work, money became tight. Utility bills skyrocketed and so did food costs, as quarantined family members relied on delivery apps like Postmates. “Luckily we had a little bit saved up but all of it is gone now,” she said.

And still, as Los Angeles officials parse the daily drumbeat of cases and deaths, looking for any sign that the surge is slowing, Ms. Rivera keeps hearing the sirens. With each passing ambulance, Ms. Rivera pauses, wondering who is sick this time. Her lingering effects from the virus include loss of smell, and she is scared about getting reinfected. Before she gets on the bus for work each morning, she says a short prayer, asking God to keep her safe. But she does not leave it all in God’s hands. For protection, she always has extra face masks, passing them around on the bus to those who need one.

Ana Facio-Krajcer contributed reporting. Tim Arango is a Los Angeles correspondent. Before moving to California, he spent seven years as Baghdad bureau chief and also reported on Turkey. He joined The Times in 2007 as a media reporter. [@tarangoNYT](https://twitter.com/tarangoNYT)

A version of this article appears in print on Jan. 24, 2021, Section A, Page 1 of the New York edition with the headline: Virus Ravages Cramped Homes in Los Angeles.

From: [Evyn Seaman](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] GLA
Date: Wednesday, January 27, 2021 12:48:59 AM

Hello,

As a 6th generation native and “Denverite”, my husband and I respectfully and vehemently oppose the proposed Group Living Amendment.

This is quite a concerning amendment that will greatly disintegrate some of the already dissolving greatness of Denver.

PLEASE do not go through with this proposal.

Thank you,

Evyn Schulze

From: Bill Tanner
To: dennis - City Council
Cc: Chris Ward; Kenneth Michael B. - MO Advisor; Lou Seider
Subject: [EXTERNAL] GLA Community Survey, Cherry Creek East
Date: Thursday, January 26, 2021 12:14:01 PM
Attachments: CCE GLA survey 1-24 update to.docx
(73kba, 62 kb, Presentation, 04/06/2021 11:00)
Summary Comments on GLA, CCNNA 1.21.8.pdf

Council members,

Thank you for the opportunity to comment on the GLA amendment. We recently conducted a survey of residents in our RNO. Over 100 hundred responded.

We deeply appreciate and support the hard work that has gone into resolving issues the amendment attempts to address. Consequently, we put significant effort into understanding and getting constituent feedback on the amendment. As a result, we believe that the amendment should not be passed in its current form.

Those who responded to the survey were relatively well versed in the contents of the amendment and had read an updated version of the CPD presentation.

Survey results are shown below and attached. In accordance with the results of the survey, the CCEA RNO Board voted to oppose the amendment as it stands. We believe the amendment should be withdrawn until issues identified in the attached documents are addressed.

We stand ready to help conduct a city wide community survey on the amendment if and when you feel that hearing directly from a broader range of your constituents would be useful.

Cherry Creek East RNO GLA Survey

Survey Objectives:

Denver RNOs are expected to provide City Council unbiased, unfiltered input from their constituents. This constituent survey is designed to provide that input and to directly answer two questions.

- 1.) Do constituents believe City Council should vote in favor of the proposed "Group Living Amendment," or not?
- 2.) Why do constituents believe Council should vote for or against the amendment?

Based on the answers, Council could decide how to vote and/ or modify the amendment to address constituent perceptions of strengths/ issues.

How was the survey constructed and vetted?

- The survey was constructed by CCEA to give its constituents a voice in the planned GLA (Group Living Amendment) so that CCEA could ensure that its Council representatives were informed as to the opinions of those constituents.
- Before taking the survey, constituents were provided with the updated summary CPD presentation to LUTI^[1] and strongly encouraged to read it.^[2] The great majority (82%) did read it before taking the survey.
- Constituents were also provided with links to other relevant official city resources and encouraged to view those. (Almost all [90%] viewed or heard from a source other than the explanation provided in the survey itself.)
- Before the survey was distributed, CPD, Councilman Hinds and Teresa St Peter were given copies of the survey and invited to comment on it. Comments were incorporated subject to available space.
- The survey contained CPD supporting reasons for the amendment.
- Question answers were related to prevent sequence bias.

Net: The survey was intended to be as informative, unbiased and fair to the intent of the amendment as possible.

Who took the survey?

Over 100 CCE constituents took the survey. They were recruited by email [200+ email list, word-of-mouth, and social media, est. 1,000+ reach]

- Almost all own residential property [95 %]
- Three quarters reside in CCE [75 %] Some work, are absentee landlords or have a second home in CCE.
- Almost all live east of Madison St. in the lower density 3 story maximum area of CCE [93%]
- Most are politically active.
 - o Over three quarters (78%) are paid-up 2021 CCEA RNO members
 - o Almost all [89%] plan to vote in the next municipal elections

When was the survey conducted? 1.6.2021 to 1.17.2021.

A complete copy of the survey, closed and open-end responses are available on the CCEA website.

How well informed about the amendment were constituents before they took the survey?

- **Most were very well informed relative to the average constituent.** Not only did they read the extensive CPD reviewed write-up on the amendment that was included in the preamble text within the survey but:
 - o The great majority [82%] read the updated CPD presentation provided by Andrew Webb that was provided via link within the survey, the email cover notes and in the social media invitations to the survey.
 - o Most also read other documentation, press or learned via word of mouth
 - o Over one quarter [27%] watched all or part of the LUTI 12.22.20 meeting at which the draft amendment was presented and discussed
 - o Just under one fifth [17%] attended a CPD, Council or other sponsored meeting [e.g., INC]
 - o Almost all [90%] used multiple sources to learn about the amendment
- **Net:**
 - o **These responding constituents**
 - **Invested significant time before answering**
 - **were well informed about the contents of the amendment and**
 - **were exposed to the reasons given by CPD and LUTI in support of the amendment.**

How did these CCE constituents respond to the amendment components?

CCE constituents were unfavorable to the part of the amendment that would allow up to 5 unrelated adults to live together.

- The great majority [84%] said City Council should vote "No" to this part of the amendment.
 - o The great majority of the 82% who read the CPD presentation also said vote "No" [82%]
- The remainder [16%] said City Council should vote "Yes" [8%] or gave a conditional "Yes" response [8%].

What reasons did they give for their answers about the part of the amendment that would allow up to 5 unrelated adults to live together?

Quotes used below are examples selected to show repeated themes.^[3]

Reasons for recommending council vote "No" on allowing up to 5 unrelated people to live together

Bad previous experience

- We have multiple unrelated people living across from us in CCE. We have had multiple police interventions there. When we call the city, they indicate nothing can be done.
- I have lived in communities where this is allowed and it is more likely than not, disruptive to the community
- I left downtown Denver just this year, exactly because of this misguided thinking.

Concerns/ uncertainty about enforcement, parking, noise, trash, maintenance

- It would cause a disruption to the neighborhood. By cramming more people into a space, they would take up more parking spaces, would cause nuisances such as noise, trash, and overall quality of life for the whole neighborhood.
- If there is a group home situation, I fear there will not be enough oversight or care for the people in the home, and that will impact programs and the community.
- Parking concerns and increased density
- CCE is already packed with people and cars. Many high-density rental units have been built which have brought in more people and traffic congestion.
- Concern that frat house type of residences will be created with lots of noisy cars and people who don't care about a neighborhood peace and quiet.
- Crowding 5 unrelated people & their families in a small space is unhealthy there is inadequate living space, basic bathroom needs, parking, noise & increased trash & waste that need serious consideration. Taxing the municipal fire, police, schools and neighborhoods with no plan to increase police for compliance & keep law & order in the neighborhoods.

Concerns about impact on neighborhood property value

- My concern is the devaluation of my home and my neighborhood
- This may increase density and reduce property values.
- We are concerned about crime, parking, property values

Reasons for recommending council vote "Yes" or conditional "Yes"

- Yes: We have a housing shortage in the city
- Conditional Yes: Minimum off-street parking requirements should apply to ALL such homes (Type 1 included). 2. Enforcement should be addressed as this proposal will increase density and it is predictable that the rules will be ignored or violated by some (example: violation of Denver's new short term rental laws)

CCE constituents were unfavorable to the part of the amendment that would expand residential care facilities in the neighborhood

- The great majority [84%] said City Council should vote "No" to the residential care expansion as proposed.
 - o The great majority of the 82% who read the CPD presentation said vote "No" [83%]
- The remainder [16%] said City Council should vote "Yes" [6%], gave a conditional "Yes" response [4%] or were "not sure" [6%]

Reasons for recommending council vote "No." Quotes used below are examples selected to show repeated themes.

Concerns/ uncertainty about enforcement, parking, noise, trash, maintenance and other externalities

- I have lived near homeless, many are mentally ill, use your yard and porches for sleeping and bathrooms, are loud, fight, etc. Police do little to stop them.
- The density is already too high. Even now, one can hardly drive through certain areas because of the excess of cars parked in the street (try driving down Harrison in front of Sunrise when another car is coming down the street). Water service has had to be corrected recently and I doubt it could support greater numbers of residents, even now.
- There would be way too many people and cars in the area. Too much trash. It is already way too congested. This would make it much worse.
- We are concerned about increased crime, parking issues, property value, and knowing who neighbors are.
- 1.) The consolidation of decision making into a single unelected administrator with unlimited power and limited oversight creates considerable risk: -- Decisions could be arbitrary and inconsistent depending on the individual in the position. -- Those with a vested financial interest will have an incentive to sway decisions impacting their projects. This creates the potential for corruption of decision making. -- There is no independent channel for recourse. 2.) Channels for violation enforcement and problem resolution are minimal and likely ineffective. -- The 311 system is perceived ineffective. Given the complexity of the amendment, it is unlikely many citizens would even know what constitutes a violation, what documentation would be required and what escalation path is available. -- Since even sidewalk violation enforcement has been ineffectual, why should citizens believe the system will effectively enforce group living violations? -- There is no requirement that proprietors work with the community to resolve ongoing issues and no schedule of penalties for violations. 3.) Prior to development, there is no requirement that either developers of the administrator take neighborhood concerns into account. This disempowers constituents and will leave them frustrated, angry and create a potential backlash. The fact that rights will "run with the land" further removes the possibility that residents can ever obtain redress if there is a problem.

Concerns about impact on neighborhood character

- One does not buy a home without knowledge of the character of a neighborhood. That should be maintained unless specifically presented for agreeing with the change.
- I chose this neighborhood for the character of it.
- I think it will destroy the character of our neighborhoods
- preserve the existing character of the neighborhood

Unlike groups have been grouped together

- Shelters, community corrections, halfway houses, sober living, do not belong in the same category as assisted living residential care and should be handled separately.
- It doesn't make sense to include all together as they are so different
- Because I think these are separate issues, i.e., homeless shelters, residential care and correctional facilities.
- I would be okay with residential care but am not okay with allowing half way houses and corrections

Inequitable application of the amendment by zone

- One of the stated objectives for this zoning was "equity" and a reduction of discrimination and racism. The exclusion of one, two and 2.5 row houses from the corrections issues does not adhere to these objectives.
- If EVERY neighborhood, including those zoned for single family homes, would be required to go along with this change, I'd agree to it. If not, I don't.
- This burden is NOT being shared fairly as single family, duplex and TH2.5 have been excluded. This is a result of bad politics exempting specific neighborhoods, specifically monied and vocal neighborhoods.
- Especially newer row home zoned developments are owner occupied as single-family residences. City Council should treat them in the same manner as it treats all other single-family residences.
- Halfway houses, rehabs, homeless and community corrections do not belong in strictly residential neighborhoods, especially when monied neighborhoods (single family/duplex/RH2.5) are exempted.
- Given that some types of neighborhoods are exempt from certain types of residential care facilities, the current plan is inequitable.

Unanswered questions

- Too many unanswered questions - Numbers in halfway houses? Locations/occupants of halfway houses in regard to schools, elderly? Guidelines for enforcement? Guidelines for placement in regard to current senior living residences already in place? Who will have

authority to follow through? Where will we be able to go in case there appears to be infractions? Why are so many issues packed into one proposal? There needs to be more input from residents.

Reasons for recommending council vote “Yes” or conditional “Yes”

Reasons for a “Yes” response

- Every neighborhood – CCE included – should be a part of the solutions that plague today’s society.
- Residential care facilities should be integrated in residential neighborhoods. Marginalizing people and packing them away where we can’t see them is bad for us and them in the long run.
- Affluent areas have benefited greatly by a historical pattern of racism. Time to share the burden. I forgot earlier to mention that one huge caveat of allowing residences for formerly incarcerated people, or others with a past criminal record (even though convictions also have a pattern of systematic racism) relates to the type of criminal offense. Sex offenders, e.g., make me nervous, and I’m may feel the same about those convicted of murder though to reiterate, the arrest/conviction/sentence process are statistically shown to be racist so I’m deeply conflicted by this.

Reasons for a conditional “Yes” response

- Having lived near shelters, Denver Cares and other group type homes there MUST be rules in place that don’t allow individuals to be released into a community during the day which often presents health and safety concerns, i.e., drugs, panhandling, break-ins, congregating in large groups
- I am concerned about community safety relative to the placement of corrections facilities.
- 1. Community Corrections should also exclude RH. 2. Homeless shelters and Sober Living facilities should follow the same provisions as Community Corrections

What type of residential care facilities do CCE constituents feel should be allowed in CCE?

Responses to the question “What types of residential care facilities should be allowed in CCE?”

- do not support the thesis that all facility types should be treated the same since several types were viewed far more favorably than others, nor
- do they suggest that CCE constituents are pure “NIMBY-ites” since more than half say certain types of residential care facilities *should* be allowed in CCE.

Cherry Creek East is split into two general zoning areas. East of Madison St. is mostly residential, lower density; west of Madison is mixed use commercial, residential, higher density. Constituents were asked which type of residential care facilities should be allowed in each CCE area.

Type Of Res Care Facility	% say should be allowed in area	
	Residential Area	Mixed Use Area
	East of Madison	West of Madison
Assisted Living	49	59
Hospice Care	45	49
Nursing Homes	40	48
Rehabilitation	13	19
Sober Living	7	8
Halfway Houses	5	6
Homeless Shelters	4	5
Community Corrections	4	4
None of These Types	42	36

- When asked why they felt some types of facilities should be allowed and others not allowed, these constituents were consistent in raising issues mentioned in prior questions including **bad experiences** with some facility types, **uncertainty about enforcement, externalities** such as parking and noise, **perceived differences in the types of facilities, inequitable zoning** and other neighborhood impacts.

When asked for final comments at the end of the survey, constituents noted perceived flaws in the amendment, concern that Council would proceed without more constituent input and the long-term impact leaving Denver more like “SF, Seattle and Portland.”

- Great survey. The amendment has many good characteristics but is far from being ready for prime time.
- It should include information and guidance about how a landlord is to negotiate with a group. I see the lack of guidance as a prescription for a lot of conflicts.
- I do not feel there is an adequate way to enforce the “rules” proposed.
- I am a well-educated individual and yet the materials take a good amount of work to digest and interpret. Also, the materials, in some of the charts, compare us with cities like Seattle and Portland. With their recent rampant failures, why would we want to be anything like them? We should seek opposite solutions. And, yes, I have lived in or near both of those cities.
- I love Denver - I do not want Denver to become Seattle, Portland or San Francisco - I know people that live in those cities, or did, and they are moving because of the situation it has become

Summary:

The great majority of CCE constituents want Council to vote against the amendment as stated.

- Their reasons include concerns about equity [some neighborhoods are exempt from community corrections], management of external effects [based on fear but also experience living near facilities and the perceived inability of the City to resolve current problems e.g., sidewalks, poorly maintained properties, lack of enforcement of current regulations, etc.], expectations based on bad personal experiences in Denver and elsewhere, impact on property values [many are retired and have a substantial share of their retirement equity in their homes] [1], unanswered questions about and flaws in the amendment.
 - The attached document which reviews key clauses in the amendment highlights some of these perceived flaws with great clarity.
- Based on their concerns and the high proportion of opposition judged by public communications to the city [2], it is inappropriate to pass the amendment without openly addressing these concerns.
 - CPD and Council have held many meetings but the success of communications efforts should not be measured by the effort put in but by the outcomes [constituent understanding and acceptance.]
 - Addressing constituent concerns might begin by offering channels for redress, a more open permitting process, public hearings prior to prior to permitting, a larger enforcement operation commensurate with the expanded needs of the amendment [3], better oversight of residential care permitting, tracking, monitoring and provision for non-compliance/ repeated complaint fines, permits run with the operator and not the land, better screening of residents in corrections and homeless facilities, an active resident oversight group for permitted residences, a plan to address externalities, etc.

However, if Council chooses to pass the amendment despite widespread negative reaction, CCEA strongly recommends that Council first address the many issues identified by CCE constituents and in the attached document and brief provided by CCNNA. The CCNNA document has been vetted by CPD.

Concerns include:

- Decisions made at the discretion of an unelected administrator position which has no or limited oversight, no ability for constituents to effectively influence those decisions, and no viable channel for recourse for neighborhoods who have problems.
 - An unelected administrator with broad powers, unaccountable to constituents is a risk since operators of care facilities will be tempted to influence that position.
- Removal of permitting and oversight requirements.
- Absence of adequate enforcement provisions.
- Inequitable zoning which removes SU, TU and RH 2.5 zoned neighborhoods from inclusion in the community corrections portion of the amendment. Since RH 3 neighborhoods share the same characteristics as these neighborhoods, RH 3 zoning should be removed as all zones should be included.
- Emergency provisions enacted at the decision of the unelected, unaccountable zoning administrator. These could potentially allow substantial increases in residential care occupancy for 50+ days/ year [7].

Net: *While the goals of the amendment are laudable, the amendment as stands is flawed. It inadequately addresses the concerns of and disempowers constituents. Legislation that better addresses the concerns of and empowers constituents is needed.*

[1] CPD = Denver Community Planning and Development, LUTU = Land Use, Transportation and Infrastructure Committee

[2] The presentation is at https://www.denvergov.org/files/public/2020/06/2020Development%20Plan%2022-27_2020revise_final_06_updated_version%20denver%204_01.pdf

[3] All quotes are available verbatim on the CCEA website. Quotes are also taken from throughout the survey when relevant to ensure the portrayal is complete. Partial quotes are used when the entire quote is not relevant to the category of quotes, rambles or is off topic.

[4] Many CCE residents are not wealthy. Home prices [1.21 on sale] range down to 1% the Denver average (~300k vs \$600k) and rents are affordable. There is subsidized housing in the neighborhood and assisted living + memory care facilities.

[5] CC Median HHID income is about \$80K which is about the “required annual income” for Denver per MIT

[6] https://www.denvergov.org/files/public/community_planning_and_development/documents/forcing_text_amendments/group_bmp/mid_group_bmp_input_abstract.pdf While changes to the amendment were made after these comments were received, there is no public document showing how these concerns diminished, if at all, and no survey showing how Denver constituents feel about the updated amendment.

[8] Denver has roughly, only two dozen “zoning and neighborhood inspectors” (ZNIS), who handle public education and code enforcement throughout the city’s 156 square miles. <https://www.denvergov.org/content/denvergov/en/denver-development-services/help-me-find-inspections/common-code-violations.html>

[7] Denver averages 31 days with temps > 90 degrees [7] and 20 days where the temp is below freezing all day. There are 157 days where the Denver temp drops below 32 Degrees <https://www.westweather.com/Weather/Colorado/Places/Denver-Temperatures-by-month-average.php> and <https://www.currentresults.com/Weather/Colorado/Places/Denver-Temperatures-by-month-average.php>

From: [Gemma Marshall](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] GLA vote Feb 8th
Date: Monday, February 1, 2021 11:44:31 AM

Good afternoon.

I am writing to express that I do not support the upcoming vote to change zoning codes.

Firstly, I do not think that this is the safest, most effective way to help the homeless issue in Denver. Make no mistake, I believe we need to assist our homeless - but this seems ill thought out and detrimental to many.

Is this driven by profit? It certainly feels to be.

I think working to push such a far reaching change during a pandemic feels very underhand and unfair, I do not feel confident that Denver residents were made sufficiently aware of it. People may be working many more hours, balancing life/work in an unprecedented way. Zoom meetings are difficult at best and also exclusive. Not everyone has the access to the technology

Did you include community members, listen to feedback. We are people that you all claim to work on behalf of.

I believe removing buffer zones around schools and the like is amoral. There is no way that communities would agree to this if they were aware. Who is benefiting from this? I have a strong suspicion that none of you will live in areas that will be affected by this. Your children will not be exposed to the same risks.

It feels very unsettling to me.

Again I want to state my opposition to the GLA vote.

Gemma Marshall

From: [Jim Sederberg](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Jean Sederberg](#); [Jim Sederberg](#)
Subject: [EXTERNAL] GLA
Date: Wednesday, January 27, 2021 10:58:29 AM

As a resident of Southmoor Park since 1980 I cannot urge you strongly enough to vote "NO" on GLA (Group Living Amendment) on February 8, 2021. To vote for this amendment shows that you do not understand your constituents and their wants and needs.

Mary Jean Sederberg
James H. Sederberg

From: [E J Lorimer](#)
To: [Webb, Andrew - CPD City Planner Senior; dencc - City Council](#)
Cc: [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] GLAC Comments
Date: Wednesday, January 13, 2021 11:07:07 AM

This is a well-stated article in the Denver Gazette. Winston Downs Community Association agrees with these comments and we will send other comments in near future that are more specific to code language and other facts we oppose.

https://denvergazette.pressreader.com/@Reader18964822/csb_pC6_BKsWsOa0Ji9DvLhAYzaYFs7moJK6x5Hu7gPvzQfoDOgpbUizcEwp1SmU8rWR

Jane Lorimer, VP
Winston Downs Community Association

From: [E J Lorimer](#)
To: [Webb, Andrew - CPD City Planner Senior](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#)
Cc: [dencc - City Council](#); [Showalter, Sarah K. - CPD CE3125 City Planning Director](#)
Subject: [EXTERNAL] GLAC Questions
Date: Monday, January 18, 2021 7:19:10 PM

I am still scratching my head on this homeless use Type 1 and 2 (small, large)

I have a home on 12,000SF lot (house is 1575SF). It is currently SU zoned not used for residential care. With GLAC could someone declare this small use and then once deemed residential care use and considering lot size, later declare it large use for residential care? It's a loophole I see in this plan currently.

Or what if someone bought my house, temporarily used it as residential care then tore it down a year later and rebuilt it larger on this 12,000SF - could that then be used as 11-20 facility?

If a home becomes a homeless shelter can tents be pitched in front and back yards in addition to who lives in the actual home unit?

I would like to have CPD REMOVE HOMELESS from the plan altogether because not well thought out in this plan. It will also send a message "come to Denver and we'll find you a home in most any neighborhood you want to live in for free". It will exponentially grow homeless populations here. I would be willing to sit on a work group committee to come up with better options for homeless than spreading them into neighborhoods where they may or may not be near services.

What, if any, residential care uses require a license?
Which are "citizen oversight" via 311, 911 only?

Jane Lorimer
Denver Dist 5

From: [Lois Anne Nadorff](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Housing
Date: Wednesday, January 27, 2021 7:49:45 PM

I am writing to express opposition to the group home zoning changes.
There are serious concerns regarding safety in our neighborhoods and by our schools.
Your unintended consequence will be a migration from the city of Denver, which will ultimately affect revenues.
It would be nice if the city council actually had the best interests of the citizens of Denver in mind and not their own misguided interests.

Sent from my iPhone

From: [Barbara Patton](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#)
Subject: [EXTERNAL] Group Housing
Date: Monday, January 18, 2021 10:42:20 AM

PLEASE try to see this through a Denver homeowner's eyes, NO group housing. Try to protect our neighborhoods that we have been fortunate to have had before you took office. We have nurtured them and tried to maintain them to keep them desirable. Many of us homeowners do not want to live in neighborhoods that change into group housing areas.

PLEASE listen to voices that are trying to be heard instead of making your "hidden from the public" deals. FULL disclosure for ALL of us please.

Thank you,

Barbara Patton

From: [GoPattyB](#)
To: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Cc: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gillmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Housing
Date: Saturday, January 30, 2021 12:34:02 AM

Dear Kendra,

I want to thank you for staying on top of this, readily meeting up with those of us in your district and responding so quickly to emails.

My vote is a resounding NO. The entire project needs to be halted. I see that you plan to vote "yes". I implore you to change your mind, Kendra. I would like to know specifically WHY you intend to cast a yes vote. This will change our neighborhoods, forever, in an immense way.

1.....With the intentional non-transparency of the mayor and some members of the City Council....there is little reason for me to trust this leadership. One has to ask the question, why did this abuse take place? Who is behind it? If this is such a great deal....why was so much hidden from the public??? The whole process is flawed. The intentions of this amendment exceed what was purposed and presented. It certainly sounds like the majority of residents are opposed to this. If the City Council does not listen to the residents of Denver, something is very wrong and needs to be addressed.

2.....These new zoning laws will affect house values.

3.....People have worked long and hard to be able to choose to live in a community with a set standard of living. For the City to take that away is absolutely wrong. Single family neighborhoods are places to grow up and build life long friendships. Is Denver trying to eliminate this opportunity in regard to the family?

The City needs to apply this agenda to new developments. Perhaps new developments will embrace it. Don't descend on existing grandfathered communities. The City is trying to change the integrity of what is called a single family neighborhood.

4.....The City is not enforcing the rules and regulations now. Why would this non-enforcement change????

At a meeting I went to, a number of residents said they already had groups of unrelated people living in their neighborhood and they have had problems....with parking, with behavior, with trash, and more. Help????? Where can it be found? In many cases the CPD...311...did not even respond. The presenter said "yes, the CPD is understaffed". I would say so.... with only 19 inspectors for Denver's 155 square miles and 700,000 residents! I trust there will be no future enforcement.

5.....At these meetings residents brought up BIG PROBLEMS. We are the ones who will have to live with these problems...not the City.

a) Parking....Single family homes were not built with parking lots. In a single family....there might be two cars shared by the family and not five individual cars. Where do they park????????? The street is community parking. But be real...be logical...the streets cannot accommodate these cars.

We are talking about "family" residences. Children live in these neighborhoods. Congested street

parking make it very unsafe

for children with cars parked along the streets...along with more traffic. Many parents choose not to live in downtown residential areas for this reason....although it's fine for adult individuals.

b) Trash.....Single family homes were also not built to house large trash dumpsters like apartment buildings. Where is this extra trash going to collect???? One can't line up three, four, five single family trash containers on the street. And if streets are loaded with parked cars, where are the trash dumpsters supposed to be placed?

c) Overload on the sewer system, noise, and density plus more.

To have the City bring ruination to our single family neighborhoods.....just as the City has ruined our beautiful downtown is sad beyond belief. Stand up for the people in the single family neighborhoods for the reasons mentioned above and vote NO.

Sincerely,

Pat Bissing

From: [Vanessa Geiger](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group housing
Date: Tuesday, February 2, 2021 7:39:55 AM

No! How does group living make any sense during a pandemic?
My property value will go down and crime will go up.
Please vote no!

Sent from my iPhone

From: [Diane Duncanson](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Advisory Committee
Date: Monday, January 18, 2021 2:54:24 PM

Good Afternoon,

I am writing this email after reviewing the documents recently released by the court that provided the information on how this committee was formed. This is an egregious betrayal of public trust. This committee was formed with one purpose and one purpose only, that is to line their own pockets. The fact that this administration is allowing them to do so is appalling. Please listen to your constituents and oppose this blatant attack on our wonderful city.

Thank you,
Diane Duncanson

Sent from [Mail](#) for Windows 10

From: [Richard. Boehm](#)
To: [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] Group Living Amedment
Date: Tuesday, February 2, 2021 9:39:43 AM

Sir;

Your support for this amendment is objectionable. The resident of Denver should be your first consideration and due to the underhanded and subverted nature of the construction of this amendment which has only come to light in the last few months and which has been in work for 2 years speaks volumes of the integrity (or very much LACK of) of the drafters, city council and major. What I find MOST objectionable is that the residence of the Denver were not included in the advisory board which with recent records show were developers and out of state interests and lacked input from Denver residences. What is even more objectionable is that council person (Chris Herndon) and the Mayor (Michael Hancock) put themselves in excluded areas which wouldn't be affected by these amendments. The use of having a lawyer present to try to create a basis to withhold the facts of the amendment from the Residence of Denver shows corruption at its worst.

Various parts have little or no intelligence though when it doesn't take into effect the actual numbers of residence when it includes offspring. It FAILS to take into account social, parking and sanitary conditions in the surrounding area. There is the very real potential for serious increases in crime in those areas. The residence of DENVER have no desire to see Denver turned into a dense urban environment like Manhattan and New York City.

Show some integrity and vote against this mess called Group Living Amendment.

Sincerely;
Richard Boehm

Sent from [Mail](#) for Windows 10

From: janet3@aol.com
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Living Amendment - NO!
Date: Wednesday, January 27, 2021 7:21:14 PM

I am SURROUNDED by low income housing and numerous resources for people experiencing homelessness. I don't want group living too! Stop concentrating all these things in the Five Points area. Spread it out! Frankly, *I thought* Curtis Park was a residential neighborhood but it's turning into a disaster. I can't take much more violence, theft, vandalism and general craziness. I do not feel safe here.

I don't even have young children but all measures should be taken to keep group homes away from schools. At the very least, keep school buffer zones!

From: [Elaine](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group living amendment
Date: Wednesday, January 27, 2021 5:24:03 PM

Please vote no to this amendment. We need to be more controlled on how we try to solve problems. We would be much better off creating a mini city 30-45 miles east of town. It should have medical service, twice daily bus service to downtown, metal detectors and various training and mental health service along with other well thought out concepts. We don't need more problems in neighborhoods but solutions that allow the movement of people into neighborhoods once we solve some of the problems that have caused the homeless and under served population.

Sincerely,
Harold Feldman

Sent from my iPad

From: [Scott K](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Thursday, January 28, 2021 8:36:32 AM

Dear Mayor Hancock and Denver City Council Members,

Please strongly consider voting against the Group Living Amendment. The vast majority of Denver residents are against this proposal that will accelerate the deadly spiral that Denver is in. It will put children at risk, hamper the already burdened police to protect the citizens from the alarming increase in crime, and ruin entire blocks of the city.

As a fourth-generation Colorado Native that has lived in Denver the past 25 years, I cannot believe how incredibly quick this once vibrant and safe city that I was proud to contribute to; has become a violent and dangerous place to live. Cherry Creek shops and restaurants are two blocks from my home and we don't feel safe walking there anymore. We recently had a crack user smoking his crack spend four nights in our driveway; when I called the police for assistance, they never arrived.

Everyday on Next Door, we get emails of someone else that has been victimized. Please look at this posting in Next Door just posted yesterday. This poor person moved here to **Hilltop** (they thought they were moving to a prominent neighborhood) and has been continuously victimized. There are over 200 comments on this. https://nextdoor.com/news_feed/?post=175020187 Not surprisingly, the GLA vote comes up in the discussion because it will contribute to the crime.

It is time to start supporting the citizens that have worked hard to purchase a home that they are proud of; not destroy the neighborhood they purchased their home in through these ill-concieved dangerous policies that will make Denver even more unsafe and undesirable.

My wife and I have decided that enough is enough. If this amendment passes, will not being exercising our vote for a new city council member and mayor; but, instead we will be voting with our feet and leaving Denver. We spend entirely too much money in various taxes to get treated in this manner.

Please consider voting against this amendment that will endanger children, drive down home values and continue to destroy once vibrant neighborhoods.

Sincerely,

Scott
Cherry Creek North resident for 25 years

Sent from [Mail](#) for Windows 10

From: curryqueensasha@gmail.com
To: [denc - City Council](#)
Subject: [EXTERNAL] Group living amendment
Date: Monday, February 1, 2021 10:08:03 AM

Perhaps I'm not totally clear on what this amendment states.

However if your plans are to push homeless people who often are drug users and have mental problems, people on house arrest, convicts etc. into our nice neighborhoods, I'm totally against it.

We work hard, we pay a ridiculous amount of (personally considering moving to a more business friendly state) taxes, we work very hard and spend lots of our own hard earned money to maintain our neighborhoods and we should not be forced to have low quality and very potentially dangerous people forced to live in our nice neighborhoods where we have children and schools nearby.

People need to pull themselves up by their bootstraps and figure out their issues for themselves, we cannot be a nanny to grave state.

We cannot tax and spend our way out of problems. A lot of this comes down to personal choice. And bad decisions.

Helping those who are truly in need for example let's say battered women and children and disabled veterans, I agree that there should be programs to help them. And there are.

But for a lot of these homeless people that I see on the streets they are half my age and are drug addicted and are begging for money. It's a lifestyle. There are so many programs and so many opportunities here in America. Trust me I have traveled to the far depths of the very third world. That is TRUE POVERTY!! That is where there really aren't opportunities but here there are no excuses!!

Hell, my 12-year-old son works for \$15 an hour catching snakes, landscaping and shoveling heavy rocks for the neighbors. He sometimes makes \$100 or \$200 a weekend. So if he can do it anybody can do it!!

My father, my husband & my family are all immigrants. They came here with nothing. They worked their behinds off and became successful business owners.

There are plenty of jobs out there to be had. And people constantly seeing themselves as victims and the state treating them so is only enabling them and not truly helping them.

Give a man fish and he'll eat for a day, teach him how to fish and he'll eat for a lifetime!!

If you so badly want to help the homeless and the drug addicts at the expense of the taxpayer
Why don't you let them set up camp in front of the mayors house, the councilman's houses, or any of our governments houses and let's see how they feel about that!!

We have businesses downtown and often step into defecation or get harassed by the homeless. Makes you want to give up and shut down your business. You know what that would do ?
That would take jobs away from many people and taxes away from the city.

Why don't you tap in to Polis' account.... he's got millions!! If he so badly wants to help them he and all his cronies have plenty of money!!

Put your money where your mouth is.

Think about it.

From: [Dennis Miceli](#)
To: [dencc - City Council](#)
Cc: [Dennis Miceli](#)
Subject: [EXTERNAL] Group Living Amendment | listen to your constituents PLEASE!
Date: Tuesday, February 2, 2021 6:30:14 AM

I realize this has been discussed for 3 years, but the feedback from Denver residents has been consistently against this amendment. Please vote NO on Feb. 8th and go back to the drawing board to create something everyone can get behind. The evidence is clear that we Denver residents are against this amendment and you should be too!

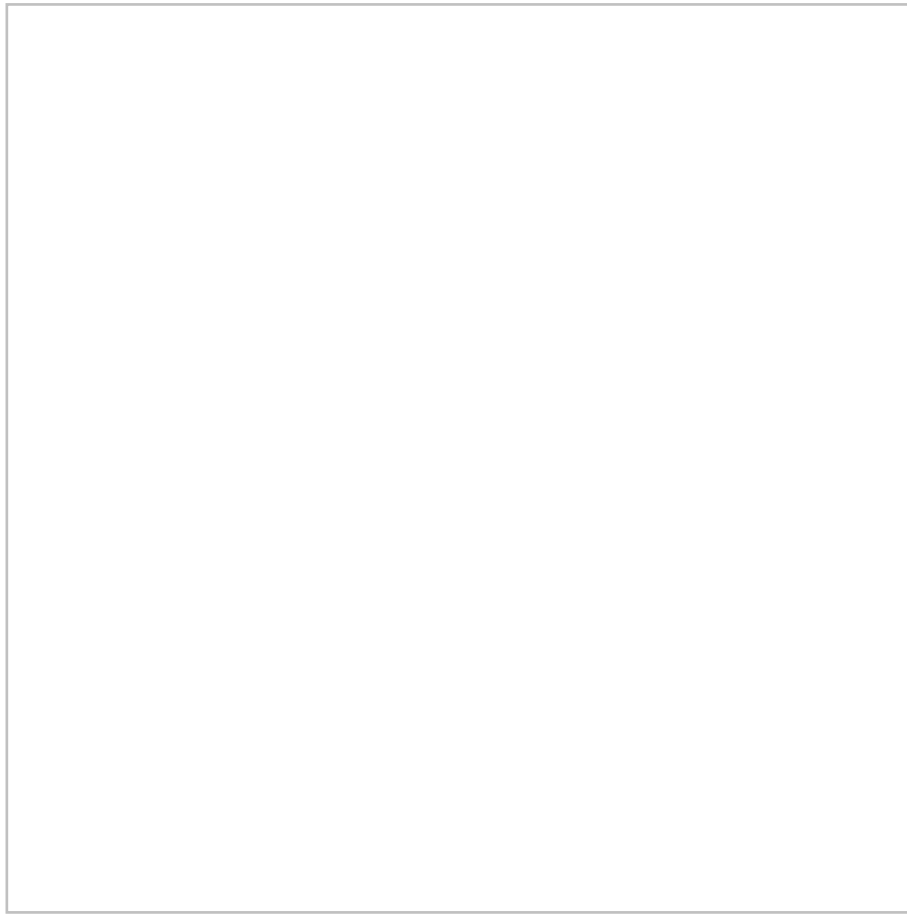
Thank you,

Dennis Miceli
303-829-3131
Sent from my I-pad

Begin forwarded message:

From: Safe and Sound Denver <safeandsounddenver@gmail.com>
Date: February 2, 2021 at 6:14:30 AM MST
To: Dennis Miceli <dmiceli27@gmail.com>
Subject: **Group Living Amendment | What's the Feedback?**
Reply-To: safeandsounddenver@gmail.com

[View this email in your browser](#)



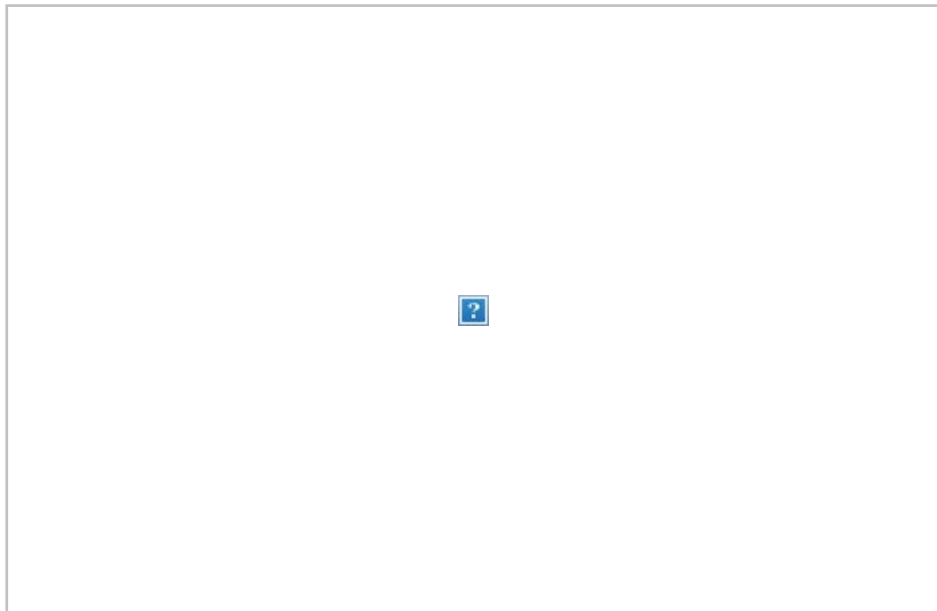
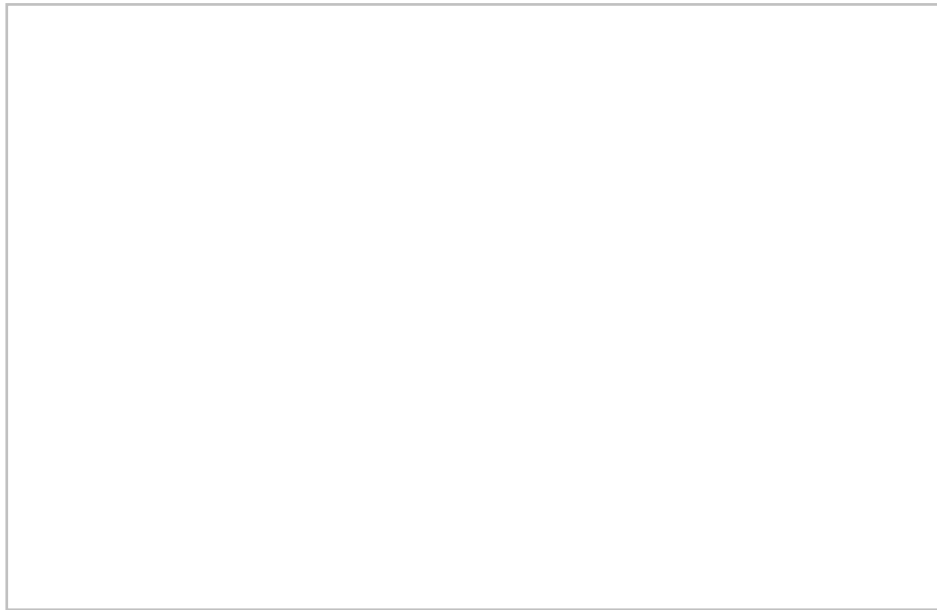
What's the Feedback?

Who supports? Who opposes?

Public comment records

Did you know Community Planning and Development (CPD) maintains a record of public comments submitted in a legislative process? There are 4 comment logs on the Group Living [webpage](#).

What are the results?



Why is this amendment advancing?

The Amendment [originated in the Mayor's office](#) with the help of two at-large council members.

**"[Providers of services](#) really drove this process.
The imbalance is way too obvious to ignore.
The process was dominated by self-interested providers of
commercial services in residential neighborhoods.
Councilman Kevin Flynn"**

Final City Council Public Hearing and Vote
Monday | February 8, 2021 | 5:30 p.m.
More info [HERE](#)

Contact your City Councilperson [HERE](#)



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From: [JOHN LIETZ](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Montano, Dana D. - CC YA3153 Administrator II](#)
Cc: [Safe and Sound Denver-Opposed to Denver's Group Living Zoning Amendments](#); [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#); [District 1 Comments](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [City Council District 5](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#)
Subject: [EXTERNAL] Group Living Amendment | What's the Feedback?
Date: Tuesday, February 2, 2021 11:02:28 AM

Councilman Flynn and Ms. Montano,
Please take a moment to view the below information from CPD regarding the GLP. As a long time Denver resident trying to keep up with the ever changing, but not very well publicized GLP, we have been hearing from many members on City Council who are now saying that since changes have been made in the GLP it is worth voting for. I beg to disagree as the GLP (which has hardly been publicized at all for such a huge change in city codes and planning) changes, public disagreement with it has increased. This entire plan has given the impression of being hidden from Denver residents, planned by parties that stand to make a profit off the plan, even the public documents starting this process were hidden by the Mayor and residents had to sue with money out of their pockets to get what should have been public on day one. This plan is not as initially presented to make more 'equitable' housing when that was never the plan and due to Chapter 59 certainly isn't equitable. This plan's main purpose was to put felons from community corrections throughout ALL of Denver's neighborhoods (see initial goal in Mayor's hidden documents), which to anyone with common sense is a bad idea. And why is it that the city of Denver has to solve the problems from the STATE Corrections. There is no reason that Denver, and only Denver, has to house the majority of the State's felons as they progress to the ends of their prison sentences. Please remember that those felons were responsible for their actions that got them into prison in the first place and don't victimize Denver residents a second time by forcing those felons into almost every neighborhood in Denver while those felons are still serving their criminal sentences. Please look at how opposition to this plan has increased as more residents find out about what changes it will do to our neighborhoods throughout the city. The small changes made due to this opposition has NOT made this plan any better as far as Denver residents are

concerned. Please VOTE NO on the GLP! And work on getting your fellow Council people to also vote no!

Send this plan back to CPD to be broken up into sections to be worked on with **publicized** changing being done with residents input. We all openly admit that changes can certainly be made in Denver, but destroying every neighborhood in Denver with this experimental plan is not in Denver's best interest. Please let's work together to resolve the Corrections issues without placing Denver residents, and their children, in harm's way. Let's work together to make better changes to the zoning codes by allowing more people to live together without ramming it down every single house in every single neighborhood (except Chapter 59) without any input from the long time Denver residents that live in those neighborhoods. These kinds of changes could much more easily be handled with permits where overcrowding can be addressed on a neighborhood by neighborhood basis. None of the opposing residents are against allowing more than 2 unrelated adults to live in the same house, but don't force it on every single house with a more that 150% increase in occupancy when it could certainly be handled with permits that would allow that neighborhood's input on a case by case basis. Let's face it, more of us want to live in single family homes like the 'American Dream' than want to live in a college dorm type of situation, so why destroy that dream by forcing this plan on everyone. Let's work together to get NIS staffed to handle the zoning complaints being made now, before turning zoning complaints into a nightmare for everyone with this plan. Let's keep people who want to live in single family neighborhoods living in those neighborhoods and let the neighborhoods who want to change, change. Don't force everyone to destroy what they have worked lifetimes to attain!

Respectfully submitted,

John M. Lietz P79042

Denver Police Department Retired



----- Original Message -----

From: Safe and Sound Denver

[View this email in your browser](#)



What's the Feedback?

Who supports? Who opposes?

Public comment records

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Councilman Kevin Flynn

**Final City Council Public Hearing and
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From: [Kate Adams](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Amendment Council Vote
Date: Friday, January 29, 2021 2:11:04 PM

Greetings!

My name is Kate Adams and I live in the Montclair neighborhood of Denver. I would like to thank Councilwoman Amanda Sawyer for providing updates on the Group Living Amendment vote in February. I would just like to say that my household has only recently (the last 5 months or so) become aware of this proposal and we've read arguments for both sides of the debate. (I wish we had been on top of things and paid attention years ago, when this was initially being discussed, but here we are.)

My husband and I are uncertain how we feel about the Amendment but are leaning against it, only because we wish we had more time to learn about the (good and bad) outcomes of it. As a Denver native, I've watched my city grow and change in interesting ways. I'm just nervous about what this proposal would do to our quiet little neighborhood. We don't ask for much but we do value our peace and quiet and a less densely populated neighborhood. On the other hand, we also have a deep sense of civic duty and humanity and wish for better (affordable) living conditions for all socioeconomic groups.

This said, I'm sure it's waaaay past any time to discuss these issues but I wanted to offer my opinion...could this vote be tabled for a few months to provide better outreach and input from all Denverites?

Thank you for reading and thank you for working for our city!

Kate and Richard Adams
1050 Krameria St.
Denver, CO 80220

From: [Joanie McCallie](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Monday, February 1, 2021 4:17:29 PM

Dear Mayor Hancock & Council Members -

Please vote NO on the proposed Group Living Amendment!

Thank you.

Joan McCallie
4150 S. Pontiac St.
Denver, CO 80237

From: [Robert Tapper](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Saturday, January 30, 2021 11:14:33 AM

I am adamantly opposed to the passing of the Group Living Amendment. For the sake of our city do not vote to pass this amendment.

Bob Tapper
356 Forest Street
Denver, CO 80220

From: [Juan Gutierrez](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Thursday, January 28, 2021 8:01:53 PM

Please reconsider your position and vote against the Group Living Amendment. As a resident of Denver and former city employee I am against this amendment particularly as it relates to Community Corrections and how it eliminates some parts of the city. This is not the right solution.

Juan Gutierrez

From: [DiscoverTheSelf](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Thursday, January 28, 2021 11:02:12 AM

Dear Mayor Hancock. It seems absurd that I should need to inform you that I am opposed to the Group Living Amendment.

This is going to expand the problem not solve it.

We need employment opportunities for people who do not want to work.

We need education for people who do not want to learn.

We need mental health facilities for people who are unable and/or unwilling to change.

We need housing for people who are not responsible.

This is a problem of big dollars pushing the problem off on to poorer areas with less infrastructure and less ability to deal with the problems it will cause:

Who will pick up their cigarette butts and candy wrappers?

Who will pay for their crimes?

This is a problem of diluting social toxicity into the general community as opposed to concentrating it downtown.

I know there are people among the homeless who need showers and transportation to get to school, to therapy, and to work.

Have you thought of refugee camps for the homeless? It would be a degraded area for sure, like a bad bank. It would not be a pleasant place to live, but it would provide incentive for those few who want and are able to change and it would keep those who are unwilling to change from degrading downtown and surrounding communities.

I'm sure you hate the idea. I'm sure it would be easier and better press to move the problem next to me rather than next to you.

From: [GARY R MILLER](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Wednesday, January 27, 2021 7:17:08 PM

PLEASE vote NO on the Group Living Amendment on February 8, 2021.

I see no way that this is good for Denver and my single family residential neighborhood. Please don't turn Denver into a second or third class city. I understand you are seeking to solve what you perceive as a problem however, I don't believe this is the answer and the downside will have a huge impact on our children, schools, neighborhoods, culture, image around the county, reputation...I see no positives. We already have a single family home in our neighborhood with TOO many people living there. Neighbors report being afraid to be out in the neighborhood. I do NOT want this to expand. I've heard the argument, "it works in (name the city)", that city is not Denver.

Thank you for valuing our city and seeking a different solution. VOTE NO!
Linda Miller

From: [kcarps](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Wednesday, January 27, 2021 4:46:40 PM

I live in Lowry and oppose the amendment to increase the number of unrelated adults living in the same dwelling and say no to all proposals attached to the amendment. Surely, there are unused areas in Denver that would be more suitable for the homeless.

Kristine Carps
74 S Rosemary St
Denver, CO 80230

Sent from my Verizon, Samsung Galaxy smartphone

From: [Quentin Smith](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Wednesday, January 27, 2021 8:54:53 AM

All- I am writing to ask that you vote against this amendment that is up for vote on February 8. I have lived in the City of Denver for more than 30 years and love the neighborhood we are in. Obviously I've seen changes over the years - some better than others - and have appreciated the fact that our neighbors and neighborhood have remained a stable, safe place to raise families and feel connected to each other. I believe the changes proposed by this amendment will introduce negative consequences that will change our neighborhood drastically. Please reconsider your vote on this amendment.

From: [Roger and Kathy.](#)
To: [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Cc: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Amanda.Sandoval@denvergov.com](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Tuesday, January 26, 2021 3:07:18 PM

Dear Councilwoman Black (and other Councilmembers):

I am writing again since I learned that you may vote for the GLA on February 8. My husband and I are both concerned about this since we are long-time Denver residents and have already seen the deterioration of our city (excessive numbers of apartments and condos appearing with little aesthetic planning and increased traffic congestion, for one thing). This proposal will only make Denver even less desirable.

I understand that this proposal will allow five unrelated adults and all minor children to reside in one home. Our concern is the congestion that could occur-parking issues, noise, even more people visiting the house, and the effect on the neighborhood and property values. I have heard there will be no limit on cars per house with this plan. I also am aware that large groups of people living together can cause other turmoil and issues.

I also understand there will be no buffer zone between shelters and community corrections residences and Denver Public Schools. This is appalling; our children need to be protected from those who have exhibited and may exhibit criminal or unusual behaviors. In our neighborhood we already have two group homes, I assume for elderly disabled adults, right across from an elementary school. This is a concerning but fairly benign example- I have witnessed on several occasions an older person in a wheelchair who sits on the corner and loudly coughs excessively, and another who moans or yells loudly from inside the house. I understand that these people have rights/needs to live in a protected environment, but this is directly across from an elementary school. It seems that people who own homes and rent out as a group living environment can make enormous amounts of money from rent in these situations and more people will start doing this, in other words, the plan commercializes our neighborhoods. Often these owners may disregard the proximity of children or a school to make significant amounts of money monthly.

I do not believe that finalizing a plan like this during a pandemic is fair or just. It is impossible to have community discussions in person to discuss the pros and cons of this. Many people don't follow politics and socialize less due to self-protecting from Covid, thus hearing less about what is occurring nearby. My husband proposes that you do a random sample of the community by going door to door and asking people how they feel about this plan. We

believe most will oppose it.

Ms. Black, I have written to you before about this issue and am writing again because I feel strongly about this. My husband and I are opposed to this plan and wanted to let you know our reasoning again before you vote. I hope others do, as well, since this will change our city significantly in a detrimental way.

Hoping our voices matter,

Katherine and Roger Gibbons
4015 S. Willow Way
Denver, CO 80237

From: [Joyce Haberkorn](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Monday, January 25, 2021 11:33:16 PM

I am writing to implore the members of Denver's City Council to vote no on the Group Living proposal on February 8th.

While I have reservations about what I see as basic contradictions in the definitions of who can live with whom, we are also learning that code enforcement officers will not be asking any questions about or evidence of the relationships being claimed in the various housing situations. What is the point of any of this if there is no intention to regulate? Incidentally, I don't believe that people living in America should be asked by law enforcement for such information in this situation. The categorization is fruitless.

Current code regulations are not enforced. One needs only to drive down south Holly Street in the Virginia Vale neighborhood and we are already seeing cars parked on front "lawns" and centered in front of living room windows. Nothing is being done. Nothing will be done under the new code.

We've heard statements from enforcement representatives advising that they feel they will be able to regulate problems. Nonsense. There is no plan for additional funding or additional staffing.

This is an overreaching proposal that is experimental in nature.

Let's begin with standardization of zoning across the city. Perhaps we can revisit at that point, but do not enact at this time.

We've been shown propaganda testimonials on Power point presentations touting all the wonderful things group living means. Never has the other side of the coin been given equal time.

Please reconsider and vote no.

Joyce Haberkorn
Council District 5
913 S. Ivy St.
Virginia Vale Neighborhood

From: [Jamie Houghton](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Monday, January 25, 2021 7:14:38 PM

All,

I am a Denver District 4 resident and homeowner writing to express my opposition to the Group Living Amendment. Please vote NO.

Thank you,
Jamie Houghton

From: [Basil Katsaros](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Cc: babs.todd.humphries@gmail.com; [Susan Evans](#); [Susan Shannon](#); [Bob Brocker](#); [Jim Eliassen](#); [Liz Eliassen](#); [Kate Woestemeyer](#); [Julie](#); [Daniel Arnold](#); [Akos Pinezich](#); [Michel L. Vallee \(m77vallee@m77vallee.com\)](mailto:Michel.L.Vallee@m77vallee.com); steve@patentengineering.com; [Chris Katsaros \(ckatsaros22@gmail.com\)](mailto:Chris.Katsaros@ckatsaros22@gmail.com); [Chris Koloskus](#); jsbutl@comcast.net; [Kent Erickson](#); [Ken Hammond](mailto:Ken.Hammond@jkatars@aol.com); [Malcolm Murray](mailto:Malcolm.Murray@paulavon@msn.com); [Paula vonLindern \(paulavon@msn.com\)](mailto:Paula.vonLindern@paulavon@msn.com)
Subject: [EXTERNAL] Group Living Amendment
Date: Tuesday, February 2, 2021 11:11:35 PM

VOTE NO ON DENVER'S GROUP LIVING ZONING CODE AMEENMENT

By way of introduction, my name is Basil Katsaros, I reside in the Wash Park area. I am native to the Denver area and have lived in the City of Denver since 1999. I am a practicing real estate appraiser for 50 years and have been qualified in courts as an expert witness. I maintained an office at 650 Grant St for over 35 years. In short I am very familiar with the city of Denver.

The "advisory" committee is a shame on the voters and residents of Denver. Packed with industry participants and interested parties, the recommendations are in no way unbiased. The committee had a pre-disposed conclusion and the will of the people has been ignored. As example, none of the members of the advisory committee have value impact expertise. I would think an experienced real estate person would have been appointed such as a real estate broker or licensed real estate appraiser. A lender might have had good insight. Impacts on property value have not been addressed, including price, marketing time for sale or lender reaction. I'm sure a graduate student at the University of Denver, Real Estate department, would love to write a paper on the topic. The recommendations of the advisory committee are tainted and without full investigation.

Fee simple ownership in real estate can be represented by a bundle of sticks. Some of those sticks are taken out of ownership by, among other items, police power. Zoning and land use provisions are one part of police power that can have impact on property value. The Group Living proposal is a taking away of more sticks, potentially reducing property value and without just compensation as the US Constitution requires.

The two zoning districts created is difficult to understand. In my experience whenever a zone ordinance change (or comprehensive land plan) has been implemented, it is all or none. Such was the case with the previous Denver zoning change. To exclude certain neighborhoods defies reason. Flynn, Gilmore and Hancock should be ashamed to be excluded and privileged, especially Hancock since the proposal originated in his office. At time of vote, these members should recuse themselves as having a conflict of interest since they are **protected**.

The recent elimination of the 1500 foot buffer zone to schools will, in my opinion, hurt Denver more than it will help. An employer's consideration of relocation to a metro area is the quality of schools. What company would relocate in Denver and subject their employee's children to a group home across the street with sex offenders, drug rehab or parolees? I would not be surprised if there was a job loss after the amendment settles in. **More importantly, why put our children at risk?**

Enforcement will be impossible, it already is. I am familiar with surrounding properties to Father Woody's facility at 7th and Lipan. Neighbors are continually dealing with defecation on property, sleeping in entrances, panhandling, verbal abuse, etc. Calls to 311 give lip service only or "we are aware and are working on it". Father Woody's facility has gone to hiring their own guard to help the neighborhood but while it has helped to a degree, the problems still exist. Porta pots have been installed, again...you know the answer. Did the committee survey/investigate with owners surrounding 7th and Lipan? **The impact of group housing has a real world example of the zone change, I didn't see any mention of such a review.** There is no assurance that operators of these facilities will self-police themselves.

I hope I have given more than a few reasons to vote **against** this zone change. I am not opposed to the social engineering the proposal attempts to address. Cost of housing is a market dynamic, let the market forces indicate value. Other social issues can be addressed by more selective locations such as the one proposal at I-70 and Colorado Blvd. An Intergovernmental agreement with surrounding cities and counties could facilitate a joint front the problems Denver is attempting to impose on its citizens as well as a shared cost of implementation. I am not knowledgeable enough on the powers of DRCOG in this situation. All I know is there is a better way than that which is proposed.
Vote no!!!

Basil Katsaros

From: [Bob Jones](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group living Amendment
Date: Monday, February 1, 2021 10:59:00 AM

NO!

Sent from my iPhone

From: [Sharon](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] group living amendment
Date: Thursday, January 28, 2021 9:05:34 PM

Please vote NO on the Group Living Amendment. The new revisions are not an acceptable compromise.



Virus-free. www.avast.com

From: warmestchildofgod@gmail.com
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living Amendment:
Date: Monday, February 1, 2021 1:56:15 PM

I vote no on this amendment.

Sent from [Mail](#) for Windows 10

From: [Amy Benjamin](#)
To: [City Council District 5](#); [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] GROUP LIVING AMMENDMENT
Date: Tuesday, February 2, 2021 2:31:33 PM

I Am extremely concerned for the physical and emotional safety and welfare of my family and my neighbors, if this amendment passes. We are hard workers, tax payers and we do not want our neighborhoods crowded or unsafe.

VOTE NO ON GROUP LIVING AMMENDMENT

Thank you,
Amy Benjamin
954-663-1729

Sent from my iPad

From: [WENDELL R LOGAN](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group living farce
Date: Monday, February 1, 2021 10:35:30 AM

I will work to not only expose the corrupt proposal supported by many council members and the mayor but also work to show they do not represent Denver residents.

Sent from my iPad

From: [PETER MEERSMAN](#)
To: [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] Group Living Proposal
Date: Saturday, January 30, 2021 9:19:18 AM

Dear Council Members:

I am a Denver resident. I ask you to vote "NO" on the Group Living proposal residential "density" element for these reasons:

1. I believe the Group Living Advisory Committee was "stacked" with people who were predisposed to approving this change. In fact, some of the advisory committee members will see a financial gain from its passage. When you start out with a biased committee, it really doesn't matter how many hours, weeks, months or years they spend on a proposal. It will still be biased. And, it will not solve any homeless or affordability problems. It will not achieve "equity."
2. This proposal should be put on the ballot to allow Denver voters - the people you were elected to represent - to decide. I was told by my council member that putting it on the ballot "was never discussed" by council members. Why not? Is it because you are worried about the voters rejecting this proposal? Despite what proponents may be telling you, I think the majority of Denver homeowners oppose this proposal. Such a sweeping, substantive change which could affect the value of our homes should be voted on by the people affected.
3. Vote "NO." And if you still wish to pursue this, put the residential density element on the ballot.

Pete Meersman
Denver Resident

From: [karen libby](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living Proposal
Date: Tuesday, January 19, 2021 7:38:28 AM

I strongly oppose the proposal to change zoning to allow multiple unrelated adults to reside in a single residence in Denver.

Please heed the wishes of your constituents to stop this unpopular move. An overwhelming majority of homeowners in Denver oppose this proposal. It is time for elected officials such as yourselves to listen to and take their opposition to group living seriously.

Please vote no on this unpopular proposal.

Sent from my iPhone

From: [Beth Harlan](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Proposal
Date: Sunday, January 31, 2021 12:53:51 PM

Disagree with amendment to allow up to 5 adults to live together where currently not related.

Vote no on amendment.

Household living:

- The proposed text amendment would allow up to 5 adults to live together in households where not all residents are related; currently, only 2 two unrelated adults are allowed to live together in a house and 4 in a duplex or apartment. Any number of related adults may live together, as is currently allowed.

Thanks.

Elizabeth C. Harlan
7301

From: [laurie erb](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living proposal
Date: Friday, January 29, 2021 3:17:29 PM

I am voicing my opposition of the Group Living Proposal to be coming up for a vote soon. The more I learn about it, the more I am opposed to it.

Various concerned groups have come forth with issues that I had not considered at first and it is disturbing that there was so much effort put forth

To find out who was on the original committee that put forth this proposal. It appears that many on the committee will profit from the approval of

The proposal.

I would like to see the entire proposal tossed aside and efforts started to find a better way. I don't have the answers but you people in government

Elected by us need to figure out a way to help lessen the housing crisis without affecting established neighborhood.

Laurie Erb

From: [Jeff Poland](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Proposals
Date: Saturday, January 30, 2021 2:25:42 PM

To City Council,

I am very concerned about the proposed zoning changes that could impact many neighborhoods in Denver. These changes would not impact communities with HOA's putting an increased burden on neighborhoods without HOA's. These changes seem like the most expedient solution without addressing the very real issues of affordable housing, homelessness, and halfway houses.

The City of Boulder has come up with several creative solutions to some of these problems. These programs include Public Housing Communities, Affordable Rental Properties, Permanently Affordable Homes Program, and Housing Choice Vouchers. Perhaps when a developer wants to build apartment buildings or condos a certain percentage could be reserved for lower income citizens.

For Group Homes the issue of on street parking and increased traffic has been ignored in this proposal.

I oppose the proposed changes to the zoning regulations. Surely, we can come up with more creative solutions to these difficult problems.

Jeff Poland

From: [Dennis Miceli](#)
To: [dence - City Council](#)
Cc: [Dennis Miceli](#)
Subject: [EXTERNAL] Group living zoning
Date: Tuesday, January 26, 2021 8:54:32 AM

Dear Council members,

Please consider this vote carefully. This zoning is a joke and I do not support it. Could you, at the very least, split this into two votes? One for the community correctional space and homeless shelters, which I hope is a big NO vote, and a possible YES vote for unrelated people increased from 2 to either 4 or 5, but with some responsible requirements so people can't game the system?

Please don't jam this down the throats of your constituents. It's a bad idea overall and needs to be reevaluated carefully with full transparency and logic.

Feel free to contact me if you want more feedback.

Thank you,

Dennis Miceli
303-829-3131
Sent from my I-pad

From: [Paula vonLindern](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] group living zoning
Date: Tuesday, February 2, 2021 7:34:33 PM

I live in West Wash Park and all of the neighbors are opposed to this ridiculous proposal. We will not have enough parking for it and putting in any "group" arrangements will decrease the property values and risk exposure to the children walking to schools and the park. How about street cleaning issues and trash pick up? How will you monitor any complaints? Hire more government staff? Once this proposal is "approved" IT CANNOT BE RESCINDED once it is proven a failure.

First put this in C de Baca, Kniech and Hancock's neighborhoods to see how it works. They have "no skin in the game" by being in "exempt" neighborhoods. At the very least they need to recuse themselves from voting.

Paula von Lindern
1001 E. Dakota Ave.

Sent from [Mail](#) for Windows 10

From: [Constance Artigues](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living
Date: Saturday, January 30, 2021 3:03:55 PM

I am totally against these changes to the neighborhoods.
While changes do need to be made, it should not be at the expense of
the homeowner.

With all the empty commercial space becoming available, this is something
that should be looked into.

Thank you!

--



Constance Artigues

720-219-1900

From: [Denise Bennett](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group living
Date: Friday, January 29, 2021 3:33:36 PM

To Whom It May Concern:

We strongly disagree with the Group Living Amendment. These types of changes will destroy the livability and desirability of Denver. Our daughter lives in the San Francisco area and can't wait to leave, because of changes like these. As one of her neighbors, a former Colorado resident commented, " Denver won't realize what they've lost until it's too late ."

Best regards

Denise & Richard Bennett
Denver, Colorado

Sent from my iPhone

From: [Anne Cox](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living
Date: Friday, January 29, 2021 4:11:08 PM

Dear City Council:

I have written to you before about the Group Living Amendment. Without major revisions, the GLA will permanently degrade established neighborhoods in the City. Speculators are already buying residential real estate in anticipation the ill-conceived proposal will easily pass City Council. Public Hearings always come after City Council has already counted its votes. Nevertheless, to record again my objections, I state the following.

City density should be located near light rail and major bus line routes. Not in established neighborhoods with two lane streets. Your proposal will magnify congestion.

Halfway houses and rehab facilities should be located away from residential neighborhoods where children live and play.

One or more occupants of group homes should own the home. There should be written agreements to govern the rights and responsibilities of the residents. The terms of those agreements should be set forth in City Regulations so that the City has an enforcement tool if garbage piles up, broken down cars are parked on lawns, parties disturb the neighbors, walks are not shoveled, and the property is allowed to deteriorate.

Rather than a "use of right", the changed use of property should be subject to input from the neighborhood not simply "notice."

The current renters and homeowners should be viewed and treated as if they vested interests, too. Ignoring the interests of those who invested in the City, maintained and improved their property, paid their taxes, attended public hearings, and vote is unfair and unbalanced.

Imagine a great city? Imagine a great city in decay!

Stop. Please.

Sincerely,

Anne Cox, JD

From: [Joan Engler](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group living
Date: Monday, January 25, 2021 6:18:22 PM

I object to allowing multiple people to live in one home. Currently we have 2 homes on our block that are doing this illegally. They are very bad neighbors. They are loud, drunk and fighting with each other. They are dangerous drivers almost running over a child bicycling in the alley. I also do not think it is safe for those living in the house. I feel that this will decrease the value of homes where single families live. It would be unfair for those new home owners to have their newly purchased home values decrease because of this.

Joan Engler
Sent from my iPad

From: [Chuck Sawyer](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Group Living
Date: Friday, January 29, 2021 3:49:35 PM

My wife and I are opposed the 'group living' concept. Please vote no on this proposed activity.

Chuck Sawyer
245 Dahlia St
District 5

Sent from my iPhone

From: [PAT ENGLAND](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Group Living
Date: Friday, January 29, 2021 11:29:55 AM

Hello,

I am begging you all please do not vote for this change from single housing. I see a lot of you have exempted your neighborhood. Good for you, can you exempt mine???

I have been living next door to a rental that has been running a boarding house for several years, we have no less than 5 or 6 cars parked on the street and in front of our house daily. People come and go, have parties, buy drugs late at night, have even had fire dept. come when they were burning chairs in the back yard.

I live in Hampden Heights, and our street has never had any problems until this one owner rented to a tenant who rents out at least 3-4 bedrooms either nightly, weekly or monthly. It has caused all kinds of problems. We have called the city over and over, and they are already understaffed and have been out once or twice with only warnings, that are not working.

PLEASE PLEASE, PLEASE.....DO NOT RUIN OUR NEIGHBORHOOD

PAT ENGLAND

From: [Amy McGarrity](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] Group Living
Date: Wednesday, January 27, 2021 7:41:19 PM

Hello,

As noted in my previous communication with Mr. Webb and Ms. Black, I vehemently OPPOSE the group living modifications you are pushing on us. I believe the process is extremely flawed, and that these changes do not reflect what the majority of tax-paying Denver residents support. I believe these extreme modifications will cause an exodus of long-term residents from the city (please see my prior email regarding my personal experiences) which will erode the tax base and exacerbate the current problems.

I'm so disappointed in the process and the lack of meaningful engagement and consideration of opposing views.

Sincerely,
Amy McGarrity
Denver, CO
80237

From: [Peter Press](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living
Date: Tuesday, February 2, 2021 11:18:26 AM

Dear Sirs,

If anyone wants to see what group living is like in Hilltop Denver , Just drive by the corner on Holly and Leetsdale some morning.

You will see between six and ten cars parked in the driveway and lawn. This is on the South West corner.

This ordinance must be defeated if this is any example of "group Living".

Peter Press

From: [Ann](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group living
Date: Saturday, January 30, 2021 9:46:44 AM

I understand why some people are in favor if this but I am opposed at this time because of the number of issues of group housing and lack of parking, safety and what this could do to our neighborhoods in Denver. Please vote no for Group living.

Ann Wilson
7443 E 8th Pl
Denver CO 80230

Sent from my iPhone

From: [Diana Katopodis](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#)
Subject: [EXTERNAL] Group Zoning
Date: Wednesday, January 27, 2021 8:03:47 PM

PLEASE vote NO on changing the zoning to allow group living in our residential neighborhood scheduled for Feb 8.

Sent from my iPhone

From: [Kathleen](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Household living change
Date: Wednesday, February 3, 2021 6:29:42 AM

I am opposed to the increase from two to five unrelated people living in a home. This can quickly become an eyesore of vehicles etc, devalue property, and result in an exodus out of the city...among other things.

Sent from my iPhone

From: [shel brock](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] I OBJECT to the Group Living Amendment!
Date: Saturday, January 30, 2021 9:27:48 AM

With all due respect to the office you hold,

Many Denverites are just now finding out about this disastrous attempt to decimate our neighborhoods with overstuffing, crime, noise, etc, by putting in multi-use and overcrowding in a single home. Even bringing 10 unrelated people down to 5 + family is still overcrowding.

How could you do this to your constituents, or allow it to happen?

I bought a home between a behavioral addiction center and a correctional halfway house, and I don't even go anywhere after dusk. I was planning to sell and use the equity to move to a neighborhood that is safe, and does NOT contain these neighborhood-ruining businesses. Now, every neighborhood will be an equal-opportunity pay-to-play zone, with group homes and addiction centers, which as you know, are big money. Why were these the people chosen to be on the committee to approve themselves? They don't even live in Denver. How is this even LEGAL?

I am flyering my neighborhood today. We are majority Latino, and while having an extra person or two in our homes might help with the financial end, we won't have a neighborhood worth living in once this GLA is in full-swing. The cost to our neighbors will be devastating. Out of 8 RNO board members, I was the ONLY person that was even aware of the GLA, until this week.

I urge City Council to vote NO on this effort to allow businesses to take over and destroy our Denver neighborhoods.

From: [Albert Artigues](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] I support a recall of any council person who votes for the group living amendment
Date: Saturday, January 30, 2021 4:02:25 PM

I am encouraging all my neighbors to support a recall of any city council person who supports the group living amendment on Feb 8th

Albert Artigues
8991 E 5th Ave
Denver, CO 80230

From: [frank.hart](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] In case it matters what I think
Date: Tuesday, February 2, 2021 1:50:10 PM

I am a registered---if not always enthusiastic---Democrat. What the Republican party has devolved to in recent years is disgusting, vile, and hard to even wrap one's mind around.

Yet we know how many people still support them, and in some cases, why. The proposed Group Living Amendment is precisely the kind of policy that drives people away from Dems and toward Republicans. It is agenda-driven rather than supported by your constituencies. Its very origin, the make-up of its originators and its ongoing movement through Council, have reeked of backroom, secretive, top-down, "we know what's best" politics, which is to say, politics at their worst. It seems to satisfy only the preferences and egos of certain politicians on Council and in the Mayor's office, and not the people who live in the neighborhoods to be affected. There is nothing good about the process that has brought it this far, and nothing good about the policy itself.

I'm under no illusions that minds are not made up, and I fear passage when the vote is taken next week, so I will spare myself, and you, any more wasted breath (or typing space). All I can say is that whoever votes in support of this amendment will never again receive a vote from me, for any position. This issue is fundamental and profound in a way that shows peoples' "true colors," and whatever I have found to support in any of you up to now, will be completely---and permanently---erased by a yes vote next week. It seems redundant to have to say to an elected official, "Please follow the overwhelming wishes of the people you represent" and vote NO, but that seems to be where we are.

PLEASE VOTE NO ON THE GROUP LIVING AMENDMENT.

Most sincerely,

Eugene Hart

From: [Conor Montgomery](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Issues With Changing Housing Limits
Date: Tuesday, February 2, 2021 6:23:58 PM

To whom it may concern,

First thank you for taking the time to hear the public opinions on this matter as it is a very heated one. I will try to keep this as short as possible, although it will seem lengthy, to allow you to get through as many opinions as you can on the matter.

My wife and I bought our home in June of 2014 and next door was a rental property. At the time it didn't seem like it would be a big deal but we quickly came to realize we were wrong and everyday was just shy of living a nightmare. Many of the issues associated with these properties are not known or understood until you have lived next to them for some time. Many of the issues also seem trivial until you live with them for what seems like an eternity. The house we purchased is a 1100 square foot single family ranch home with matching basement, almost every house in the neighborhood is roughly the same square footage with slightly different floor plans and the basements have generally all been finished with varying layouts. On average the houses have 3-5 bedrooms and 2-3 bathrooms. Under the current guidelines there can only be a maximum of 2 unrelated adults living in the house but the owner can apply for a permit to have 3 or even more through the city. Very long story short it took over 5 years of me hounding the city and the owner to even get the permit applied for because even though there are only 2 unrelated adults allowed there was always a minimum of 4 living in this house together and at times a maximum of 8. That does not include the "significant others (who were only significant when the inspectors came around)" that were "staying (for very extended periods of time)" there or the "friends (who never seemed to leave)" who were "visiting (again for 3 months to a years at times)" for a short time. These were the excuses given to the city inspectors who were less than helpful in getting anything done about this house. Not only was there an excessive amount of people living in this house because they were trying to fly under the radar of everything and needed more space I watched them carry building supplies in to build more rooms, run electrical around the house that was completely out of code, use extension cords as primary wiring and even create campsites in the backyard to add space. Almost everyone that came through this house was unemployed by their own choice, owned a pet that they could not afford nor did they adequately care for (animal control was able to address some of these issues) and they all had vehicles without anywhere to park them. The area we live in is all single family homes and there is generally ample street parking which works well as most of us have single car driveways due to the year the houses were built. Living next to this house was a battle everyday to simply park at my own home or even use my own driveway, there were constantly so many vehicles at this house between the tenants and "visitors", that every house on our street (almost 20 homes) were affected and unable to park. When there was a parking issue I would call the right of way enforcement and hours later they would come out and maybe issue a ticket or maybe just drive by and call it good. Due to the lack of employment these tenants would also leave their vehicles in the same spots for months at a time and they were often the least reliable vehicles on the road. They would not be able to afford them so they would just abandon them wherever they were, leaking all their fluid onto the street and gutter. Eventually they would get tagged and towed but only after I had to hound the city about it. Most of the tenants had nothing better to do with their time than to do drugs or sell them and it was a constant battle but not big enough fish in the game for DPD to really care. I watched deal after deal go down and had people who were so

high they couldn't recall which house was their trying to break down my front door to get in. Every issue was always associated with this house and the type of tenants that lived there. Eventually the code enforcement got tired of me bugging them everyday and started to actually do their jobs. The fines got the attention of the owner and he cracked down a little on the tenants. We eventually had to go to mediation and where the owner and tenant admitted they had a lease that said as long as the rent was paid by one person the owner didn't care what she did in the house so it was in her best interest financially to have as many people as possible living there. This all came to a head when there was a massive fight between the tenants that required a police response to solve and they were all evicted by the owner as the terms of our medication were broken. That house is now being flipped to sell by the owner after 6 years of dealing with drugs, excessive number of residences, code issues, animal abuse and cruelty, constant parties, intoxicated and high people wandering the street and trying to break into my home, etc. Each issue that arose I reported and each issue was either ignored or dealt with in the easiest way possible to provide the quickest solution for that current issue and not the problem as a whole.

Now there is a house across the street that has become a rental. Again to be as short as possible this house has a 5 car driveway and is only supposed to have 4 or less tenants (owner seems to think the new rules are already in place) but somehow there is constantly parking issues, party issues, drug issues, overall neighbor courtesy issues, etc. Again the owner doesn't care much and is often unaware of how many people are actually living there. This owner wants to be more on top of it but again the system is played and there is no enforcement available nor does code enforcement care, again right of way enforcement comes by after they are called but again it takes hours and they only address the issue they want to see. Again most of the tenants don't have jobs or real jobs and make a living by performing if they can get hired so they spend their time doing who knows what and throwing parties. They choose to not care and when they do choose to use their driveway they leave it or access by driving across the landscaping of the neighbors houses instead of conventional methods.

The issues with increasing the number of tenants allowed has some many implications that are not considered as those that make these decisions do not live in neighborhoods that have these houses in them and have not had to live day in or out next to or near these houses. You are making decisions looking at a large picture or large issue. There is a reason these tenants cannot afford rent any where alone and there is a reason they want to fly undetected. I am not going to say Denver is cheap or easy to live in cause it is not, but both my wife and I work and work hard for our money to afford our home, the things in it and the few "luxuries" that we can. We work very hard for our money and would like to some day be able to come home without wondering what we are coming home to, where we are going to be able to park, what issue is going on on our street that day, etc.

In summary here is a list of issues that occur on these rental properties under the current standards that are only going to exponentially amplify if this measure is passed to 5 persons per home without more guidelines, restrictions or enforcement options:

- There are always double the tenants allowed under the rouse that they are significant others, related or just visiting
- Drugs are prevalent
- Owners hate dealing with each tenant as an individual so they rent to one person and have that tenant sublet to whoever
 - This means no background checks
 - No accountability for who is acutally living there

- Most of these people don't have a legal income thus cannot rent under the standard lease option and need to be undetected
- Most have reasons they don't have a legal income and prefer not to be named on a lease
- Much easier to be committing crimes when not "living" anywhere on paper
- Animal welfare issues
- Parking issues
- Safety issues
 - Building code
 - Fire code
 - Electrical
- Parties constantly disturbing the peace any day of the week and any time of day or night
- Neighbor disputes
- Tenants fights (physical and verbal) Too many people in too little of space
- Domestic violence
- Gambling and rent payment issues
- Lack of accountability by owners of these properties
- Lack of enforcement or oversight by the city
- Lack of care to enforce by the city
- Lack of options for the city to enforce the few things it can

The list can go on and on. I certainly agree that the cost of living is an issue but rushing into this would be another governmental decision that will live to be regretted without taking the time to truly understand the issues and coming up with ways to address them. It feels like this issue is being pushed through to solve an issue and look good to voters by people who don't actually have to live with the decision they are making. All we are asking as a neighborhood is that you take the time to really look at this and see what it is actually going to do to these neighborhoods, neighbors and communities then take that information and comprise a way of addressing the issues when making the new rules. Please don't rush into this and make the quick easy decision that solves one issue but creates dozens more.

Thank you for your time on this matter and listening to the community,

Conor Montgomery
Resident of Washington Virginia Vale

From: [Sally Jones](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Florence Sebern](#); [Safe and Sound Denver](#)
Subject: [EXTERNAL] Latest Editorial from the Denver Gazette
Date: Saturday, January 30, 2021 8:15:05 AM

I sent you the last one. Andrew Webb took issue with some of it. I sent that email to Florence Sebern, who ably refuted him.

Please consider this when you vote. This is a big change for Denver in which few of Denver citizens (the ones impacted) has a say.

Thank you.

From: [Lawrence Murray](#)
To: [Webb, Andrew - CPD City Planner Senior](#)
Cc: [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#); [Ann White](#); [Paige Burkeholder](#); [Joni Caldwell](#)
Subject: [EXTERNAL] LUTI New Zoning Proposal
Date: Friday, January 15, 2021 1:54:03 PM

Andrew Webb and City Officials,

Per request, the following statements reflect why I object the current initiative is in the best interest of the citizens of Denver to resolve fairly questions of homelessness, reentry of felons back into society and affirming the quality of life of single-family homeowners in the City and County.

1. The initiative has failed miserably in convincing the initiatives will be properly enforced. The current state of enforcement of zoning guidelines are woefully enforced now.
2. The initiative totally disregards the feelings of single-family homeowners who have done the right things in acquiring a home, upkeep of a home and who have been long time residences who have been considered an acceptable casualty to resolve issues of others not currently living in these neighborhoods.
3. Well established neighborhoods of residents that have raised their families and wish to live peacefully in their homes are threatened by the influx of strangers creating clogged streets, elevated noise and potential threats of newly established halfway houses close to schools, playgrounds, and their homes.
4. Finally, the lack of confidence in this zoning initiative also stems from the impression no other options beyond impacting single family homes were given the effort for acceptance like the current one. It seems the city is duty bound on this no matter the desires of the people directly impacted.

Many feel that the city council already approve of this zoning change above the objections of many city citizens. I feel there is some form of political influence on the council from outside as well as inside actors driving this initiative beyond the desires of the citizens. In my opinion, these suspicions can be alleviated by voting disapproval or placing the question to the people. Let us vote!

Lawrence Murray

Montbello Golden Age Club, VP

From: [Sally Jones](#)
To: [dence - City Council](#)
Cc: [Deborah Ortega - Councilwoman At Large](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Montano, Dana D. - CC YA3153 Administrator II](#); [Webb, Andrew - CPD City Planner Senior](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [City Council District 5](#); [District 9](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Hancock, Michael B. - MO Mayor](#); [Safe and Sound Denver](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 1 Comments](#)
Subject: [EXTERNAL] My concerns continue regarding the group housing amendment
Date: Friday, January 22, 2021 8:06:42 AM

The recent court decision against Mayor Hancock shows that the aims of this movement are not what they are presenting to the public. The movement needs to be more transparent and honest with the residents of Denver. I assume you have received their most recent documents. If not I will be happy to forward them to you.

In one sent in the last few days it indicates that photos uploaded by citizens regarding NIS complaints cannot be viewed by the NIS inspectors. According to my councilperson's office, that is substantially true. At the office, they are in a different system and not easy to view, but in the field they cannot be accessed. This is not a good situation and needs to be fixed along with other deficiencies in the system, mainly the **plethora** of planners and the **dearth** of inspectors.

The CPD department tried to correct the issue of the photos not being available easily and readily to the inspectors, but a long standing and reliable member of the city council staff refutes that. Just ask your inspectors. Ask them if they are sufficiently staffed to meet the needs of the public now? Ask them about the staffing needs to regulate the new amendment.

This committee needs more citizen input and less input by those who propose to make money from proposed changes.

Changes in society is evident since the CoVid19 outbreak has affected all of us worldwide. One of those changes is the move by so many to work and shop from home. Many existing large office buildings and retail sites can be rezoned and used to densify, and not gentrify, and meet the needs of a growing Denver. We **can** have a mix of housing. How many of you live in a small apartment? How many of you live in a single family home? I bet I can guess the answers.

This amendment needs major amendments in the truest sense of the word, that is, improvement.

Thank you.

From: [Susan L. Phillips](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] New group zoning
Date: Friday, January 29, 2021 2:31:40 PM

Dear Amanda,

I am NOT in favor of changing the zoning from two unrelated persons to five. Group homes are beneficial for those who need assistance with activities of daily living, halfway home from a injury or medical condition, or for those with learning challenges. When you have support you can fly. I get it, I understand the well meaning intentions. But not in my back yard. Why? Because until I go my first home, my home I inhabit in Lowry, I lived with those who were not financially tied to the neighborhood. If you are not vested in the neighborhood financially or neighborly, you have no desire to be a good neighbor. I have lived a long time with people nearby who just were getting by, did not have two plug nickels to rub together. Most were failing as they could not get out of their own way even when shown or were given the resources and support to be better, to achieve. Their property was usually trashed and not maintained. Their attitude to those who surrounded their home was pretty dismissive and outright rude. So, sorry to say, not in my back yard. I finally have a piece of land, that it it me until late in life to afford, that I have sunk ALL my money into, and as a financially close to the brink pensioner I can not afford for something to hurt what I am barely keeping going.

Susan L. Phillips
Sent from my I-Pad

From: [Steve Weil](#)
To: [dence - City Council](#); [adstewmd@gmail.com](#); [annakweber@yahoo.com](#); [bsidley@msn.com](#); [byvetteb@gmail.com](#); [pcwigglesworth@rmis.biz](#); [cole.estep@outlook.com](#); [bloomerdonna@gmail.com](#); [strobos@comcast.net](#); [eawlegal@gmail.com](#); [myrtlerose1@aol.com](#); [howardandmeredith@wazee.org](#); [jfgarrow44@comcast.net](#); [kreginnelli@gmail.com](#); [ljmdenver@aol.com](#); [kgarrow@comcast.net](#); [lehaberstroh@hotmail.com](#); [lkennedy58@gmail.com](#); [efuselier@msn.com](#); [louispappageorge@gmail.com](#); [madison.schaffner@gmail.com](#); [lauriehzeller@comcast.net](#); [mawilsey@comcast.net](#); [meredith@mmdenver.com](#); [myrtlerosegreene@gmail.com](#); [nancy.white.1151@gmail.com](#); [nathan.lohmeyer@gmail.com](#); [ninascottage@msn.com](#); [pakennedy55@gmail.com](#); [regie1@aol.com](#); [rvwilsey@comcast.net](#); [robaweber@yahoo.com](#); [sam@mancini.com](#); [mbrooks1520@msn.com](#); [stevelisabain@aol.com](#); [steven.perfremment@bclplaw.com](#); [ted.white@moyewwhite.com](#); [wendykag@aol.com](#); [poloboyle@gmail.com](#); [grholle@msn.com](#); [nedcosgriff@msn.com](#); [parker@semmlerlaw.com](#); [richard@viewpointmarketing.com](#); [tvessels@vesselscoalgas.com](#); [colterweil@gmail.com](#); [marcoabarca@readyfoods.biz](#); [richard@viewpointmarketing.com](#); [jjacobssailing@gmail.com](#)
Cc: [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#); [District 1 Comments](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [City Council District 5](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [District 9](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [kniechatlarge](#); [Deborah Ortega - Councilwoman At Large](#); [lcolacioppo@denverpost.com](#) EOC Media Partner COVID19 Response; [msebastian@denverpost.com](#) EOC Media Partner COVID19 Response; [Aaron@BusinessDen.com](#) EOC Media Partner COVID19 Response; [esealover@bizjournals.com](#) EOC Media Partner COVID19 Response; [patricia.calhoun@westword.com](#) EOC Media Partner COVID19 Response; [dschneider@cprmail.org](#); [rachel.estabrook@cpr.org](#)
Subject: [EXTERNAL] No group living, halfway houses, assisted living next door to single family homes
Date: Monday, February 1, 2021 10:23:37 AM

Dear Council and Mayor,

News reports suggest that this initiative was introduced by the corrections industry and other businesses benefiting from ruining stable neighborhoods.

Lets be clear while providing services is a good thing it is a BAD THING to do it at the cost of ruining our neighborhoods.

Furthermore it is will monetize single family homes making individuals compete with Wall Street and other big money to buy homes. Allowing every bedroom to be rented out will create income properties that will discourage/compete with individuals from home ownership. If you like the boarding house model that ruined Capitol Hill in the post war years you will love the unlimited density initiative.

This will hurt society not help it. It is the tail wagging the dog. How could the bureaucrats behind it be so hostile to stable families and individuals who are the tax payers supporting them?

STOP THIS IRRATIONAL ATTACK AGAINST STABLE FAMILIES & NEIGHBORHOODS.

Regards,

Steve Weil, President & Chief Creative Officer



WE PUT THE SNAP IN WESTERN SHIRTS <> CELEBRATING 75 YEARS

(303) 629-7777 <> 1626 Wazee St., Denver, CO 80202 <> steve@rockmount.com

From: [Terri Takahashi](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] No Group Living
Date: Thursday, January 28, 2021 9:06:04 PM

This was our renters next door for years. The City did nothing. When they lit fires, the Fire Department did not fine them, so they lit the pit again and the same outcome. Worthless rules and a worthless response is what you get if you get one at all, which is usually the case. When the renters across the street were sneaking people in the garage at night, they vandalized my car when I finally convinced the owner who lived in another state to evict them.

Terri

Denver City Government is trash like renters are.

Terri





Renters across the street were sneaking people in the garage late at night, when I finally got rid of them, they vandalized my car.

From: [Irenka Huttunen](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] No Group Living Amendment (GLA)
Date: Wednesday, January 27, 2021 10:50:53 AM

I'm writing in opposition of this amendment. I believe this issue requires a more regulated approach and should not be forced upon residents in the manner it currently is. This is too aggressive and may result in many, many problems for many, many residents in many, many neighborhoods.

I request/suggest to please postpone the vote scheduled for Feb 8 and work to arrange more community discussion, organizing, etc. in this time of pandemic that is limiting the ability of many to participate. City Council and GLAC pushing this onto neighborhoods is not a fair way to handle the issues that need to be addressed.

Please advise.

Respectfully,

Irenka Hammell

hutt0999@gmail.com



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From: cathytimm217@gmail.com
To: [dence - City Council](#)
Subject: [EXTERNAL] NO Group Living Amendment
Date: Wednesday, February 3, 2021 9:14:43 AM

We live in Bear Valley and are concerned about several aspects of the subject. Generally, it's upsetting to me that there has been no transparency and that the committee putting this together has not been adequately represented by constituents. I don't see an attitude of unity and inclusiveness in this process.

Several of my concerns are outlined below:

- Unlimited number of relatives living together. This is concerning from many different aspects ... quality of life for our community and overcrowding in a neighborhood like ours that is quiet and family friendly. I am concerned about who and how this would be monitored and how one defines "relative".
- 6 vehicles per house. I can't imagine 6 vehicles parked at our homes in this neighborhood. Already, we have people paving over their front yards and parking many cars at their home which is unsightly and hurts home values. 6 would be multiplied with friends and family staying at the house and visiting. This neighborhood was never intended to have that many vehicles and I thought there were building codes to allocate certain numbers of parking spots based on the size of the home/business.
- Commercialize single-family neighborhoods. This one is scary that would allow investors to buy up properties. It would be devastating to me to have the house next door to mine be turned into a commercial establishment – already we have work vans parked in many driveways. Again, the fabric of the quiet and family-friendly neighborhood would be eroded.
- Exempt neighborhoods. How did this come about? It would be an interesting exercise to see where all the committee members and the mayor live and how they line up with exempt neighborhoods.

In addition, I would expect that people would look to leave the city of Denver for surrounding cities in the metro.

Please VOTE NO on the Group Living Amendment

Cathy Timm
2857 S Harlan Way
Denver, CO 80227

From: [Karyn Karlson](#)
To: [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Monday, February 1, 2021 11:25:22 AM

Dear City Council, Mr. Webb and Mayor,

I am opposed to the Group Living Amendment to the Zoning Code.

City Council members, please vote NO.

Thank you,
Karyn Karlson
Mayfair Neighborhood

From: [Jackie Erickson](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Sunday, January 31, 2021 9:38:12 AM

until there is transparency in what the goal of these projects are, as a property owner in hilltop, please put a stop to this madness. One promo states this group living is designed for employed people who can't afford housing in the city. Another story states this will allow people "unemployed" to buy in thru government programs. Properties will not be maintained if the individuals living there are not financially invested.

Traffic is currently unbearable with emergency sirens going off several times in a day. Did I mention criminal activity. People in the neighborhoods you are targeting are spending more time and money defending their properties rather than living productive lives.

JaCkie Erickson
Denverite since 1982

From: [Stacy Flieller](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Friday, January 29, 2021 5:07:01 PM

Members of the Denver City Council,

I am a new resident to Denver, having moved from Southeast Aurora last summer. Proximity to unique restaurants and shops, Denver parks as well as the mountains, brought us here from the suburbs.

I am concerned about the Group Living Amendment. We worked hard to find a safe place for our family, and are making financial compromises to be Denver residents. We intentionally bought a house in a quiet neighborhood where, since the 1960s, most neighbors park in their garage and take care of their yards and waste. Unlimited cars per household on our quiet streets and excess in trash and noise will have a negative impact on our greatest investment - our home. We bought into a neighborhood with single family homes, not homeless shelters or community corrections.

I understand many council members live in exempt areas; this seems far from equitable, for an amendment pushing equity. I oppose the Group Living Amendment and ask you to consider your greatest investment over your political motivations. If you do not reside in an area that could be affected by GLA, imagine if you did.

Please vote NO on February 8th.

Respectfully,
Stacy Flieller

From: [Holly FLANNIGAN](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Friday, January 29, 2021 12:56:53 PM

Please vote no on Amendment 8. Please help keep
Denver neighborhoods safe. Listen to your constituents and vote no.
Sincerely,
Holly Flannigan

From: [CLARE CAVANAUGH](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] NO GROUP LIVING ZONING CODE AMENDMENT
Date: Monday, January 18, 2021 7:11:55 AM

This is a plan to punish the residents of Denver due to the fact that the City.....mayor and council.....have no real plan to serve the part of the population, homeless, mentally ill, and other populations in need. The easy way is to take the neighborhoods.....some of them as they have also completely failed to incorporate Stapleton, as required, into the city.....and create situations which will become untenable. There is no provision for parking, size of house population. No indication of what services these people will have provided to them to help them fit into the neighborhoods in which you plan to place them. This will drive down the value of properties and make the city generally less safe in the residential areas.

I am all for helping all the populations of Denver who need help. This is not the way.

From: [Don Batt](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Tuesday, February 2, 2021 8:22:04 AM

To: City Council:

As a life-long resident of Denver, I have witnessed, especially during the current Denver administration, that our precious Denver neighborhoods have been under assault from developers. Our safe, uncongested, tree-lined residential areas are being replaced by dense, particle-board monstrosities. This proposal to rezone residential areas for more dense housing only furthers that agenda. I urge city council to vote no on this rezoning request. There are other, more appropriate, areas that can be used for the purpose of housing populations that are experiencing a lack of housing rather than destroying Denver's neighborhoods which are an asset to the city and a driver of economic prosperity. Once these neighborhoods are gone, they will be gone forever.

Don Batt
2390 Eudora Street
Denver, CO 80207

From: [Nancy Finan](#)
To: [dence - City Council](#)
Cc: [Nancy Finan](#)
Subject: [EXTERNAL] NO group living zoning code amendment
Date: Sunday, January 31, 2021 5:00:16 PM

Dear Mayor Hancock and Denver City Council Members:

The Group Living Zoning Code Amendment sounds like it will have a very negative impact on our city's neighborhoods.

The increase in density of population would certainly result in more traffic and parking problems, noise, and would serve to greatly commercialize our single family neighborhoods.

It is irresponsible to remove the buffer zones between schools and corrections facilities and homeless shelters. Is this what you would want for your families, for your children and grandchildren?

Please take the responsible and prudent course of action and vote NO on this dangerous experiment with our neighborhoods.

Respectfully yours,

Nancy Finan

Denver resident

From: [Gigi West](#)
To: [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [dence - City Council](#)
Cc: cveewest@icloud.com
Subject: [EXTERNAL] No Group Living Zoning Code Amendment
Date: Monday, February 1, 2021 6:40:03 PM

Dear Jolon and Denver City Council Members,

My name is Linda West and I reside in District 7. Platte Park
I have lived in CO since I was 2 years old - I am 63. I have seen all the changes to this beautiful city. I understand why people want to live here. Let's not change that...

It baffles me that we are having a discussion about group living in Denver.
We are already faced with no parking, high density and growth that was never planned for. This amendment has been incubated behind closed doors, intentionally holding back critical information from the people of Denver and creating a divide between government and the people. That alarms me more than I can say.

Putting aside the anger of how this amendment got this far and the mistrust that has developed since the lawsuit exposed details of Mayor Hancock's mishandling of information, I have valid concerns of the negative ramifications of group living and I ask you to consider them before you vote:

Increased crime, negative impact on property values, more parking challenges, increased trash, noise, negative influence on minors, decreased public safety and lack of police support, degradation of neighborhoods and lifestyle- just to name a few.

There is a problem to be solved no doubt, but passing it on to the citizens to deal with is not the answer. I truly believe this amendment will create many more problems than it solves. It is my belief that the GLA is a short sighted solution that will have negative impact for years to come.

I implore you to VOTE NO on the Group Living Amendment.
Thanking you in advance for your consideration.

Sincerely,

Linda West (aka Gigi)

From: [Jason Fellows](#)
To: [Hinds, Chris - CC Member District 10 Denver City Council](#); [dence - City Council](#); [Mayor's office](#); [Webb, Andrew - CPD City Planner Senior](#)
Cc: [SANA \(Seventh Ave Neighborhood Association\)](#)
Subject: [EXTERNAL] No on Group Living - Keep Congress Park a single family neighborhood
Date: Wednesday, February 3, 2021 7:02:31 AM

Dear Mayor H, CM Hinds, City Council and Mr. Webb:

I am a resident of District 10, and I am writing to register my opposition to the revised GLA.

On a recent livestream, CM Hinds mused about the benefits of the GLA and pointed to Cap Hill as an example of what Congress Park could become.

My family settled in Congress Park specifically because we like it as a single family neighborhood, I don't want to live in a Cap Hill environment.

Please vote NO on the GLA.

Jason Fellows
740 Madison St.
Denver CO
80206

Sent from [Outlook](#)

From: [Elizabeth Stokka](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] NO ON GROUP LIVING AMENDMENT
Date: Friday, January 29, 2021 8:21:11 AM

Mayor Hancock~

I noticed that when asked how you would vote on Feb 8 - your response was 'no commitment' regarding the group living amendment that now has removed buffer zones where half way houses can be built near schools. i understand this does not apply to where you live - but it will bring down the value of our homes in the once lovely Cherry Creek North area.

PLEASE VOTE NO!!!!

Respectfully,

Elizabeth Stokkan- district 10 Cherry Creek N

From: [Elly Zussman](#)
To: [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#); [City Council District 5](#)
Subject: [EXTERNAL] NO ON GROUP LIVING AMENDMENT
Date: Monday, February 1, 2021 3:03:13 PM

I am a property tax paying home owner of multiply single family homes in the Denver market.

I was born in Denver and many of my grandchildren are born and living in Denver as proud 4th generation Denverites.

It is unconscionable what the Group Living Amendment is proposing to change our beloved city and neighborhoods.

There are 7 homes that my family live in Denver. The properties are not just homes to grow in but financial investments that depend on the quality of life and security of neighborhood.

We DO NOT support this amendment and don't want homeless shelters, halfway houses, OVER CROWDING and depressed property values.

As my elected representative I beseech you to vote down this dangerous amendment and work to improve the life quality and security for all legal Denver residence that pay the taxes you control.

Keep up the great work and vote this amendment down!

Thanks,

Elly Zussman



Elly Zussman

Phone 303-297-9955

Email elly@centralbag.com

Web www.centralbag.com www.mmcdepot.com

5601 Logan Street, Denver, Colorado 80216

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From: [Caroline Colt](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] No on group living amendment
Date: Tuesday, February 2, 2021 6:01:31 PM

Hello-

I wanted to voice my concern about the group living amendment and suggest you vote NO to keep our neighborhoods family friendly & safe.

Thanks!

Caroline Colt

yoga.kale.sleep.repeat

Caroline Colt

yoga.kale.sleep.repeat

From: neeterc@frii.com
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] No on Group Living Initiative
Date: Friday, January 29, 2021 5:09:29 PM

Denver City Council,

I have been following the Group Living initiative and find that the impact to our city neighborhoods is not being adequately looked at.

Why would the restrictions for proximity to schools be lifted?

Why are the neighborhoods of Mr. Flynn, Ms. Gilmore and Mayor Hancock exempt from this initiative? This proposal originated from Mayor Hancock's office and he does not have any skin in the game!

How does flooding our neighborhoods with homes allowing multiple non-family persons to reside help neighborhoods thrive?

Why have our neighborhoods not been involved in this decision?

Why did we only hear about this from Safe and Sound Denver?

When you attempt to make decisions in hiding the only thing that is produced is mistrust. The council people that are supposed to have our city and our people's best interest have now become our adversary.

I urge you to vote no on this initiative until it has been seen by all neighborhoods that will be affected and understood how they will be impacted.

More importantly – if you feel that this is a good move and the impact will be positive then making decisions in hiding is not necessary. In fact you would want to tout how great this is. The sheer fact that this is not how this matter is being handled can only lead the residents of Denver to believe that your desire to push this through is more important than the residents you are supposed to represent.

Another wave of people leaving Denver will occur which will dry up the money coming in and start a downturn of this great city. The implications of your actions now will resonate in the future.

Blessings,
Anita Cunningham

"A faithful friend is a sturdy shelter; he that has found one has found a treasure. There is nothing so precious as a faithful friend, and no scales can measure his excellence" Sir 1:14-17

From: [Jason Fellows](#)
To: [dencc - City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [form_engine](#); [Webb, Andrew - CPD City Planner Senior](#)
Cc: [SANA \(Seventh Ave Neighborhood Association\)](#); [Safe and Sound Denver](#); [Marc Spear](#)
Subject: [EXTERNAL] No on Group Living
Date: Monday, February 1, 2021 10:54:22 AM

To Mayor Hancock, CM Hinds, Denver City Council and Mr. Webb,

My family and I reside in District 10. I am writing today to register my objection to the Revised Group Living Amendment.

I request you VOTE NO on Group Living, for the following reasons:

1. **Andrew Webb does not believe the GLA will be effective**

Andrew Webb stated this on January 29, 2021 via a Facebook Livestream with CM Hinds when he asserted that the GLA will not result in increased density, thereby defeating it's purpose.

If the experts responsible for designing this plan don't believe this profound change will achieve its purpose - the GLA should not be passed.

2. **City Council does not have a mandate for this profound change to our City**

This profound change to our city was not significantly discussed or debated during the last election.

there is significant opposition to the original plan, and the revised plan.

If City Council wishes to rezone 75% of our city, please seek a mandate to do so via election.

Please vote no!

Sincerely,

Jason Fellows
740 Madison St.
Denver, CO 80206
303-909-8936

Sent from [Outlook](#)

From: [Jason Fellows](#)
To: [Hinds, Chris - CC Member District 10 Denver City Council](#)
Cc: [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [SANA \(Seventh Ave Neighborhood Association\)](#); [Jason Fellows](#)
Subject: [EXTERNAL] No on the REVISED Group Living Amendment
Date: Wednesday, January 27, 2021 9:31:42 AM

Dear Councilman Hinds, Denver City Council and Andrew Webb:

I am a resident of District 10.

I am writing to ask you to REJECT the Revised Group Living Amendment.

I would put forth three reasons:

1. My family bought our house on the 700 block of Madison because we wanted to live in a quiet, single family environment. I do not want the possibility of up to 5 unrelated adults + their relatives living next door to me. That is not what i signed up for.
2. The Group Living Amendment has put forth for improve affordable living - but affordability will only improve for those seeking to rent a room in a house. For those seeking a single-family living environment - i.e. couples, families, etc, the Group Living Amendment would reduce affordability of single family homes within the City of Denver.
3. City Council does not have the moral authority, or a mandate to make this change. The GLA will have a huge impact on our city. The changes contemplated via the GLA were not debated in our last election, and if this Council seeks to make these wholesale changes, for which they do not have a mandate, I ask you seek one via a referendum on the contemplated changes.

Chris and I corresponded via a recent live-stream about affordability. Chris disagreed when I asserted that GLA would reduce affordability, and then went into Econ 101 about why it would improve affordability.

The question is "IMPROVE AFFORDABILITY FOR WHO"?

Chris pointed to Cap Hill as the goal - I don't WANT to live in Cap Hill. I want to live in Congress Park, a single family neighborhood. That's where we bought, that's where we want to live.

Affordability for those seeking to live in a group living environment should not be provided on the backs of those of us who have spent a lifetime working, scrimping, saving and

sacrificing to provide the environment we chose to live in.

I urge you to reject the Group Living Amendment.

Sincerely,

Jason Fellows
The Fellows Family
740 Madison St.
Denver, CO
80206

t: 303-909-8936

Sent from [Outlook](#)

From: [Tor Sarkisian](#)
To: [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#); [Hinds, Chris - CC Member District 10 Denver City Council](#)
Subject: [EXTERNAL] No to Group Living Amendment
Date: Wednesday, February 3, 2021 11:24:31 AM

I am Tor Sarkisian, I am a business owner and property owner within both districts 10 & 3 of Denver.

I want to urge the city to vote down the Group Living Amendment. We strongly recommend a NO vote.

Please keep our city safe and vote down this amendment. The homelessness issues in Denver are far too big for our wonderful city, this is not the answer.

You are welcome to contact me anytime if I can be of service.

Thanks,

Tor Sarkisian

Tor Sarkisian
Sarkisian's Rugs & Fine Art
Sarkisian Properties LLC
693 E. Speer Blvd.
Denver, CO 80203
303-324-4041
Tor@Sarkisian.com

From: [Pamela Papner](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] NO to Group Living Zoning Code Amendment
Date: Friday, January 22, 2021 10:14:52 AM

My husband and I own a condominium in Cheeseman Park, very near Capital Hill.

I am writing to express my extreme displeasure with the proposed zoning amendment.

City Council and the Mayor should be truthful and honest about what is being proposed, and they were not, based on documents recently uncovered by Safe & Sound Denver.

I will be watching to see how each Council person votes and handles the recent revelations. No one wants their property values diminished unnecessarily.

There needs to be a much better solution to providing homeless shelters, community corrections and number of unrelated adults in households than that which has currently been proposed.

Regards,
Pamela Papner
Colin Maclean

From: [Anne Kern](#)
To: [Hinds, Chris - CC Member District 10 Denver City Council](#)
Cc: [denver - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] NO to Group Living Zoning Code Amendment
Date: Tuesday, January 19, 2021 8:15:05 AM

Dear Council Member Hinds,

I have been a resident of Cherry Creek East for the past 15 years - and am very concerned about the Group Living Zoning Code Amendment

Concerns:

1. I am concerned as to the "rush" to finalize this neighborhood makeover. In the past 3 years this has been a "living" document that has undergone many changes in verbiage. Before a vote is taken, there needs to be as many meetings as scheduled in the past to let citizens understand the final document.
2. Needless to say, the pandemic has derailed a lot of the proposed meetings and has prevented the community from being as involved as they normally would have been.
3. There have been so many changes and adjustments to the proposal that it stands to reason that the populace is confused. When articles/comments are posted it appears only partial "truths" are printed. Questions and uncertainties abound. Is it 5 unrelated adults only? Do numbers change with square footage? Is it all relatives of the unrelated adults or does it include just minors? Numbers in halfway houses? Locations/occupants of halfway houses in regard to schools, elderly? Guidelines for enforcement?
4. Conflict of Interest Issues - The 48-member Group Living Advisory Committee (GLAC) drafted this massive Amendment, a sea-change from Denver's current zoning. The committee was formed by the Mayor's Office and filled with those who will benefit from the zoning changes. This has just come to light - and needs to be examined more carefully.

Recommended Actions:

1. Prepare a clear and concise document that lists the proposals with exact and current wording. Seeing a list of the numerous proposals without the added biases of the committee would help to clarify the confusion.
2. There needs to be another round of meetings with all the neighborhood associations and groups to discuss the FINAL version.
3. The City Council needs to give everyone a chance to weigh in on this issue with as much gusto as they had in the preliminary stages.

Thank you for considering my comments,
Elizabeth Anne Kern

111 S. Monroe St. Unit 105B
Denver, CO 80209

In the midst of trying to change Group Living rules, the Covid crisis erupted. Needless to say, our citizens are grappling with testing and now vaccines. It has, and continues to be, unsettling times with constant changes in work, education, travel, sports, entertainment and health protocols. Is this really a good time to add more anxiety to an already stressful climate?

There have been so many changes/adjustments to the proposal that it stands to reason that the populace is confused. When articles/comments are posted it appears only partial "truths" are printed. Questions and uncertainties abound. Is it 5 unrelated adults only? Do numbers change with square footage? Is it all relatives of the unrelated adults or does it include just minors? Numbers in halfway houses? Locations/occupants of halfway houses in regard to schools, elderly? Guidelines for enforcement? Guidelines for placement in regard to current senior living residences already in place? Who will have authority to follow through? Where will we be able to go in case there appears to be infractions? Why are so many issues packed into one proposal? Should the exempted districts/areas be changed first to avoid exclusivity? There still seems to be more questions and not enough answers.

Why can't you submit a clear and concise numbered document that LISTS the proposals exact current wording without biased or misleading statements? Seeing a list of the numerous proposals without the added bias of the committee would eliminate the uncertainty. The surveys are worded with confusing rhetoric and makes taking them a challenge.

There are many components in this bill and confusion abounds as to why they are put together. We need a listed document that just says the proposed actions, not the reasoning. Then, we need another round of meetings with all the neighborhood associations and groups to discuss this now FINAL version. Rushing into a vote in February with folks still attempting to get tested, get vaccines, trying to get back to work, getting students back in classrooms, etc. does appear to be out of sync.

The city council needs to give everyone a chance to weigh in on this issue with as much gusto as they had in the preliminary stages. Show clearly the final document in a concise format. If it took 3 years to get input, then another year of round robin meetings and presentations is not asking too much. Do the right thing and give the communities a chance to get healthy and address the issues with a clear document.

From: [Jim Kohner](#)
To: [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] NO to Group Living Zoning Code Amendment"
Date: Saturday, January 23, 2021 8:09:57 PM

Hello Mayor and Council

This is to express my concern of the Group living zoning amendment. I am concerned it will harm the mostly residential situation in Cherry Creek East where we live. Too much harm to too many people.

Thank you for considering my voice,

James Kohner

From: [Frank Howe](#)
To: [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] Odious Group Living Amendment
Date: Saturday, January 30, 2021 3:55:20 PM

This monstrosity must never be put into law; it is worse than a crime; it's a terrible mistake and injustice.
A thousand times NO! on this incredibly stupid idea.

Frank Howe
520 South Magnolia Lane
Denver 80224-1525
303-377-6235

From: [GERALD JOAN Gunning](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Open up your homes first so we can see what we know will happen first
Date: Monday, February 1, 2021 6:42:41 AM

Come on man.. are you going to open up your homes to multiple families, many of them with unknown, backgrounds, social issues, hygiene issues, work ethics. Who is going to pay for all the issues, destruction clean up issues, other zoning problems they WILL create in our homes our neighborhoods? The answer is He'll No you won't allow this in your homes or neighborhoods, so don't mess with ours.

kabish

Sent from my iPad

From: [Stephanie Costonis](#)
To: [dence - City Council](#)
Cc: [Dragon Properties](#)
Subject: [EXTERNAL] OPPOSE GROUP LIVING TEXT AMMENDMENT
Date: Monday, January 25, 2021 9:43:38 AM

il AM A RESIDENT AT 561 STEELE ST DENVER, CO 80206 AND I OPPOSE GROUP LIVING
TEXT AMMENDMENT

Regards,

Stephanie Costonis

From: [Jason Fellows](#)
To: [dence - City Council](#)
Cc: [SANA \(Seventh Ave Neighborhood Association\)](#)
Subject: [EXTERNAL] Oppose the group living amendment
Date: Friday, January 15, 2021 5:46:06 AM

Dear City Council,

I reside in District 10 and I urge you to reject the Group Living Amendment.

More residents = more rent payers = higher home values = less affordability.

The GLA will encourage landlords to convert single family residences to 5-resident properties and will drive up values and further erode the ability of a family to afford a single family residence in Denver.

For a real life illustration of what I am talking about, Look not further than the upzoning of Cherry Creek, which took heights from 3 stories to 8 - prices have exploded, and that will happen if the GLA is passed.

Oppose the GLA.

Jason Fellows
740 Madison St
Denver

Get [Outlook for iOS](#)

From: [Amy McKay](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Opposed to Group Living Amd
Date: Monday, January 18, 2021 8:02:05 AM

Do not go through with this amendment.
The people have spoken.
Stop the Group Living Amendment.
There are other ways.

Amy McKay
Denver Resident

From: m_tharakan@yahoo.com
To: [dence - City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#)
Cc: ["SANA \(Seventh Ave Neighborhood Association\)"](#)
Subject: [EXTERNAL] Opposition to Group Living Code Amendment
Date: Monday, January 25, 2021 2:36:30 PM

Hi City Council –

I am writing to strongly oppose the proposed changes to the group living code. While most of us recognize the affordable housing needs in Denver, what is being proposed will result in significant overcrowding (e.g. there is no limit to number of relatives of the unrelated people who can be in a home in the proposal), a draining/lack of local resources as a result of this overcrowding (do the public schools have capacity to have even more students?? They are stretched as it is), and parking and trash issues to name a few. And allowing half-way houses in neighborhoods with little regulation is irresponsible. There is currently very little transparency in the proposed changes.

The current proposal will destroy this city. I ask that you vote against these proposed changes on Feb 8th.

Thank you.

Sincerely,
Marsha Tharakan
712 Lafayette St.

From: [JOYCE REDWILLOW](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Please consider
Date: Tuesday, February 2, 2021 12:48:47 PM

I urge you to vote no on this amendment. Although well intentioned, this amendment places an inequitable and expensive burden solely on the residents of Denver. Impressive efforts have been made to provide transportation corridors to communities in the Greater Denver Metropolitan Area. Yet, in contrast, these communities are not required to likewise contribute to the maintenance and continuing vitality of Denver, its core city.

In fact, Denver's satellite cities have gone to great efforts to insulate and protect themselves from the very elements of Denver's amendment by enacting restrictive codes and legislation.

Denver's importance as a concentrated economic center for offices and business has significantly decreased this year because professionals now work from their residences. This, in turn, creates an abundance of offices with no occupants and represents an increasing and substantial economic loss for Denver's tax revenue.

Additionally, this amendment has the consequence of deterioration of Denver's quality of life and downgrades its neighborhoods. Residents will choose to leave the city if living conditions become less safe, unstable and crowded. When upper income residents move out of the core city, Denver will be left with a reduced tax base of lower income and homeless individuals, but with the continued responsibility of care and service of these now under served individuals.

It is critical for all constitutes of the greater metropolitan area to share responsibility for the goals of the amendment. Without a shared obligation, the core city will become an unsustainable hole in the universe of its population. We saw this downward spiral happen in Detroit.

Please vote no on this amendment and redirect planning efforts to assure coordination within the entire metropolitan area. Prevent Denver from becoming the "Detroit on the Plains".

Joyce Redwillow

From: [Jane Becker](#)
To: [Jane Becker](#)
Subject: [EXTERNAL] PLEASE VOTE NO on Feb 8th! on the Group Living Amendment!!! The citizens that know about this are against it!
Date: Monday, January 25, 2021 8:56:39 PM

I hear our representative plans to vote for this because she does "not believe that the majority of Denverites residents oppose the current proposal."

VERY INCORRECT!!!

Because I want inappropriate housing to be built next to our schools. Because I hate the next generations??? I assume this must be the thinking here.

This is too aggressive a change, many unintended consequences will come of it.

Oh, but political and pocketbooks will be enhanced! Reminds me of other situations we've had to deal with this year. PUHLEESE!

Citizens were told a pack of lies about the origination of this. So that is a good start to this AND a good sign!

AND let's bring this out during a pandemic so you can't see the fervor of support against this or get communication out about it easily.

Set up by a final term mayor and development cronies! Oh, that's a good sign this is something good for the city.

It expands number of unrelated adults to more than any other surrounding city. Are we trying to break a record?

MORE reason for developers to buy up homes and make the housing problem bigger.

Nothing is right about this Amendment.

Reasons for being against this Amendment -

This Group Living Amendment: 1) will allow for an increase of over 150% from the current zoning code to 5 unrelated adults plus all minor children to a Denver home(one size fits all!)

- Result: Crowding, Noise, Trash, Parking Issues - Denver ZNIS can't keep up with and address violations now...how will this possibly benefit Denver neighbors? 2) will allow for new, 24/7 homeless shelters in any Denver neighborhood, with the expansion to 100 guests for 130 days, 3) will allow Community Corrections in commercial and business zoned areas where some Denver schools already exist, 4) remove ALL Buffer Zones between Community Corrections and Shelters and ALL Denver Schools, 5) will allow an unlimited number of cars per household, 6) will remove the ability for neighbors to object: allows as a use-by-right with NOTIFICATION ONLY 7) will enable the commercialize Denver neighborhoods - service providers and investors seeking to purchase limited single-family homes to use as residential care or rentals properties with higher numbers of individuals 8) was the result of the Mayor's Office along with two City Council members (also voting on 2/8) forming the Group Living Advisory Committee (GLAC) which created this GLA. This was not from an organic request by Denver neighbors working to fulfill a need. It was to solve this issues of other locations in Denver for community corrections

and homeless shelter facilities and increase density with allowing more residents per unit. Next up for 2021 - "Residential Infill" - the 5 nextdoor could become 10. 9) GLAC was made up of hand-picked community representatives to create a specific outcome and two City Council members (also voting on 2/8). The GLAC was made primarily of special interest groups, both for-profit and non-profit, that stand to benefit from the proposed GLA. This group was not diverse and did not represent Denver neighbors throughout the City. 10) is a VERY aggressive zoning code change, so even the small adjustments made by CPD and LUTI still result in an aggressive zoning Amendment. 11) The community process with this Amendment has been conducted during a global pandemic, limiting the ability for in-person meetings, discussion groups and community organizing. This Amendment process and the vote scheduled for 2/8 should have been postponed. 12) Many Denver Neighbors still are unaware of this proposed zoning code change.

From: [Scott & Deb Fitzgerald](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] PLEASE VOTE NO ON GROUP LIVING AMENDMENT
Date: Monday, January 25, 2021 1:58:22 PM

Mayor & City Council -

I would encourage you to vote NO on Monday, 2/8 for the Group Living Amendment & I am against the Group Living Amendment for many reasons, including:

1. the shadiness around how the committee was formed and the documents that weren't released until a citizen went to court to get an order to release the documents. This amendment was the result of the Mayor's Office along with just TWO City Council members (also voting on 2/8) forming the Group Living Advisory Committee (GLAC) which created this GLA. This was NOT from from an organic request by Denver neighbors working to fulfill a need.
2. an increase of over 150% from the current zoning code to 5 unrelated adults plus all minor children to a Denver hom which will result in Crowding, Noise, Trash and Parking Issues. With Denver ZNIS not able to keep up with and address violations now I just don't undrestand how will this possibly benefit Denver
3. will allow for new, 24/7 homeless shelters in any Denver neighborhood, with the expansion to 100 guests for 130 days,
4. will allow Community Corrections in commercial and business zoned areas where some Denver schools already exist
5. it will remove ALL Buffer Zones between Community Corrections and Shelters and ALL Denver Schools
6. will allow an unlimited number of cars per household
7. will remove the ability for neighbors to object: allows as a use-by-right with NOTIFICATION ONLY
8. will enable the commercialize Denver neighborhoods - service providers and investors seeking to purchase limited single-family homes to use as residential care or rentals properties with higher numbers of individuals
9. GLAC was made up of hand-picked community representatives to create a specific outcome and two City Council members (also voting on 2/8). The GLAC was made primarily of special interest groups, both for-profit and non-profit, that stand to benefit from the proposed GLA. This group was not diverse and did not represent Denver neighbors throughout the City.
10. GLA is a VERY aggressive zoning code change, so even the small adjustments made by CPD and LUTI still result in an aggressive zoning Amendment.
11. The community process with this Amendment has been conducted during a global

pandemic, limiting the ability for in-person meetings, discussion groups and community organizing. This Amendment process and the vote scheduled for 2/8 should have been postponed.

12. Many Denver Neighbors still are unaware of this proposed zoning code change.

Thank you,
Debbie Fitzgerald
Denver Resident

From: [Marcia Schor](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Please vote NO on group living amendment
Date: Thursday, January 28, 2021 8:22:30 PM

Dear Council-members and Mayor :

I urge you to **vote NO to the upcoming Group Living Zoning Code Amendment.**

After reading the original proposal as well as the various changes/ versions, I feel strongly it will be a disastrous change with far-reaching implications that will permanently harm our neighborhoods.

We are very concerned about increased density, overcrowding, as well as homeless shelters in close proximity to schools and the elderly, and the inevitability of increased neighborhood crime.

This is not the solution to our homeless population problem.

I hope my voice is heard.

I am not sure why I can vote on the issue of re-introducing wolves in Colorado, but I have only to hope that my opinion is represented on this issue! I will look forward to your response and ask you to please **VOTE NO** on this Code Amendment.

Marcia Schor
[180 Lafayette St](#)
[Denver 80218](#)

From: [Linda Mayer](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] proposed zoning change
Date: Monday, February 1, 2021 1:57:19 PM

This new zoning change really makes me nervous. I foresee our property values drop. Living in a single family home and neighborhood is vital to the character of a city. You cannot leave out children in this equation. According to the proposal, five unrelated/related adults could each have two or three children/teens living in a house that is 1600sqft with one bathroom. That is insane. So, the number of children has to be included. The city has been building luxury apartments for the last twenty years. Why did you not require builders to include one low income apartment for every four regular apartments in the building. That would have eliminated the need for more low income housing. You should have required builders to build more low income housing in the first place. This whole zoning change is going to cause our single family homes to drop in value. How am I going to sell my house when a group home is next door? No one is going to want to buy it except another group home. To me, this is the beginning of the end of single family neighborhoods and homes. You want to cram more people into this city so we are like New York or Chicago. Why not take the city's housing money along with HUD money and buy an apartment building for all of these people you want to help. If not an apartment building, two or three motels or a hotel. There has to be some on the brink of selling due to the pandemic. Here is an experiment. All of the people on this zoning committee has to live next door to a group home for the next three years. We could see how their neighbors on the block like it. Also, just how many of these group homes are going to be permitted per block? I think this is such a devastating change that we, the people, should be able to vote on it. It is just too big a deal for the city council to make the decision.

Linda Mayer
211 Oneida St.
Denver, Co. 80220

Denver Co.

From: [Erik Dyce](#)
To: [dence - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Subject: [EXTERNAL] Re: Group Living Proposal
Date: Saturday, January 30, 2021 9:30:46 AM

I am a Denver resident. **I ask you to vote "NO" on the Group Living** proposal residential "density" element for these reasons:

1. I believe the Group Living Advisory Committee was "stacked" with people who were predisposed to approving this change. In fact, some of the advisory committee members will see a financial gain from its passage. When you start out with a biased committee, it really doesn't matter how many hours, weeks, months or years they spend on a proposal. It will still be biased. And, it will not solve any homeless or affordability problems. It will not achieve "equity."
2. This proposal should be put on the ballot to allow Denver voters - the people you were elected to represent - to decide. I was told by my council member that putting it on the ballot "was never discussed" by council members. Why not? Is it because you are worried about the voters rejecting this proposal? Despite what proponents may be telling you, I think the majority of Denver homeowners oppose this proposal. Such a sweeping, substantive change which could affect the value of our homes should be voted on by the people affected.
3. Vote "NO." And if you still wish to pursue this, put the residential density element on the ballot.

Erik Dyce
Denver Resident

From: [Paul Monson](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Regarding the proposed group living amendment to Denver zoning
Date: Thursday, January 7, 2021 10:51:12 PM

Denver City Council members –

I care about Denver. I made Denver my home 32 years ago when I moved here after college. I bought my first house in the Hale neighborhood. My three children were born at Rose Medical Center. Two, as adults, have chosen to make their home here, including our first grandchild (with a second due in 2021). I spent 32 years in metro Denver supporting our country's safety, particularly the men and women in the armed forces. I lost my wife to cancer here. I was blessed to find love a second time with a woman who has lived here for over 50 years, with 30 of those years in Cherry Creek East, where we live now.

I care about Denver's people. I have volunteered at the St Francis day shelter downtown. I have tutored for Whiz Kids Tutoring, helping lift kids out of hopeless poverty by empowering them with reading and mathematical skills. I have supported numerous other organizations helping kids, like First Tee of Denver. I have been on church boards, such as the Christ Episcopal Church vestry (three times), where we have partnered with historically Black churches downtown and supported numerous activities to help raise up our Denver friends and family.

I intentionally chose to live within the Denver city limits because I believe in Denver and its people. We are not, and should not aspire to be, Portland or Seattle. I have lived in or near both those cities. Their issues are abundantly visible. I clearly chose and prefer Denver. So, why is this relevant here and now? It's simple: the proposed group living amendment (GLA) to zoning being voted on this month by the Denver City Council.

I provided this background information about me to show that I do understand Denver, that I know its people and its challenges. I intentionally chose my neighborhood because of its single-family nature. I pay taxes here (and not a small amount . . . I could move to the suburbs and pay much less). I value my neighbors, my home, and my lifestyle. My neighbors, like me, made a decision to live here and invest hard-earned dollars from a lifetime of toil. After thoroughly studying information on multiple websites, I still cannot find good reason to support this amendment. It is, at least in part, based on flawed assumptions.

I want to stay in Denver and continue to support its people. If this amendment passes, I, like many others, will need to reconsider our choice to live here. Please honor our hard work, intentional decisions, and love for Denver and help push back against – and defeat – this flawed and unneeded amendment to our zoning laws and policies.

Thank you.

Paul Monson
71 S Garfield St
Denver, CO 80209-3115

From: [Erica](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] stop this now
Date: Friday, January 29, 2021 8:35:57 PM

This is a bad idea in Denver. There has to be a better solution than shoving this off on neighborhoods to deal with.

If this happens to pass in Denver, then I hope the first multi residence happens next door to you and good luck.

Stop thinking that everyone is as functional as you, they aren't.

Stop it.

A NO vote for me and a No vote for you.

Sue Erickson



Virus-free. www.avg.com

From: [AGM](#)
To: [dence - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] The city owes me equal time
Date: Monday, January 18, 2021 8:41:48 PM

All City Council Members and May Hancock,

What the hell is going on here? Totally inappropriate for the city to push its agenda by promoting and paying for advertising for companies that will benefit from you passing the GLA that will destroy Denver neighborhoods, not reduce homelessness, and won't create massive affordable housing.

How do I get the city to promote something I will make money on?
All Denver business owners and people who oppose this should get equal time for this.

<https://mailchi.mp/852f7b0619d1/city-promotes-glac-members-business?e=0fffa45516>

PLEASE advise on what the hell is going on!
I look forward to your response.

Best,
Anna McCaffery
303.929.8510

From: [DiscoverTheSelf](#)
Subject: [EXTERNAL] The Group Living Amendment
Date: Wednesday, February 3, 2021 11:31:35 AM

Dear Persons,

Thanks for all your back and forth on this issue. However, zoning changes should be a community decision. At least that's how it was when I was a contractor. I had to post a sign to give neighbors the opportunity to object to an eight foot fence. If they did object, as I understand it, I couldn't build it.

What you are proposing far exceeds the encroachment of an eight foot fence and you've received all manner of overwhelming rebuttal to it,

So what's the problem? Do you want to condemn the property rights of an entire neighborhood for the sake of a developer? I thought I read somewhere that that was unconstitutional.

From: [Renee](#)
To: [Renee](#)
Subject: [EXTERNAL] The vote concerning
Date: Friday, January 29, 2021 3:06:19 PM

Group Linvingoodsing Amendment:

Please not approved this amendment.

At least of 2 of the people in the original committee were going to gain from the passage of this amendment. Why were they included in the formation of anything that had do with this agreement? They should have not have been a part of the decision. Those who do not have any effect from the decision should not have any say with the outcome of the vote. They should recuse them selves.

What a mess you are voting upon. Keep our streets safe and our neighborhoods welcome.

I know that many of our citizens are suffering. Destroying the existing neighborhoods is not the solution.

From: [John Sawyer](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] VOTE "NO" ON GROUP LIVING FEB 8th
Date: Tuesday, February 2, 2021 1:21:58 PM
Attachments: [image001.png](#)

Dear Mayor Hancock and Members of Denver City Council—

Like SO MANY of my fellow citizens across our fair City, I believe the Group Living Amendment that is up for Council vote next Tuesday, February 8, is a horrible, no good, very bad idea. There is nothing right, fair, good or just about it. This whole idea should flat-out be canned once and for all – as should all your other clever efforts to destabilize Denver by trying to eliminate the very single-family zoning laws that have made Denver desirable in the first place.

So JUST SAY NO.

Figured you'll get a lot of letters, so I wrote an "ad" instead to convey my sentiments.



FOR SALE - CHEAP
SINGLE FAMILY HOME
DENVER METRO AREA
2,500+ SQ. FT
IDEAL FOR
RAZING, BULLDOZING,
SCRAPING, IMPLoding...
OR DESTROYING IN OTHER WAYS:

- GROUP LIVING FOR YOU, YOUR FRIENDS, AND UNLIMITED RELATIVES & KIDS!
- START YOUR OWN HOMELESS SHELTER OR DRUG REHAB BUSINESS!
- WELCOME EX-CONS INTO A HALFWAY HOUSE NEXT DOOR - OR RIGHT BY YOUR KIDS' SCHOOL!

NO RESTRICTIONS APPLY!

- PUT YOUR TRUST IN SPINELESS LEADERS & SECRET COMMITTEES HELLBENT ON ENDING SINGLE-FAMILY ZONING IN DENVER FOREVER!
- WANT A DUPLEX - TRIPLEX - FOURPLEX - ROWHOUSE - COTTAGE OR ADU? RUBBER-STAMP GUARANTEED!
- ANY & ALL ARCHITECTURAL EYESORES WELCOME!

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John Sawyer
Denver

/js

From: [David S Cohen](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote no
Date: Friday, January 29, 2021 1:59:14 PM

It will destroy our neighborhoods

David S. Cohen, Esq.
303-437-0002
Sent from my iPhone

From: [Internet Privacy Advocate](#)
To: [Safe and Sound Denver](#)
Subject: [EXTERNAL] Vote NO on Denver's Group Living Zoning Code Amendment
Date: Friday, January 29, 2021 4:32:12 AM

It's bad for long time property owners and long time property tax payers. It deteriorates the quality of life and downgrades our neighborhoods making them less safe. The only proper choice is a solid "No" on this poorly conceived legislation.

George R. Bodley
Property Owner
2300 East Columbia Place
Denver, Colorado 80210

From: [K. Burke](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on Feb 8th.
Date: Monday, February 1, 2021 11:47:45 AM

Dear Councilwoman Sawyer,

My partner and I are registered voters who are against the Group Living Initiative. And we are asking you to vote against it.

We live @ 1035 South Locust St in a 1947 brick/stucco 649 sq ft home, across the street from the Wells Fargo bank's parking lot. (which we know will be sold to developers soon.) I hold the 88.3K mortgage. We are 72 and 73. We plan to 'age-in-place'. We are in that Suburban/Commercial 3x interface and will be directly affected by this vote.

Many thanks for keeping us so well informed. I have read The Entire Thing on Denver's website. (at least twice) Here is what troubles us:

1. Having Correctional/Halfway House facilities across the street, down the block or possibly next door. Are we NIMBYs??....Absolutely. and here's why:

a) The wording;"24/7 Supervision" is treacherously misleading. ***It does not require, nor does it mean on site supervision.*** Big difference.

b) Needing to call 311 for 'zoning ordinance violations', like the city gives as a 'solution' to problems, altho staying anonymous, would send the message that 'someone called'. Are we fearful of doing that? Absolutely at our ages. The 2% recidivism number means nothing to old people. We will be targets, make no mistake.

3. We live in a single-family neighborhood. We don't have apartment buildings...we have a few row-houses and triplexes....we should NOT have to be forced to live with conditions/structures and state run facilities or possibly worse, privately run 1/2 houses *not of our choosing*.

I live within these 5 square blocks because I drove around every Saturday for almost a year keeping watch on houses for sale that I could afford. And I found mine. And I bought it. And I feel safe no matter my age.

Please do not do this to your constituents. If I have to sell my home to retain a measure of safety I now have, but will lose? Where will I go? Colorado has become so expensive, we hunker down here and love our little house and our 14 raised veggie beds that keep us busy that we could now NEVER replace.

I was born and raised in Chicago, inside the city. I'm not a fraidy-cat. I'm a realist. And I have now what I need to protect myself. The thought of having to buy guns to protect myself when the odds of me getting shot with my own gun are more than 2% is enough to make me sell.

This is not what I bought this house for....to live in a neighborhood with 1/2 way houses and correctional facilities.

Just the name of the initiative is so misleading: Group Living....right...for ex-cons and drug addicts....if it was group living for kids like my nephew and niece lived in on Federal Blvd, that would be fine. But it's no where near that type of "Group Living".

Please don't do this to us. Vote No on Feb. 8th.

Karigene Burke aka: Kara
Earl Cushman
1035 S. Locust St
Denver, CO 80224-1453
720-626-1892

From: amamafive@gmail.com
To: [denc - City Council](#)
Subject: [EXTERNAL] Vote no on GLA
Date: Thursday, January 28, 2021 1:12:29 PM

Please vote no on the group living amendment. I live here, I vote, and I do not want the GLA. Please represent me well and vote my view NO on GLA.

Thank you,
Amanda Geske

Sent from my iPhone

From: [DeAnna Mayes](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] VOTE NO ON GLA
Date: Friday, January 29, 2021 11:55:11 AM

Once again, I'm writing to voice my displeasure about the proposed Group Living Amendment and the manner in which it is being rushed through the approval process.

These revisions are NOT acceptable and other alternatives need to be discussed. It's easy to sit back in City Council and vote YES when it doesn't personally impact your residences....isn't it Mayor Hancock, STACIE GILMORE and KEVIN FLYNN?!

It's a politician's game at the expense of your residence and your voters!

I am also concerned that the City seems to be selectively choosing anecdotal information regarding crime statistics in order to refute concerns about crimes associated with corrections-based group living homes. Safe & Sound Denver paints a very different picture indicating crime is likely a more significant issue than the City has disclosed.

I strongly suggest the City Council VOTE NO on this major code revision and allow more research and community involvement.

Listen to Denver's citizens on this very important matter.

DeAnna Mayes

From: [Marlene Bunch](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] VOTE NO on group living amendment !
Date: Friday, January 29, 2021 11:08:48 AM

Sent from my iPad

From: [James Hegarty](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote NO on Group Living Amendment
Date: Monday, February 1, 2021 6:04:53 PM

To Denver City Council

As residents and voters of the city of Denver, we urge you to vote No on the proposed group living amendment to the city zoning code.

This proposal is over reaching. The increase to 5 unrelated adults is too much. Start with 3 and review in five years.

Including changes to residential care in this proposed amendment is not appropriate. We are especially concerned about loosening restrictions on community corrections facilities. Although part of the zoning code, residential care is a completely separate issue from the allowable number of unrelated adults. What do you expect a council member in favor of one issue but against the other to do when it comes time to vote?

There are real fairness problems with this proposal. The fact that much of Denver is exempt from this amendment (chapter 59 zoned areas) is completely unfair.

Everything thing we have read and in talking with neighbors and relatives says that the vast majority of Denver residents oppose this proposal. How could you vote yes against the wishes of the vast majority of Denver residents? As our voted representatives, we ask that you follow the majority opinion. Please keep Denver a city where the majority rules.

Respectfully
James and Elizabeth Hegarty
Denver 80230

From: [Bill Speck](#)
To: [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] VOTE NO on GROUP LIVING AMENDMENT
Date: Tuesday, January 26, 2021 4:01:16 PM

Reaching out to express my wish that you would support voting NO on the upcoming Group Living Amendment on February 8th....

My family and I have been a tax paying residents of Denver District 4 for the last 40+ years.....I currently own two single family homes in the district.

Many of your constituents have purchased and continue to live in neighborhoods that would be considered single family. It sounds like the proposed changes would significantly change the historic definition of "single family". This type of changes will eventually lead to loss of property values, loss of families, loss of businesses and then what do you have left? Is that what Denver is becoming?

I guess I am at a loss at how many of the changes below will not have an adverse impact on property values:

- 1) will allow for an increase of over 150% from the current zoning code to 5 unrelated adults plus all minor children to a Denver home(one size fits all!) - Result: Crowding, Noise, Trash, Parking Issues - Denver ZNIS can't keep up with and address violations now...how will this possibly benefit Denver neighbors?
- 2) will allow for new, 24/7 homeless shelters in any Denver neighborhood, with the expansion to 100 guests for 130 days,
- 3) will allow Community Corrections in commercial and business zoned areas where some Denver schools already exist,
- 4) remove ALL Buffer Zones between Community Corrections and Shelters and ALL Denver Schools,
- 5) will allow an unlimited number of cars per household,
- 6) will remove the ability for neighbors to object: allows as a use-by-right with NOTIFICATION ONLY
- 7) will enable the commercialization of Denver neighborhoods - service providers and investors seeking to purchase limited single-family homes to use as residential care or rentals properties with higher numbers of individuals

Something like this is being debated and possibly decided during a pandemic?

Please vote NO or the very least postpone to allow more discussion

Thanks

Bill Speck

From: [JJ Gorsuch](#)
To: [JJ Gorsuch](#)
Cc: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Vote NO on Group Living Zoning Code Amendment
Date: Thursday, January 28, 2021 9:58:38 PM

This is an ill crafted proposal on many fronts. Let's get the zoning updated uniformly (ie get rid of Chapter 59) before radically changing it. And yes, it is a radical change, benefitting a handful of developers. Please vote no.

From: [John](#)
To: [dence - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gillmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Cc: [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] Vote NO on the Group Living Zoning Amendment
Date: Friday, January 29, 2021 9:02:54 PM

I am writing to ask you to vote NO on the Group Living Zoning Amendment when it comes before Denver City Council on February 8, 2021.

The Amendment should be a non-starter until it applies equitably to all of Denver. The Group Living Zoning Amendment should not go forward while exempting the roughly 20% of Denver that is still covered by the 1956 code (which Denver was supposed to have updated 10 years ago) and the areas encompassed within the jurisdiction of 998 HOAs in Denver. It is the very height of hypocrisy that elected officials living in these excluded areas would now wish to impose the Amendment's requirements on others while not being governed by it themselves.

The Group Living Zoning Amendment should not go forward without making all rentals and residential care living arrangements subject to appropriate licensure/registration and inspection by the City. The City already regulates short-term rentals; others should be, too, in order to ensure the health and safety of renters and congregate living residents, and to ensure that the interests of neighbors of these residences are protected, too.

Limited restrictions added by the Land Use, Transportation and Infrastructure Committee do not go far enough to protect the public interest. Just as the Amendment should apply throughout Denver, all residential care facilities, regardless of size, should also be licensed and appropriately regulated – not established as a use by right. Once such facilities become established as a use by right, it will be difficult, if not impossible to rein them in when problems occur.

Community corrections facilities are an especially sensitive category among Residential Care Facilities and they should be subject to a higher degree of scrutiny and public participation because of neighbors' public safety concerns. Full transparency and neighborhood input are critical to acceptance of these facilities wherever they are situated. The zoning code should stipulate that no waivers from State community corrections standards shall be granted unless they demonstrably increase the level of protectiveness afforded to neighbors of such facilities.

The City has done a very poor job informing the public of the sweeping changes that will occur if the Amendment is approved. The process of developing the Amendment has largely gone on below the radar screen, with the involvement of narrowly circumscribed advisory committees and a handful of community workshops attended by only about one tenth of one percent of the City's population.

The lack of transparency shown by the City is underscored by the fact that citizens had to go to court to force the City to disgorge records that showed the intentions behind the launch of the initiative and the creation of “advisory” committees to ratify those intentions. The inequity of the public involvement process is further underscored by the fact that forty of the forty-seven members of the Group Living Advisory Committee “...were providers of group home services, city officials, or advocates of the very recommendations that emerged...” according to the Denver Post (“Sweeping group living proposal poses risks, needs vetting” Denver Post, page 17A, September 16, 2020).

If Denver City Council adopts the Group Living Zoning Amendment February 8, 2021, it will only perpetuate inequities it is supposed to be addressing. Please vote NO and demand that it be revised to apply City wide and provide for meaningful and appropriate licensure and regulation of Residential Care Facilities and other rentals.

Sincerely,

John Brink
1901 Bellaire Street
Denver, CO 80220

4jmbrink@gmail.com

From: [Laura London](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#)
Subject: [EXTERNAL] Vote No to Group Living Amendment
Date: Tuesday, January 26, 2021 7:48:16 PM

I urge you to vote NO to the proposed group living amendment it does represent what the majority of residence have requested per the documented public comments. It only addresses the heavily disguised interests of developers and those profiting from these proposed zoning changes.

I urge you to vote no to reflect the vote of the people that you represent for the health, safety, and long term sustainable growth for the city.

Thank you,
Laura London

From: [Robert Dorsey](#)
To: [dencc - City Council](#)
Cc: [SANA](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 9:42:30 PM

The group living amendment must be put to a vote of the residents. There is too much controversy about the impact of this amendment for the council to make this decision.

Robert Dorsey

Sent from my iPhone

From: [William Merriken](#)
To: [dence - City Council](#)
Cc: [SANA \(Seventh Ave Neighborhood Association\)](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 9:39:09 PM

Dear City Council Members,

I implore you to vote NO on the Group Living Amendment. It is a radical concept that does not deserve the "light of day!"

If you believe in the ideals expressed in the amendment's concept, bring it to a vote by the citizens of Denver. The ideas you propose should not be determined by a group of thirteen individuals.

Sincerely,

William Merriken
1230 E 7th Avenue
Denver, CO 80218

From: [Cheryl Acierno](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 3:50:20 PM

Dear City Council,

I am vehemently opposed to the Group Living Amendment for the following reasons (taken from a neighborhood association document):

- City Council does not have the moral authority or a mandate to make this change. The GLA will have a huge impact on our city. The changes contemplated by the GLA were not debated in our last election. If this Council seeks to make these wholesale changes, for which they do not have a mandate, they should seek one via a referendum on the contemplated changes
- The GLA will create a burden on city services. The City has insufficient infrastructure to accommodate changes that will result from GLA, from schools to water and water treatment to parking on our neighborhood streets
- The GLA will encourage landlords to convert single family residences to 5+ resident properties
- GLA proponents claim that the proposal will improve affordable living - but affordability will only improve for those seeking to rent a room in a house. For those seeking a single-family living environment - i.e. couples, families, etc. - the GLA would reduce affordability of single family homes within the City of Denver.

I do not know ONE person who is in favor of this change. Why are you and the rest of Denver's Administration intent on destroying our city and forcing changes that the constituency doesn't want?? Please do the right thing. I am going to forward this to as many Council Members as possible.

Respectfully,

Cheryl Acierno

Cheryl Acierno

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From: [Karen McDowell](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 12:03:39 PM

Karen McDowell

From: [maury ankrum](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 10:56:50 AM

To whom it may concern:

We are adamantly opposed to the Group Living Amendment. These changes will permanently alter the city's desirability, charm and everything that us natives found to be a reason to call Denver home. The GLA will not add affordability, this has been proven in other cities such as Boston. In fact, it will only drive up the prices of single family homes. Making rooms for rent do not increase the value of a neighborhood, more often than not, it will drive families out leaving a more transient population. Home ownership is what builds communities and beautifies homes and neighborhoods. In addition, added density without a plan for parking (you can't pick up your kids from school or go to the grocery store on a bike), school capacity and water is reckless and shortsighted. I have lived in Denver, on 7th Ave Pkwy for 47 years, but Denver no longer feels like home. The changes and development the city continues to make with no regard to impact of its residents, particularly its long term residents are the reason my family and my parents are planning to move out of state. The Group living proposals have widespread opposition, why won't any of you listen?

Matthew & Maury Ankrum
2432 E. 7th Ave Pkwy
Denver, CO 80206
mauryankrum@yahoo.com

From: [David Wallace](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 10:01:46 AM

I strongly oppose the group living amendment...this will not do anything for homelessness which is not caused by an affordable housing shortage but instead by abject neglect and lack of healthcare for mental illness and substance abuse. The city and state must tackle the affordable mental healthcare and addiction crisis and not focus on a red herring that will degrade the quality and affordability of Denver's neighborhoods for families.

David Wallace
755 S Steele Street
Denver Co 80209

David W. Wallace
Twin Bridges LLC
475 17th Street, Suite 900
Denver, CO 80202
Tel: 303 308-5964
Fax: 720 407-3576
Cell: 303 886-5622
email: dww@twinbridgesllc.com

***Twin Bridges* LLC**

From: [Barbara Flanigan](#)
To: [dence - City Council](#)
Cc: contact@sanadenver.org
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 9:55:06 AM

I am opposed to this amendment.

Barbara Flanigan
2133 E. 7th Ave Pkwy
Denver CO. 80206

From: [Adrienne Casart](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 9:09:44 AM

Hello,

I am writing to express my concern for the Group Living Amendment. This is an issue that impacts a large number of people in the Denver area and should be a referendum for people to vote on not just a couple constituents. There are a number of implications that need to be weighed by those who would be most impacted by this amendment. It will not in fact lower housing costs for anyone other than individuals still making it hard for families to find affordable housing in the metro area. I encourage you to vote no on this and put it to the people to vote on it if you truly believe this is a viable solution.

Thanks,
Adrienne

From: [Harris, Lorenzo](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Tuesday, February 2, 2021 7:06:10 AM

Vote to oppose

Lorenzo Harris

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From: jimpal813@aol.com
To: [dencc - City Council](#)
Subject: [EXTERNAL] Vote to oppose adoption of the Group Living Amendment
Date: Wednesday, February 3, 2021 8:46:11 AM

Council Members,

I will be brief. My wife and I have lived on Seventh Avenue Parkway since 1993. When we moved there, we were some of the youngest people on the Parkway and we loved it. The Parkway was a two lane road on each side and the landscaping in the Parkway was beautifully and artfully maintained.

That has all changed. The Parkway has become a bike path, jogging trail and walking path with barely enough room for vehicles to pass. The landscaping and artful maintenance has all but disappeared. The sidewalks, which, in my youth, were for walking are difficult to walk on because they have not been maintained and replaced. Why people choose to bike, jog and walk in the street with cars speeding by at 40 and 50 mph is beyond comprehension.

Now, to add to the deterioration, you want the Group Living Amendment. This amendment will add nothing to the charm of this oasis in the desert. My wife and I are opposed.

Jim & Dee Pallasch
2222 East 7th Avenue Parkway

From: [G Reising](#)
To: [dencc - City Council](#)
Cc: [Seventh Ave Neighborhood Neighborhood Association](#)
Subject: [EXTERNAL] Vote to Oppose the Group Living Amendment
Date: Tuesday, February 2, 2021 8:42:19 PM

To Denver City Council Members;

I am writing to voice my opposition to the Group Living Amendment that will be the subject of the vote by City Council in the near future. I have previously expressed my opposition to my District 10 City Council Member, Chris Hinds, through his survey as well as at several meetings of SANA, the 7th Avenue Neighborhood Association.

The Group Living Amendment is fraught with significant negative impacts on existing Denver neighborhoods and the purported benefits for such a change in no way serve the vast majority of Denver residents.

Key concerns voiced by other SANA members at recent meetings succinctly mirror my own. Their concerns along with my additional comments follow:

- Increasing the number of unrelated adults permitted to live in the same house from 2 to 5 (with an unlimited number of relatives). This increase would be made irrespective of the size/square footage of the house. This would increase population density beyond what the neighborhoods were constructed to accommodate and create a burden on the infrastructure from parking, schools, water and water treatment as well as increased congestion. All of these have a significant negative impact on our existing neighborhoods.
- Change the distribution of Residential Care facilities throughout the city. Examples of Residential Care facilities include: shelters, community corrections or "halfway houses", sober living, rehabilitation facilities, assisted living, nursing homes, and hospice care. Proponents of increasing the current density of these facilities (in particular community corrections, "halfway houses", and sober living) and dispersing them into established neighborhoods under the auspices of better access to transportation and accessing services is not a sound argument. Work should be pursued to correct the transportation problems, not move the facilities into existing neighborhoods.
- GLA proponents claim that the proposal will improve affordable living. However, affordability will only improve for those seeking to rent a room in a house. For those individuals, couples, families, etc. who are seeking a single-family living environment, for which our neighborhoods were constructed, the GLA would reduce affordability of single family homes within the City of Denver. It would only encourage landlords to convert single family residences into multi-person, multi-family dwelling units and bring with them the negative impacts mentioned above.
- Lastly, City Council does not have the moral authority or mandate from the residents to make such sweeping changes. The GLA will have a huge impact on our city. The changes

contemplated were not debated in our last election and thus City Council should seek a ballot referendum on the contemplated changes before implementing this amendment.

For the reasons stated above, I urge you to vote no on the Group Living Amendment.

Sincerely,

Gayle Reising
610 Clayton St
Denver, CO 80206

Sent from [Mail](#) for Windows 10

From: [niles walker](#)
To: [Fry, Logan M. - CC YA2245 City Council Aide](#); [dencc - City Council](#); [District 1 Comments](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [City Council District 5](#); [City Council District 10](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 9](#)
Subject: [EXTERNAL] Why group living is bad: we are out of water
Date: Sunday, January 24, 2021 4:13:01 PM

We simply need less people rather than more. We are critically close to going to rationing and CPD wants to increase density? Not a good idea.

<https://denver.cbslocal.com/2021/01/22/colorado-drought-conditions-persist-reservoir-water-levels/>

Denver Water told me rationing is coming, and would likely be done per household. So, put 10 people in the house rather than 3 and you can see the problem.

Part of climate change is density, time for Denver to quit building and put a stop on increasing density.

Niles

From: [Susan Miesen](#)
To: [Hancock, Michael B. - MO Mayor](#); [denc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] zone change
Date: Friday, January 29, 2021 7:46:51 AM

I am writing to let you know my vote is NO on the zone change. I live at 3055 East 5th Denver Co 80206. Allowing this will only only create more problems that we are not equipped to handle.

Susan Miesen
303-521-2133

From: [Brady Kolath](#)
To: [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#)
Subject: [EXTERNAL] Zoning changes
Date: Wednesday, January 27, 2021 6:01:41 PM

Hello,

My name is Brady and I am a resident of the City of Denver. I wanted to voice my opposition to the zoning changes being proposed. All of my neighbors are in opposition as well.

Brady Kolath

From: [WENDELL R LOGAN](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Zoning proposal
Date: Monday, January 18, 2021 11:48:43 AM

Any council member voting in favor of this corrupt proposal should face immediate recall. Vote NO!

Sent from my iPad

From: [karenmariedoyle](#)
To: [dence - City Council](#)
Date: Friday, January 29, 2021 11:49:11 PM

VOTE NO ON GROUP LIVING AMENDMENT

Sent from my Galaxy

From: [Webb, Andrew - CPD City Planner Senior](#)
To: [Jim Sederberg](#); [Hancock, Michael B. - MO Mayor](#); [dencc - City Council](#); [Sandoval, Amanda P. - CC Member District 1 Denver City Council](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [CdeBaca, Candi - CC Member District 9 Denver City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Deborah Ortega - Councilwoman At Large](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Jim Sederberg](#)
Subject: RE: [EXTERNAL] GLA
Date: Thursday, January 28, 2021 2:24:30 PM

Hi Mary Jean and Jim – thanks for your input, we'll ensure it is included in the record provided to the City Council for the Feb 8th hearing. For more information on the project and how to watch or participate in that hearing, please visit www.denvergov.org/groupliving.

Thanks,
Andrew

Andrew Webb | Senior City Planner
Community Planning and Development | City and County of Denver
p: (720)865-2973 | andrew.webb@denvergov.org

From: Jim Sederberg <jjjcgjmj@gmail.com>
Sent: Wednesday, January 27, 2021 10:58 AM
To: Hancock, Michael B. - MO Mayor <Michael.Hancock@denvergov.org>; dencc - City Council <dencc@denvergov.org>; Sandoval, Amanda P. - CC Member District 1 Denver City Council <Amanda.Sandoval@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>; Sawyer, Amanda - CC Member District 5 Denver City Council <Amanda.Sawyer@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>; CdeBaca, Candi - CC Member District 9 Denver City Council <Candi.CdeBaca@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>; Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@denvergov.org>; Kniech, Robin L. - CC Member At Large Denver City Council <Robin.Kniech@denvergov.org>; Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>; Jean Sederberg <jjjcgjmj@gmail.com>; Jim Sederberg <jseder1@aol.com>
Subject: [EXTERNAL] GLA

As a resident of Southmoor Park since 1980 I cannot urge you strongly enough to vote "NO" on GLA (Group Living Amendment) on February 8, 2021. To vote for this amendment shows that you do not understand your constituents and their wants and needs.

Mary Jean Sederberg
James H. Sederberg

From: [Webb, Andrew - CPD City Planner Senior](#)
To: [Sally Jones](#); [dencc - City Council](#)
Cc: [Deborah Ortega - Councilwoman At Large](#); [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Clark, Jolon M. - CC Member District 7 Denver City Council](#); [Montano, Dana D. - CC YA3153 Administrator II](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [Torres, Jamie C. - CC Member District 3 Denver City Council](#); [City Council District 5](#); [District 9](#); [Kashmann, Paul J. - CC Member District 6 Denver City Council](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [Black, Kendra A. - CC Member District 4 Denver City Council](#); [Hancock, Michael B. - MO Mayor](#); [Safe and Sound Denver](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Herndon, Christopher J. - CC Member District 8 Denver City Coun](#); [District 1 Comments](#)
Subject: RE: [EXTERNAL] My concerns continue regarding the group housing amendment
Date: Monday, January 25, 2021 11:23:31 AM

Hi Sally – thanks for sending your input, we'll make sure it is included in the record provided to the City Council. For more information about this project, please visit www.denvergov.org/groupliving.

Thanks,
Andrew

From: Sally Jones <olgreymare@yahoo.com>
Sent: Friday, January 22, 2021 8:07 AM
To: dencc - City Council <dencc@denvergov.org>
Cc: Deborah Ortega - Councilwoman At Large <OrtegaAtLarge@Denvergov.org>; Flynn, Kevin J. - CC Member District 2 Denver City Council <Kevin.Flynn@denvergov.org>; Clark, Jolon M. - CC Member District 7 Denver City Council <Jolon.Clark@denvergov.org>; Montano, Dana D. - CC YA3153 Administrator II <Dana.Montano@denvergov.org>; Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>; Kniech, Robin L. - CC Member At Large Denver City Council <Robin.Kniech@denvergov.org>; Torres, Jamie C. - CC Member District 3 Denver City Council <Jamie.Torres@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>; District 9 <District9@denvergov.org>; Kashmann, Paul J. - CC Member District 6 Denver City Council <Paul.Kashmann@denvergov.org>; Gilmore, Stacie M. - CC XA1405 President Denver City Council <Stacie.Gilmore@denvergov.org>; Black, Kendra A. - CC Member District 4 Denver City Council <Kendra.Black@denvergov.org>; Hancock, Michael B. - MO Mayor <Michael.Hancock@denvergov.org>; Safe and Sound Denver <safeandsounddenver@gmail.com>; Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; Herndon, Christopher J. - CC Member District 8 Denver City Coun <Christopher.Herndon@denvergov.org>; District 1 Comments <DistrictOne@denvergov.org>
Subject: [EXTERNAL] My concerns continue regarding the group housing amendment

The recent court decision against Mayor Hancock shows that the aims of this movement are not what they are presenting to the public. The movement needs to be more transparent and honest with the residents of Denver. I assume you have received their most recent documents. If not I will be happy to forward them to you.

In one sent in the last few days it indicates that photos uploaded by citizens regarding NIS complaints cannot be viewed by the NIS inspectors. According to my councilperson's office, that is substantially true. At the office, they are in a

different system and not easy to view, but in the field they cannot be accessed. This is not a good situation and needs to be fixed along with other deficiencies in the system, mainly the **plethora** of planners and the **dearth** of inspectors.

The CPD department tried to correct the issue of the photos not being available easily and readily to the inspectors, but a long standing and reliable member of the city council staff refutes that. Just ask your inspectors. Ask them if they are sufficiently staffed to meet the needs of the public now? Ask them about the staffing needs to regulate the new amendment.

This committee needs more citizen input and less input by those who propose to make money from proposed changes.

Changes in society is evident since the CoVid19 outbreak has affected all of us worldwide. One of those changes is the move by so many to work and shop from home. Many existing large office buildings and retail sites can be rezoned and used to densify, and not gentrify, and meet the needs of a growing Denver. We **can** have a mix of housing. How many of you live in a small apartment? How many of you live in a single family home? I bet I can guess the answers.

This amendment needs major amendments in the truest sense of the word, that is, improvement.

Thank you.

From: [John Simmons](#)
To: [City Council District 5](#); [dencc - City Council](#); [Hancock, Michael B. - MO Mayor](#)
Subject: Re: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Monday, February 1, 2021 8:04:58 PM

I (we) would like to hear the other side.

My simple view is this - Denver is benefitting from the migration patterns from the coastal cities (SF, NY, etc). Why would we adopt the policies that drove those people out?

If you haven't been to SF lately, you owe it to your constituents to see what has happened there. My wife and I met in SF 22 years ago and spent several of our early years enjoying the beauty and culture. My last few trips to SF were disasters. Theft, personal assaults from homeless on what used to be nice streets, etc. We simply don't go there any more. Will not go there.

We absolutely must solve some important problems in Denver. But you can't do it without funding. If you jeopardize property values, what do you have left to support your programs?

> On Feb 1, 2021, at 3:51 PM, City Council District 5 <DenverCouncil5@denvergov.org> wrote:

>

> Good afternoon John,

>

> Thank you so much for reaching out to our office with your thoughts about Group Living.

>

> As you may have read in her Denver Post op-ed this fall, the Councilwoman has a lot of concerns about the Group Living Amendment. For example, the new congregate living rules will not apply to Ch. 59 zoning areas (which include much of District 5). Changes to this "old zoning" are expected to come at a yet-to-be determined date, with details still unknown. She is, however, encouraged by proposed changes to the definition of household. More information on the proposed changes can be found in our latest newsletter update.

>

> That said, she does not make final decisions before hearing public comment and listening to all the voices of the community. Councilwoman Sawyer looks forward to the public hearing on Feb 8th. To ensure that all Councilmembers receive your comments, please email your thoughts to dencc@denvergov.org or sign up to speak at the public hearing on Group Living on February 8th so that all Councilmembers will be able to hear your comments.

>

> Thank you again for your advocacy for our neighborhoods, and for your passion and deep dive into the issues at hand. We have heard from many folks on both sides of this issue and we truly appreciate all the input we've received.

>

> Please don't hesitate to reach out with other questions, or if there is anything else our office can do.

>

>

> Sincerely,

> City Council District 5

>

> Council District 5

> Councilwoman Amanda Sawyer • District 5

> Phone 720-337-5555

> Denvergov.org/CouncilDistrict5

>

> #SEDenverGivesBlood – click here and pledge to donate by February 15th

>

>

>

> *This email is considered an "open record" under the Colorado Open Records Act (CORA) and must be made available to any person requesting it unless it clearly requests confidentiality. Please expressly indicate whether you would like for your communication to be confidential.*

>

> -----Original Message-----

> From: John Simmons <jsimmons224@mac.com>

> Sent: Monday, February 1, 2021 6:42 AM

> To: Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; City Council District 5 <DenverCouncil5@denvergov.org>; Hancock, Michael B. - MO Mayor <Michael.Hancock@denvergov.org>

> Subject: [EXTERNAL] NO Group Living Zoning Code Amendment

>

> I recently moved from Cherry Creek to 9th and Colorado, so copying you both in case voter registration hasn't changed yet.

>

> Oppose this please.

>

>

From: [Webb, Andrew - CPD City Planner Senior](#)
To: [Erik Dyce](#); [dencc - City Council](#)
Subject: RE: Group Living Proposal
Date: Wednesday, February 3, 2021 9:07:16 AM

Hi Erik – thanks for sending your input, we'll make sure it is included in the record for Monday's City Council hearing. For information about how to watch or participate in the hearing, please visit www.denvergov.org/groupliving.

Thanks,
Andrew

From: Erik Dyce <erikdyce@gmail.com>
Sent: Saturday, January 30, 2021 9:31 AM
To: dencc - City Council <dencc@denvergov.org>; Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>
Subject: [EXTERNAL] Re: Group Living Proposal

I am a Denver resident. **I ask you to vote "NO" on the Group Living** proposal residential "density" element for these reasons:

1. I believe the Group Living Advisory Committee was "stacked" with people who were predisposed to approving this change. In fact, some of the advisory committee members will see a financial gain from its passage. When you start out with a biased committee, it really doesn't matter how many hours, weeks, months or years they spend on a proposal. It will still be biased. And, it will not solve any homeless or affordability problems. It will not achieve "equity."
2. This proposal should be put on the ballot to allow Denver voters - the people you were elected to represent - to decide. I was told by my council member that putting it on the ballot "was never discussed" by council members. Why not? Is it because you are worried about the voters rejecting this proposal? Despite what proponents may be telling you, I think the majority of Denver homeowners oppose this proposal. Such a sweeping, substantive change which could affect the value of our homes should be voted on by the people affected.
3. Vote "NO." And if you still wish to pursue this, put the residential density element on the ballot.

Erik Dyce
Denver Resident

From: [Mayorsoffice](#)
To: [Jason Fellows](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#)
Cc: [SANA \(Seventh Ave Neighborhood Association\)](#)
Subject: RE: No on Group Living - Keep Congress Park a single family neighborhood
Date: Wednesday, February 3, 2021 11:07:13 AM

Jason,

Thank you for your email below, and for taking the time to share your thoughts.

Our update to Denver's group living rules touches on two of the biggest challenges we have faced over the last year—the dire need for housing that the pandemic has made even more important, and the national focus on issues of race and social justice. The changes proposed to our zoning code would give residents and housing providers more flexibility. They would begin to address the legacy of discriminatory zoning that has excluded certain populations from residential neighborhoods and overburdened communities of color. This is about making housing options available for everyone, including adding more flexibility for those who are struggling, and ensuring that our policies reflect our values as a city.

You can get the facts about the proposal here: [DenverGov.org/groupliving](https://denvergov.org/groupliving).

Team Hancock

Office of Mayor Michael B. Hancock | City and County of Denver
p: (720) 865-9000 | mayorsoffice@denvergov.org



From: Jason Fellows <fellowsja@hotmail.com>
Sent: Wednesday, February 3, 2021 7:02 AM
To: Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>; dencc - City Council <dencc@denvergov.org>; Mayorsoffice <mayorsoffice@denvergov.org>; Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>
Cc: SANA (Seventh Ave Neighborhood Association) <contact@sanadenver.org>
Subject: [EXTERNAL] No on Group Living - Keep Congress Park a single family neighborhood

Dear Mayor H, CM Hinds, City Council and Mr. Webb:

I am a resident of District 10, and I am writing to register my opposition to the revised GLA.

On a recent livestream, CM Hinds mused about the benefits of the GLA and pointed to Cap Hill as an example of what Congress Park could become.

My family settled in Congress Park specifically because we like it as a single family neighborhood, I don't want to live in a Cap Hill environment.

Please vote NO on the GLA.

Jason Fellows
740 Madison St.
Denver CO
80206

Sent from [Outlook](#)

From: [Webb, Andrew - CPD City Planner Senior](#)
To: [Jason Fellows](#); [Hinds, Chris - CC Member District 10 Denver City Council](#)
Cc: [dencc - City Council](#); [SANA \(Seventh Ave Neighborhood Association\)](#)
Subject: RE: No on the REVISED Group Living Amendment
Date: Thursday, January 28, 2021 2:26:44 PM

Hi Jason – thanks for your input, we'll make sure it is included in the record provided to City Council for the Feb. 8th hearing. For more information about what is proposed, including recent revisions, please visit www.denvergov.org/groupliving.

Thanks,
Andrew

Andrew Webb | Senior City Planner
Community Planning and Development | City and County of Denver
p: (720)865-2973 | andrew.webb@denvergov.org

From: Jason Fellows <fellowsja@hotmail.com>
Sent: Wednesday, January 27, 2021 9:31 AM
To: Hinds, Chris - CC Member District 10 Denver City Council <Chris.Hinds@denvergov.org>
Cc: dencc - City Council <dencc@denvergov.org>; Webb, Andrew - CPD City Planner Senior <Andrew.Webb@denvergov.org>; SANA (Seventh Ave Neighborhood Association) <contact@sanadenver.org>; Jason Fellows <fellowsja@hotmail.com>
Subject: [EXTERNAL] No on the REVISED Group Living Amendment

Dear Councilman Hinds, Denver City Council and Andrew Webb:

I am a resident of District 10.

I am writing to ask you to REJECT the Revised Group Living Amendment.

I would put forth three reasons:

1. My family bought our house on the 700 block of Madison because we wanted to live in a quiet, single family environment. I do not want the possibility of up to 5 unrelated adults + their relatives living next door to me. That is not what i signed up for.
2. The Group Living Amendment has put forth for improve affordable living - but affordability will only improve for those seeking to rent a room in a house. For those seeking a single-family living environment - i.e. couples, families, etc, the Group Living Amendment would reduce affordability of single family homes within the City of Denver.

3. City Council does not have the moral authority, or a mandate to make this change. The GLA will have a huge impact on our city. The changes contemplated via the GLA were not debated in our last election, and if this Council seeks to make these wholesale changes, for which they do not have a mandate, I ask you seek one via a referendum on the contemplated changes.

Chris and I corresponded via a recent live-stream about affordability. Chris disagreed when I asserted that GLA would reduce affordability, and then went into Econ 101 about why it would improve affordability.

The question is "IMPROVE AFFORDABILITY FOR WHO"?

Chris pointed to Cap Hill as the goal - I don't WANT to live in Cap Hill. I want to live in Congress Park, a single family neighborhood. That's where we bought, that's where we want to live.

Affordability for those seeking to live in a group living environment should not be provided on the backs of those of us who have spent a lifetime working, scrimping, saving and sacrificing to provide the environment we chose to live in.

I urge you to reject the Group Living Amendment.

Sincerely,

Jason Fellows
The Fellows Family
740 Madison St.
Denver, CO
80206

t: 303-909-8936

Sent from [Outlook](#)