

Group Living Code Amendment

2022 Monitoring Metrics

July 2022



Group Living Text Amendment

Presentation Contents

- ☐ Text Amendment Background
- ☐ Review of Monitoring Metrics
 - 1) 311 Inquiries
 - 2) ZNIS Violation Case Data
 - 3) CPD Residential Care Use Data
 - 4) Excise and Licenses Data
 - 5) Department of Safety Data
 - 6) American Community Survey Data

Group Living Text Amendment

- Passed in February 2021, key changes included:
 - Increasing the number of unrelated adults per dwelling,
 - Regulating residential care facilities by the number of people they serve, rather than the type of service they offer.
- CPD commitment to a 4-year monitoring program
 - Metrics were developed to monitor the effects of the amendment
 - This presentation provides an overview of these metrics after one year

Denver 311: Monitoring Inquiries

Reporting Period	Inquiries received by 311 for <i>Number of Unrelated Occupants</i>
Baseline: April 2020 - March 2021	128
1st Year: April 2021 - March 2022	75

Significant decrease could be contributed to many factors. May be related to broader knowledge of the allowed number of unrelated occupants.

Reporting Period	Inquiries received by 311 for <i>Number of Vehicles and Parking on Lawn</i>
Baseline: April 2020 - March 2021	889
1st Year: April 2021 - March 2022	712

20% decrease in 311 inquiries for number of vehicles and parking on lawn violations.

Accela Data: ZNIS Violation Case Data

Reporting Period	Total Number of ZNIS Cases Related to Unrelated Occupants	Number of Verified Unrelated Occupant Violations	Unrelated Occupant <u>and</u> Number of Vehicles
Baseline: April 2020 - March 2021	46	6	1
1st Year: April 2021 - March 2022	23	0	0

Of the violations from the baseline year:

- Two uses that were cited for being in-violation were later permitted as boarding houses or residential care uses
- At least two of the cited violations would now comply with the updated regulations

Community Planning and Development Data

Reporting Period	Residential Care Use Zoning Permits
Baseline: March 2021	136
1st Year: March 2022	138

- Two new permits for Residential Care Uses were issued between adoption and March 2022.
- The existing Residential Care Uses were verified in 2021, when the baseline data were established.

Excise and Licenses Data

Reporting Period	Number of Active Boarding Home Licenses
Baseline: April 1, 2021	44
1st Year: April 1, 2022	38

Excise and Licenses indicates there is no clear cause for this fluctuation.

Reporting Period	Number of Active Short-term Rental Licenses
Baseline: April 1, 2021	1,944
1st Year: April 1, 2022	2,173

The number of active short-term rental licenses is increasing but has not yet reached pre-pandemic numbers.

(2,580 licenses on 2/3/20)

Department of Safety Data

Average Police Responses:			
Reporting Period	Apartments With 20+ Units	Community Corrections Facilities	Community Corrections Facilities (Public Safety Responses)
2020	27	31	12
2021	26	55	19

- The Department of Safety compared the number of Police responses and arrests at Community Corrections facilities with those at apartment buildings with 20+ units.

American Community Survey

5-Year Estimate Period	Percentage of households with 5 or more persons
2015-2019	7.2%
2016-2020	7.0%

5-Year Estimate Period	Percentage of households that are owner-occupied
2015-2019	49.9%
2016-2020	50.4%

5-Year Estimate Period	Average Household Size
2015-2019	2.29
2016-2020	2.44

These numbers are estimates based on a 5-year period that precedes the reporting period in the Group Living text amendment monitoring report.

Baseline data represents the 5-year period from 2015 to 2019.

1st year data represents the 5-year period from 2016 to 2020.

Due to the delay in the data reporting from Census.Gov, this data will not provide valuable insight until estimates are published that include the years since the adoption of this amendment.

Conclusion

- ☐ Some estimates and data are not yet available for analysis.
- ☐ There are not significant changes in the metrics that would allow for conclusions to be drawn.
- ☐ The Group Living Text Amendment has not resulted in an increase in zoning violations or 311 inquiries for unrelated occupants.
- ☐ CPD will continue monitoring and reporting for 3 years.