

From: [Carol Ward](#)
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](#); [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 TONIGHT'S ZONING PROPOSAL***
Date: Monday, February 8, 2021 1:24:27 PM

Ladies and gentlemen,

I am writing to ask you to vote "NO" on the Group Living Proposal at tonight's City Council meeting. Is this Proposal AS WRITTEN the best possible solution for your constituents?

I understand that 4 years of city planning time has been invested in this Proposal. This is a sunk cost at this point. Many of you noted that CPD did a poor job with this Proposal. The work it's done lately to attempt to salvage the Proposal resulted in a bloated and convoluted 200+ page document of detailed text amendments that most people haven't actually read and is difficult to comprehend. Denver residents deserve better from their government.

Let's be clear, I am not opposed to increasing the number of unrelated adults in a unit zoned as single family.

I am not opposed to more placements for some residential care.

I am not opposed to finding more equitable solutions in the Denver zoning code.

What I am opposed to is this entire process, the number of issues the Proposal attempts to address in a single change and how the City has handled feedback from those who oppose the Proposal as written. The most recent case in point is the "fact checking" document which has since been proven to have incorrect statements in it. CPD's attempts to shame the opposition into silence actually ended up having the opposite effect.

Tonight's vote puts all of you in the position of having to vote on sloppy work that does not meet the needs nor the wants of most Denver residents. **Please do the right thing and vote "no" on this Proposal as written.** Starting fresh and **tackling one issue at a time** would allow some breathing space for everyone – and serve as a good first step in mending the divisions this poorly-executed Proposal process has created.

Thank you!

Respectfully submitted,

Carol A. Ward
Council District 4

From: [lynne bruning](#)
To: [dence - City Council](#)
Cc: [District 9](#); [Deborah Ortega - Councilwoman At Large](#); [kniechatlarge](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#)
Subject: [EXTERNAL] 20-0888 DENY and place comments PDF in official record
Date: Monday, February 8, 2021 10:16:10 AM
Attachments: [2021 02 08 Bruning to City Council DENY Group Living February 8 2021.pdf](#)

Dear Staci Gilmore and Denver City Council,

Please include my enclosed 6 page PDF letter requesting City Council DENY 20-0888, the Group Living Amendment, in the official record and minutes for this vote scheduled on February 8, 2021.

Please confirm receipt of this email to lynnebruning@gmail.com

Thank you for your assistance.

Respectfully,
Lynne Bruning
District 9
lynnebruning@gmail.com

From: [Denver DSA Steering Committee](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Denver DSA Supports the Group Living Code Amendment
Date: Sunday, February 7, 2021 3:12:58 PM

Hello Andrew Webb, and Denver City Council Members,

We, the Denver Chapter of the Democratic Socialists of America (DSA), would like to convey our STRONG SUPPORT for the Group Living Text Amendment. It is important that we continue to change as a city, do all that we can do to make Denver more equitable, combat historical injustices in our residential zoning laws, and offer real solutions to address the growing housing crisis.

That said, we disagree with revisions made to the original plan which reflect unfounded fears rather than equitable housing policy. The city should make the following changes to the amendment:

1.

The words “Unrelated Adults” should be completely removed, and there should be no hard cap of adults in the home, but rather be a flexible cap related to the square footage of the home. There are already numerous homes that are sub-plexed allowing 2 per individual unit. There are examples all over Denver where there are as many as 6-units thereby already allowing for 24 unrelated adults to live in the home, where a house directly across the street of the same size is limited to only 2.

By the admission of the City Planner, enforcement of the rule on the number of unrelated adults is inherently racist in practice. By removing the language of “Unrelated Adults”, we would end the practice of Black, Indigenous, and people of color (BIPOC) being disproportionately reported to City of Denver inspections, or being given fewer options for housing than white people out of concern of being reported, or potentially being required to move out during what is an unprecedented housing crisis.

However, should a hard cap remain, we strongly urge the cap to be revised to 10 unrelated adults as originally proposed by city planners. A limit of 4 or 5 essentially eliminates the opportunity to form co-ops, or for the existing co-ops to become legal. There are unofficially many co-ops existing around Denver, but they are unable to register due to the current limitations of unrelated adults. The proposed changes will not be sufficient to allow them to become legal.

Furthermore, in the presentation to Denver City Council, Andrew Webb presented data comparing Denver to its peer cities. Despite having various caps allowing anywhere from 2 to 8 unrelated adults, all of the peer cities still averaged fewer than three unrelated adults per household. This data indicates that we likely won't see a significant change in our average household size whether the cap of unrelated adults is 5 people or 8 people.

2.

We would also like to request Denver City Council to consider easing the restrictions on residential care facilities. In the presentation by Andrew Webb, it was clear that there were no significant issues from the facilities that were in existence prior to their original exclusion. As such, any concerns regarding these facilities are rooted in fear and not reality. With this in mind, we request that the restrictions added to the amendment at the final LUTI committee meeting be rescinded to allow for more people in smaller facilities serving up to 12 people, as well as allowing similar sized community corrections facilities within single-unit and two-unit zone districts, so long as they are within a reasonable distance to public transit.

Allowing individuals transitioning from the carceral system to join our communities will help both those within the facilities to be supported by their families, as well as give their loved ones greater access to them while they reside in the facility. This crucial nexus of social support will enable more of these residents to successfully reintegrate into our larger community,

Thank you for your time and consideration.

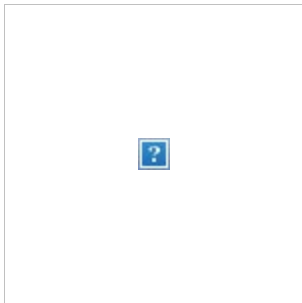
In solidarity,

Steering Committee Denver DSA

(720) 319-8678

[Email](#) | [Website](#) | [Calendar](#)

[Instagram](#) | [Twitter](#) | [Facebook](#)



Join us in the fight for a better world by visiting dsausa.org/join!

From: [Karen Jo](#)
To: [Hancock, Michael B. - MO Mayor](#)
Cc: [dencc - City Council](#)
Subject: [EXTERNAL] GLA: Give it more time.....place on hold....
Date: Monday, February 8, 2021 7:27:38 AM

After mulling over the voices of fellow citizens in print and at various meetings, I submit these suggestions to consider before a final vote:

1. Correct area 59 BEFORE the vote so that we, indeed, are all equal.
2. Create rules and regulations that allow a channel for enforcement.
3. Require a “permit” so that neighbors and enforcement/regulatory agents will know how many are living in the space.
4. Try an “experiment”: Place a group home, rehab facility or a residence with 5 unrelated adults (and all their children and their children’s children under 18) on the blocks where the Mayor, city council members, and the authors of the amendment live. They, and their neighbors, can then observe first hand if it is workable, enforceable and even viable.

Karen Jo
District 10
jokaren9@gmail.com

From: [E J Lorimer](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] GLAC - please vote NO
Date: Monday, February 8, 2021 2:46:27 PM

[Denver Post Feb 7]The median household income for Denver is \$68,592, [according to the U.S. Census Bureau](#), and [rule of thumb is that no more than 30% of your gross income should go toward rent](#). [The median price for a two-bedroom apartment was \\$1.580 in September](#) — about 28% of a household's pay. [Considering 13% of Denver's population sits below the federal poverty line \(about \\$27,000 for a family of four\)](#), that income-to-rent ratio is much more difficult to find.

The 13% is based on what people report and there are some who do not report all income. So why is it, again, that we need GLAC to address the 13% who *may* rise and the 87% who more likely will get hurt by this poorly written document?

As a retiree, I am well below the median income level. I have planned that equity from my yet-to-be paid off home would carry me to senior care. I so fear this will "erase" my ability to migrate to a senior home because of the inclusion of homeless and other unlicensed residential care you have wrapped into this text amendment.

I am fine with the 5 unrelated adults living together, but wonder why all of Denver must support a low number who technically break the rules? Why can this not be handled by permit or by the rental owners as an option? And, when news stories run about the plight of five housemates who must live "illegally"- it is not the same as five adults and all minor children. This concept has been majorly misrepresented.

This amendment also **does not** address homelessness or affordability of dwellings.

Why can this amendment not be broken out so that you actually begin to solve homelessness in Denver by taking an arial view of all money available, problems to solve and what's missing. It's a common business practice that Denver seems to prefer to avoid. And to also have our over-burdened complaint-driven 311 system be the ones to call when there are issues puts all burden of issues onto residents. How is that justified?

PLEASE do not vote this through. It is not ready and it needs to be processed more thoughtfully. It did not help Seattle, Portland or any other city that you compare your idea to. Denver residents deserve more from its City Council.

Thank you for reading and considering.

Jane Lorimer
Denver Resident 54 years

From: [Jim Cortney](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] Group Living Amendment - VOTE NO!
Date: Monday, February 8, 2021 2:07:24 PM

THIS IS NOT THE SOLUTION!!

From: [Don & Betty](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Amendment
Date: Sunday, February 7, 2021 11:44:20 PM

To the City Council:

- Having lived in southwest Denver for 39 years,
- having great concern about the parking issue created by this proposal,
- having concern that 20% of the city is not impacted by this amendment, including the mayor and a number of city council members,
- having seen media stories that people already have 8 unrelated people living together,
- having concern that there is no limit on the number of children in addition to the 5 unrelated adults allowed in a single residence,
- having concern over community corrections adding halfway houses in our neighborhood without public hearings,
- having concern that the proposal will actually increase rental property costs in the city, thus driving out single families,
- having concern that the proposal will reduce the amount of green space in the city as more homes will add concrete parking places on what was previously grass,
- seeing that the Committee had an overwhelming number of self-interest individuals and representatives of groups who would benefit from this proposal, yet actually do not reside in the city of Denver, (why didn't you have a representative of each neighborhood association or at least a majority representing the neighborhoods),
- I believe this proposal will be harmful to many neighborhoods in the city (I already know two middle income families who have moved outside of the City and County of Denver), and
- Strongly desirous of keeping Denver as an attractive habitable city without overcrowding, therefore

I INFORM YOU THAT MY WIFE AND I ARE OPPOSED TO THE PASSAGE OF THIS AMENDMENT.

Don and Betty Schaefer
2733 S. Otis St.
Denver

From: [Comcast.net](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Group Living Proposal
Date: Monday, February 8, 2021 11:32:11 AM

If this proposal passes, our home will be on the market. We have lived in this house 32 years. It has been remodeled and well maintained. Denver is one of the few cities families can safely live in and have a decent quality of life. I do not want group homes, half way houses, or multiple family homes blocks away from my front door. The strong tax base Denver has enjoyed will show it's disapproval by moving out of this city. Jan Robbins.

Sent from my iPhone

From: [Pete and Carol](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Increase in Housing Code occupancy limit
Date: Sunday, February 7, 2021 2:36:36 PM

Councilwoman Sandoval -

We just recently learned of the referenced zoning change and would like to share our concerns with you, as our current representative for District 1, where we have resided for over 30 years, now. We understand the rationale for updating city codes, but believe that in this case the increase in the number of unrelated adults, from 2 to 5, and without apparent regard for the size of house and lot, is too extreme, and should be approached more progressively/responsibly over time, and especially with regard to the dynamically new health factors of the current worldwide pandemic.

We have real experience in our home in the Highlands on 30th Ave. when, 7 or so years ago, our next door neighbor moved out to the western suburbs and began to rent his "Denver Bungalow" (approx. 1100 sq. ft. on the main floor, w/ some additional basement space, depending on the extent of remodeling, on about a 40 ft. wide x 130 ft lot). Since that time, we've now learned, neither the landlord, nor the property management company, adhered to the Denver housing code's stipulation for no more than 2 unrelated adult occupants. Likewise, there was no enforcement from the City.

We share the following real observations and ask for your consideration in establishing a more responsible, incremental maximum number of unrelated adult housing occupants (we recommend no more than 3):

- Each unrelated adult (UA) occupant is essentially a small "family-like" unit, except that they function independently, not as related family members.
- Each comes with 1, or more vehicles (recreational, like a large pickup, or company business vehicle, etc). 1920's bungalow garages don't generally accommodate today's vehicles, so that would put 5 or more vehicles parked on the street for a given home. Regular families typically share vehicles. Denver's monthly street sweeping for 8 months of the year already puts a challenge on vehicle parking, when all must be on one side of the street.
- Each UA typically drives to their work, not using bikes (especially given their often lack of familiarity with, and tolerance for, Denver's normal winter weather), or public transit.
- As they are independent, each UA routinely drives to grocery stores, or to fast food outlets, to bring home their own food supplies/meals. Not only are there, then, more vehicle trips per house, but there's also a visible increase in the trash being generated for City pickup.
- Not surprisingly, UA's have pets. The smallish bungalow lots and backyards might accommodate 1 family dog, for example, or 2. With the code change increase, that same space could be used for as many as 5 or more dogs, with the associated urine and fecal matter. That volume, with the resulting odor in the air, can't be constrained within a given yard.
- Socializing events at a home by UA's often seems to bring a notably larger number of individuals together, when, say, compared to a family inviting its friends/family "over for an evening". With the potential for 5 (proposed increase) individuals now each bringing together their groups of friends/family, the scene quickly takes on a college party scale (think CU students on "The Hill" in Boulder). Then, there's the lack of adherence to, now, important Covid social distancing behavior (right through the chain link fences between backyards).
- Since, apparently, the current the UA code limit of 2 is not enforced, what will prevent the proposed limit of 5 from being, in reality, 7, or 8, or ...?

- We have a real concern that the increase in UA's to 5 has the potential to have many of Denver's home owners suddenly living next door to a VRBO like situation. We chose, like others, to not live in the more dense neighborhoods of Denver's inner city. We don't believe that we should have to bear the burden of the housing circumstances, the high rents charged by landlords, or the over inflated cost of homes.

Thank-you for your consideration in this matter of importance, and "Thank-you" for your service, especially during this challenging period.

Regards,

Pete & Carol Toth
pctoth@q.com

PS.

It does appear, after reading this morning's article in The Post, that an increase in the limit of unrelated adults is set to be passed by city council this coming Monday. That's regrettable, to our minds. We genuinely believe that a more sensible and sensitive approach would have been to make incremental changes, and monitor the impacts, before just making one dramatic increase, largely, it seems, because other cities have done so. Even better, would have been for Denver to approach the issue in a formulaic manner, in which the number of unrelated adult occupants would be based on the live-able square footage of any given house. Eight adults in the illegal cooperative referenced in the Post's article, a 4000 sq. ft. home, doesn't quite compare to 5 living in a 1100-1500 sq. ft. bungalow, such as ours, or the one next door.

From: [Teresa Lynne](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Sunday, February 7, 2021 10:26:12 PM

Please vote NO

Teresa

From: [Maricela](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Sunday, February 7, 2021 5:26:14 PM

Dear City Council:

My name is Maricela Cherveney and I have read the changes made to the Group Living Zoning Code Amendment. I do not support the Amendment as currently written.

I currently live near a homeless shelter, where the City and County failed to obtain community input. In the short time that the shelter has been in operation, we have had to deal with the influx of more people passing through or camping and creating safety issues, e.g. more trash/waste, drugs and public urination/defecation.

As such, I am greatly concerned about allowing:

- density in all single-family homes to increase a minimum of 150% -- from 2 to 5 unrelated adults plus unlimited minor children -- in any size home(**except select neighborhood communities**)
- new 1-10 person 24/7 homeless shelters in all neighborhoods (**except select neighborhood communities**), with expansion to 100 guests for 130 days, and no buffer from schools
- up to 3 homeless shelters within a 1 mile radius in single family residential neighborhoods(**except select neighborhood communities**)

I ask that you **vote “no”** on this Amendment as written.

Thank you.

Sincerely,

Maricela Cherveney

From: [Teresa Lynne](#)
To: [denc - City Council](#)
Subject: [EXTERNAL] NO Group Living Zoning Code Amendment
Date: Sunday, February 7, 2021 10:27:27 PM

PLEASE NO Group Living Zoning Code Amendment

Teresa Stoffel

From: schneider.susan45
To: [denc - City Council](#)
Subject: [EXTERNAL] NO group living zoning code amendment
Date: Monday, February 8, 2021 12:19:22 PM

I am opposed to this amendment as it is currently drafted.

I have seen the numerous concerns expressed by Safe and Sound Denver and agree with their concerns.

Before you pass anything, you should unite the two disparate zoning codes for all of Denver. Then, start an honest discussion with residents and don't hide the details of what you are trying to do in the weeds of a dense and complicated zoning revision.

This revision will damage Denver and its neighborhoods. Don't do it. You will create rights that cannot be undone and circumstances where existing residents will lose the value of their homes, and there will be more circumstances where the City will be unwilling or unable to enforce or protect residents' interests.

Once again, developers will benefit at everyone else's expense. Nothing like shoving major changes to our neighborhoods down our throats during a pandemic. Stable neighborhoods? Who cares. Notice and public comment? A mere formality to be ignored.

Please vote no.

Thank you,

Susan Schneider
1932 Hudson St.

Sent from my Verizon, Samsung Galaxy smartphone

From: [Olga Zak](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] NO, Vote, please
Date: Monday, February 8, 2021 6:16:31 AM

Please, Vote No on the zoning. Don't destroy Denver. Don't sell Denver to special interest groups.

Why do you think we have so many people who moved here from cities you want to emulate? Don't divide Denver more into have and have not's.

Thank you,
Taxpayer Olga Zak

From: [Tonia Wilson](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Please Read - A Letter Not In Today's Packet
Date: Monday, February 8, 2021 6:27:15 AM

Hello.

I am writing to ask you to vote “NO” on the Group Living Proposal at tonight’s City Council meeting. Do you believe the Proposal AS WRITTEN is the best possible solution for your constituents?

If you are thinking about voting “yes” because so much time has been invested in this process already, then I urge you to vote “no.” Four years of city planning time is a sunk cost at this point. Many of you have noted that CPD has done a poor job with this Proposal. The work it’s done lately to attempt to salvage the Proposal has resulted in a bloated and convoluted 200+ page document of detailed text amendments that most people haven’t actually read. Denver residents deserve better from their government.

If you are thinking about voting “yes” because you believe the City can quickly come up with a solution for the inequitable Chapter 59 issue, then I urge you to vote “no.” Ten years have passed since Denver began operating under two zoning codes. An estimate from five years ago showed it would take 2.5 years and over \$500,000 to fix the issue. CPD confirmed last week that it has no plan and no dedicated funds to address the issue. Plus, the City is in a budget crunch. How realistic is it that this fix will be a priority any time soon?

If you are thinking about voting “yes” because you believe this Proposal will address housing affordability, then I urge you to vote “no.” The 2018 charter for the Group Living Advisory Committee specifically states that issues around housing affordability were not in scope because those issues cannot be resolved in the zoning code. How likely is it, though, that an unintended consequence of the Proposal is less housing stock available for those who want to buy and occupy a single family house while the market is gobbled up by real estate investors intent on converting more houses to rentals?

To be clear, I am not opposed to increasing the number of unrelated adults in a unit zoned as single family. I am not opposed to more placements for some residential care. I am not opposed to finding more equitable solutions in the Denver zoning code. What I am opposed to is this entire process, the number of issues the Proposal attempts to address in a single change, and how the City has handled feedback from those who oppose the Proposal as written. The most recent case in point is the “fact checking” document which has since been proven to have incorrect statements in it. CPD’s attempts to shame the opposition into silence actually ended up having the opposite effect.

Now you are in the awkward position of having to vote on sloppy work that does not meet the needs nor the wants of Denver residents. Please do the right thing and vote “no” on this Proposal as written. Starting fresh and tackling one issue at a time would allow some breathing space for everyone – and serve as a good first step in mending the divisions this poorly-executed Proposal process has created.

Tonia Wilson
Denver, CO

From: [Bernadette Lamont](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [Kniech, Robin L. - CC Member At Large Denver City Council](#); [dencc - City Council](#)
Subject: [EXTERNAL] PLEASE vote against the Group Living Amendment
Date: Sunday, February 7, 2021 3:55:48 PM

Dear Council Members,

I am asking for your support to vote no on the Group Living Amendment. I know you have heard all of the arguments against this already. Please don't make the Denver suburbs more desirable to live in than Denver proper.

Sincerely,
Bernadette Chaloupka Lamont
2955 S. Raleigh St.
Denver, CO 80236

From: [Richard Saiz](#)
To: [Flynn, Kevin J. - CC Member District 2 Denver City Council](#)
Cc: [Montano, Dana D. - CC YA3153 Administrator II](#); [dencc - City Council](#); [Ortega, Deborah L. - CC Member At Large Denver City Council](#); [kniechatlarge](#)
Subject: [EXTERNAL] Please vote No on the GLA
Date: Monday, February 8, 2021 9:45:54 AM

Kevin,

While your work has resulted in many necessary changes to the GLA, there are still too many unknowns for me to be comfortable with the GLA. For example, we have no way of knowing which properties on the west side of Bear Valley would be eligible for a CCF if the Chapter 59 zoning is revised.

I think having homeless shelters in our neighborhoods would also have a negative impact in too many ways to mention here.

I am disappointed that all of the benefits presented by the Group Living advocates are for transient groups; those who are incarcerated, homeless, or who want to live with other unrelated adults. While I agree that these groups need help, I disagree that the help provided to them should be provided solely at the expense of our neighbors and neighborhoods. Clearly, there will be expenses for residents who have done everything right for decades; negative quality of life, safety and financial impacts, both measurable and immeasurable for decades to come. I have seen very little, if any, consideration offered for the risks the city is asking Denverites to assume. Removing the threat of having a CCF on my block is not a benefit, it is a strong arm negotiating tactic designed to make us feel like we-really-made-a-difference while we are being led down the primrose path. Thank you GLA for graciously not allowing 40 incarcerated individuals to live in a house next door to me!! You are the best!!

I am disillusioned with the arrogance displayed by city planners, our mayor and some members of city council. To press on despite the overwhelming opposition expressed by Denver residents from all walks of life, from all types of neighborhoods, and from all ethnic backgrounds would be laughable if these changes weren't so extensive and serious. For the city to present a plan that is still one-sided, makes me wonder why any Denver resident should care about their community or try to make Denver a better place.

Please vote NO on the Group Living Amendment.

Richard Saiz

From: [Alice Benitez](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Proposed Group Living and Zoning Code Amendment
Date: Monday, February 8, 2021 2:52:46 PM

Dear City Council Members,

I wanted to register my opposition to the proposed group living and zoning code amendment that is under consideration by the City Council. I have had an opportunity to study this proposal and believe that more public involvement is essential before a vote is held. Although I know this issue has been pending for some time, Covid has prevented many people from participating in this debate, and it is clear that many Denver residents do not realize the impact of the proposed changes. Their voices should be fully heard and considered before a regrettable decision is made by the Council.

I strongly disagree with the Council's statement that this proposal "reflects thoughtful compromise from all sides after months of thorough review by the public". In reviewing the public comments submitted, it is painfully clear that there is no consensus on this proposal and that there is in fact substantial opposition to it, if not a majority of opposition.

The proposed changes pose serious threats to the integrity of Denver neighborhoods and the quality of life which drew us here. Increasing the allowable number of unrelated adults, families, multi-resident facilities, and vehicles in neighborhoods would decrease the desirability and livability of our neighborhoods, would create irreconcilable neighborhood conflicts, and would increase Denver neighborhoods' vulnerability to over-crowding, as well as trash, parking, noise, and health and safety problems.

We request that a decision on this proposal be postponed and that further well-publicized public meetings be held in each neighborhood by each Council member prior to adopting or amending this proposal. These amendments are far too important to pass without a more thorough vetting and broader opportunities for public input.

With best regards,

Alice Benitez

From: [Keith Diggs](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Proposed Ordinance 20-0888
Date: Monday, February 8, 2021 1:43:15 PM

To Whom It May Concern:

I write concerning tonight's [proposal](#) to expand the number of unrelated adults who may live together in Denver.

While the reform is a step in the right direction, it still fails to fully respect individuals' right to establish a home. Occupancy regulations must be limited to true hazards to public safety, and it is not a proper function of government to regulate household composition or judge whether housemates are "committed" to each other. Such regulations needlessly deny housing to the less fortunate.

Restrictions on cohabitation are subject to a "careful assessment" of their purpose and impact on constitutional rights. *Zavala v. City & County of Denver*, 759 P.2d 664, 672 (Colo. 1988). I urge the Council to set a national example by lifting all restrictions on inhabiting private homes.

Best,

Keith Diggs

Attorney (Ariz. Bar No. 032692)

INSTITUTE FOR JUSTICE | 398 S. MILL AVE., STE. 301

TEMPE, AZ 85281 | (480) 557-8300

kdiggs@ij.org

From: louraders@gmail.com
To: [dencc - City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [St. Peter, Teresa A. - CC Senior City Council Aide District 10](#)
Cc: ["Annette Woodward"](#); ["Linda Barker"](#); ["Doug Haeussner"](#); ["John Albers"](#); ["Jeff Bernard"](#); ["Wayne and/or Leslie New"](#); ["Richard Cohen"](#); mshellenbarger@alumni.nd.edu; ["Ingrid Glancy"](#); ["Kate Taucher"](#); ["Dale Rudolph"](#); ["Kevin Landon"](#)
Subject: [EXTERNAL] RE: CCNNA Opposition Statement to GLAC - UPDATE TO RESIDENT RESPONSE TABLE
Date: Monday, February 8, 2021 12:24:44 PM
Attachments: [CCNNA - GLAC Responses.pdf](#)

Dear All: As I indicated in my original submission, I expected the number of CCNNA respondents to increase and we have had an additional 10 people respond that they agreed with the CCNNA position statement. Accordingly, attached is the updated table of respondents and the updated numbers are as follows:

- 300 were expressly in support of the CCNNA opposition position statement,
- 49 were not in favor of the Proposed Amendment at all (meaning it is likely they are not in favor of the increase to 5 unrelated adults either), and
- 2 persons were in favor of the Proposed Amendment.

Thank you for updating this information if and as you are able to do so.

Best regards,

Lou Raders, President CCNNA

From: lou.raders@gmail.com <lou.raders@gmail.com>
Sent: Thursday, February 4, 2021 6:26 PM
To: 'dencc@denvergov.org' <dencc@denvergov.org>; 'chris.hinds@denvergov.org' <chris.hinds@denvergov.org>; 'Webb, Andrew - CPD City Planner Senior' <Andrew.Webb@denvergov.org>; 'Teresa.St.Peter@denvergov.org' <Teresa.St.Peter@denvergov.org>
Cc: 'Annette Woodward' <annette.woodward@comcast.net>; 'Linda Barker' <barkerlk22@gmail.com>; 'Doug Haeussner' <doughaeussner@gmail.com>; 'John Albers' <jalbersdvm@gmail.com>; 'Jeff Bernard' <jeff@cherrycreek.cc>; 'Wayne and/or Leslie New' <newleeway@gmail.com>; 'Richard Cohen' <richardmcohen@hotmail.com>; 'mshellenbarger@alumni.nd.edu' <mshellenbarger@alumni.nd.edu>; 'Ingrid Glancy' <ingrid@ingridglancy.com>; 'Kate Taucher' <ktaucher@mac.com>; 'Dale Rudolph' <dale.rudolph1@gmail.com>; 'Kevin Landon' <kgl4n6@gmail.com>
Subject: CCNNA Opposition Statement to GLAC

Dear Councilman Hinds, City Council Members and Mr. Webb:

Please find attached (i) Cherry Creek North Neighborhood Association (CCNNA), the official RNO for our neighborhood, letter of opposition to the GLAC proposal, (ii) CCNNA table with residents' responses to outreach, (iii) outreach flyer delivered throughout the Cherry Creek North neighborhood, and (iv) CCNNA opposition statement with GLAC summary. You will notice that the majority of CCNNA residents who responded approve the compromise to 5 unrelated adults and minor children reached for the definition of Household. However, they oppose the rest of the GLAC, for the reasons stated in the attached materials. Please note that we all appreciate the efforts Mr.

Webb and City staff put forth in this legislation, but the vast majority of residents do not think that the final proposal is satisfactory and that too many issues remain to be addressed.

Thank you.

Lou Raders, President CCNNA

Copied to the Board of CCNNA and its zoning committee

From: [Wayne and/or Leslie New](#)
To: [Lou Raders](#)
Cc: [dencc - City Council](#); [Hinds, Chris - CC Member District 10 Denver City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [St. Peter, Teresa A. - CC Senior City Council Aide District 10](#); [Annette Woodward](#); [Linda Barker](#); [Doug Haeussner](#); [John Albers](#); [Jeff Bernard](#); [Richard Cohen](#); [Mark and Melanie Shellenbarger](#); [Ingrid Glancy](#); [Kate Taucher](#); [Dale Rudolph](#); [Kevin Landon](#)
Subject: [EXTERNAL] Re: CCNNA Opposition Statement to GLAC - UPDATE TO RESIDENT RESPONSE TABLE
Date: Monday, February 8, 2021 12:39:23 PM

Thanks Lou.
Leslie

On Mon, Feb 8, 2021 at 12:20 PM <louraders@gmail.com> wrote:

Dear All: As I indicated in my original submission, I expected the number of CCNNA respondents to increase and we have had an additional 10 people respond that they agreed with the CCNNA position statement. Accordingly, attached is the updated table of respondents and the updated numbers are as follows:

- 300 were expressly in support of the CCNNA opposition position statement,
- 49 were not in favor of the Proposed Amendment at all (meaning it is likely they are not in favor of the increase to 5 unrelated adults either), and
- 2 persons were in favor of the Proposed Amendment.

Thank you for updating this information if and as you are able to do so.

Best regards,

Lou Raders, President CCNNA

From: lou.raders@gmail.com <lou.raders@gmail.com>
Sent: Thursday, February 4, 2021 6:26 PM
To: 'dencc@denvergov.org' <dencc@denvergov.org>; 'chris.hinds@denvergov.org' <chris.hinds@denvergov.org>; 'Webb, Andrew - CPD City Planner Senior' <Andrew.Webb@denvergov.org>; 'Teresa.St.Peter@denvergov.org' <Teresa.St.Peter@denvergov.org>
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Thank you.

Lou Raders, President CCNNA

Copied to the Board of CCNNA and its zoning committee

From: [Erik Stark](#)
To: [dence - City Council](#); [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](#); [Gilmore, Stacie M. - CC XA1405 President Denver City Council](#); [kniechatarge](#); [Deborah Ortega - Councilwoman At Large](#)
Subject: [EXTERNAL] RE: Here we go again
Date: Monday, February 8, 2021 10:54:17 AM

City Council is on a roll. After shoving the EAP into northeast Denver during a pandemic when relatively few actually participated in the online feedback sessions and no one could meet in person at larger meetings to have more meaningful engagement, you now are poised to shove the Group Living Amendment into all of Denver during a budget and staffing crisis due to the same pandemic, ensuring any facilities opened in our neighborhoods will be underfunded, understaffed, and basically the responsibility of the neighborhoods to monitor. Issues or real problems that may arise will likely take weeks or months to address due to the already stretched thin City Inspectors and this will continue for the foreseeable future, and what you have is another nice idea that ends up being poorly thought out, poorly designed, poorly approved, poorly delivered and poorly received.

Nice job!

Much like the EAP, there are big cheerleaders for this latest round of “..Shut up citizens! We’re going to do what we want anyway..!!” and as usual includes all the vested interest groups who stand to benefit from these zoning changes, like the Mayor and his development cronies, service providers in residential neighborhoods, and certain Council Members who “know best” for all of us.

Like the EAP where ordinary citizens (i.e.- your main constituents if you recall) were largely against it, you have the same phenomenon with the GLA. With the EAP, you had opposition from across the spectrum of income, neighborhoods, and backgrounds because of its lack of teeth, protections, or specifics (like guaranteed affordability ..SORRY.. can’t mandate that.. state law! Or protections from scraping of old homes ..SORRY.. nothing concrete.. don’t want to upset property rights advocates and we don’t really like Single Family homes anyway! Or rock solid requirements to create more Open Space and parkland ..SORRY.. can only incentivize that.. we don’t want to upset our developers too much.. etc.). With the GLA, you have the latest from the City idea factory that is largely disliked by ordinary citizens again. Why? Lack of teeth, protections, or specifics. You know, same same.

In both the EAP and GLA, you had the opportunity to actually create positive change. Take bold steps and remove the City from the stuck state of glossy brochures, sanitized deliveries of so-called "outreach", and ending all conflicts of interest and double-speak that has corrupted so much of our large City projects, where certain government employees and representatives and vested interest groups benefit more than the actual residents. With the EAP, you had the opportunity to push for real mandates for affordability... to put the Mayor on notice that State Law must be modified to allow for affordability in all Denver development- a 20% plan for instance, where 20% of ALL apartment, condo, and housing developments are done at cost for those that qualify, cutting the price about in half. But because that would require developers to lost 20% of their profits, of course this developer-backed Mayor would never support such a slap in the face to his true constituents. But you could have called him out and made a point that status quo dribbles of funds here and there for affordability, building stigmatized boxes here and there for lower income living, was no longer an acceptable course. Did this happen? NOPE. You could have finally required all scrapes to recycle all the materials they demolish in our old neighborhoods through a Deconstruction Ordinance as part of the Area Plans, to ensure not only that smaller and more affordable homes aren't constantly replaced by much larger, much more expensive homes, continually increasing the costs of already expensive neighborhoods and marginalizing all but the wealthier citizens more and more. Did you do this? NOPE. You could have put in rock-solid requirements for Open Space and parkland that has to be included in any Area Plan, that has no wiggle room for developers to abuse or deliver small slivers of that are basically unappealing (as happened on 28th and Fairfax... thanks to Councilman Herndon). But did you do this as part of the EAP? NOPE. You could have actually studied the BRT and all its impacts on side-streets, instead of adopting the pie-in-the-sky notion that by default, people will just drive less with the loss of lanes on Colfax. But did you do a responsible study of the impact of this? NOPE. From start to finish, it was all eye-wash and fluff and you are insane if you don't think

people don't realize all this and see right through it. You lost an incredible amount of trust and goodwill because of how this was pushed through and what it actually is.. not the slogans from the glossy presentations.

With the GLA, you had much the same opportunity to address the real issues with our homeless, with the vulnerable, with those in treatment, with those needing assistance and shelters until they can become more self-sufficient. But you blew it much the same. Pie-in-the-sky notions with no real thought of how this is going to work or the long term consequences to neighborhoods when funding, staffing, and oversight are at a minimum. We can applaud efforts by Councilwoman Kniech for pushing for housing the homeless.. the only true long term solutions to handling the problems of homelessness and all its side branches like mental health and addiction issues. We can applaud efforts by Councilwoman CdeBaca to expose the lies of the lowered I-70 project and the bulldozing of a highway, once again, through our poorest neighborhoods when that scar could have been healed finally if CDOT hadn't been allowed to get away with astronomically inflating the costs of the running the new highway along I-270/I-76. We can applaud the efforts of the entire City Council for reigning in some of the power of this Mayor and returning some of it to Council and the people for determining who is appointed to various positions in this City, how the City uses its funds, and a check to abusive and corrupt actions by a self-interested Mayor. The overall goal of helping our exploding homeless situation and all those falling through the safety nets and needing help is laudable. But doing it with this flimsy, poorly thought out proposal, filled with misinformation (like the fact the 1500' buffer from schools is being removed in some scenarios and you should stop acting like it's not), and doing it, AGAIN, at the worst possible time, really sucks! There's no other word for it. Once again, people are seeing poorly thought out "nice" ideas forced into their neighborhoods and all their concerns basically laughed off, cast aside, and chocked up as the complaints of NIMBY types, because... what else could it actually be?

Consider voting no on this proposal. We really can do better and we really need to.

Thanks for your time.

Erik Stark
2274 Birch St.
Denver, CO 80207
303-941-6096

From: [Leah Saltsgaver](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] Re-zoning Vote
Date: Monday, February 8, 2021 2:44:36 PM

To the Members of City Council,

I am urging you to vote AGAINST the proposed zoning changes regarding group homes. While I have serious concerns about the impact the changes will have on existing neighborhoods, I am equally concerned that the changes would not apply equitably throughout the city, specifically, that neighborhoods such as Green Valley Ranch, Stapleton, etc., will not be included in the amendment. This is hardly fair or just--if the changes will apply to one neighborhood, they should apply to all.

Thank you for your consideration.

Leah Saltsgaver

From: [Sandi Petti](#)
To: [dencc - City Council](#); [Webb, Andrew - CPD City Planner Senior](#); [Hancock, Michael B. - MO Mayor](#)
Subject: [EXTERNAL] TODAY'S VOTE
Date: Monday, February 8, 2021 12:50:01 PM

MORE THAN 10,500 DENVER TAX PAYERS HAVE SIGNED THE PETITION AGAINST THE GROUP LIVING ZONING CODE AMENDMENT.

LISTEN TO THE INDIVIDUALS THAT VOTED FOR YOU AND PAY YOUR SALARY - VOTE NO !!!!!

SANDRA PETTI



Virus-free. www.avast.com

From: [Marilyn Press](#)
To: [dencc - City Council](#)
Subject: [EXTERNAL] unrelated home occupiers
Date: Monday, February 8, 2021 9:08:36 AM

Please vote against this proposal for unrelated living in R-1 residential areas. Before you vote YOU must observe what happens with this plan, Drive by the NORTH West corner on Holly Street and Leetsdale Drive. Every morning and through the day there are from 6 to 8 cars parked on the driveway and lawn. That is what we can look forward to in our neighborhoods. That is Wrong and should be voted DOWN.

Peter Press
32 Oneida StreeDenver 80230

From: [Doug McCain](#)
To: [dence - City Council](#)
Subject: [EXTERNAL] Vote NO on group living zoning code amendment
Date: Monday, February 8, 2021 6:20:40 AM

Don't destroy Denver's neighborhoods! Vote NO.
Douglas McCain

From: [Idelle Fisher](#)
To: [Sawyer, Amanda - CC Member District 5 Denver City Council](#); [Upton, Curt C. - CPD City Planner Principal](#); [Herndon, Christopher J. - CC Member District 8 Denver City Council](#); [dencc - City Council](#); [Weigle, Elizabeth K. - CPD City Planner Senior](#)
Subject: [EXTERNAL] Vote No on Group Living Zoning Code Amendment
Date: Monday, February 8, 2021 10:46:06 AM

Hi City Council,

Please Vote No on Group Living Zoning Code Amendment.

As a resident of South Park Hill, our house is along the corridor of Colfax. We have one of the most affordable homes in the area, luckily, nobody bought it to develop it into a McMansion or a multi-unit box before we were able to purchase it about 8 years ago. Prior to that we owned a house at Colfax and Cherry for 10 years. We have worked hard to take care of our properties, taking care of the trees, landscape, and home maintenance. We purchased our home in this area as we wanted to live in a quiet, single-family neighborhood. I am very upset that the zoning that we invested in is getting changed without our approval. Every neighbor I've spoke to is against changing our zoning, and I've seen and read thousands of comments from those who've signed petitions that are opposed to this amendment.

The reasons that I am 100% opposed about the Group Living Zoning Code Amendment include:

Commercializing of our Neighborhood:

This amendment will undoubtedly turn our neighborhood into a commodity and developers and investors will buy up our smallest affordable historic homes and turn them into money-making properties. Instead of single families like ourselves being able to purchase on the small historic homes in the neighborhood, we will be outbid by developers who's plan is to make money from our properties. Many of our smallest, most affordable historic homes will be destroyed to put up poorly-built multi-unit box structures that steal the sun from their Northern neighbors, and cover up as much land as allowed. Additionally, backyard homes (ADUs) will be built, turning a former water-permeable landscapes into heat islands covered in buildings and concrete. These ADUs will not be "affordable housing" – they will just increase our mid-to-high housing density and exasperate our already overtaxed infrastructure (schools, medical offices, roads, stores, utilities, etc). Instead of property owners, our neighborhood will start to fill up with renters with slum-lords, and trash, dog feces, parking and other issues will be a cause of constant neighborhood strife. Instead of knowing our neighbors, we'll have strangers moving in and out without a chance to get to know them, and the wonderful sense of community that we have will be eroded away. Our affordable housing stock will disappear and rather than being able to live in a tree-filled family neighborhood, it will be an area filled with struggling people trying to pay high priced rents, and it will become a loud, polluted noisy place devoid of greenspaces and peace.

Tree Loss & Heat Islands:

Our mature tree canopy, which is already at peril from the massive amount of existing development, will continue to be removed to build multi-unit homes, garages, and parking. Denver already has some of the worst air pollution in the country, and our continued loss of our trees and green spaces to be covered with buildings and concrete has only contributed to the growing issue. I'm glad that the Denver Post has brought to light the short-sightedness of our city planners by allowing so many of our greenspaces to be destroyed:

<https://www.denverpost.com/2021/01/03/denver-tree-planting-greenspace-heat-islands/>

Flooding:

Our historic neighborhood was designed to have lots of permeable ground to absorb water from storms. As Denver has permitted development to pave over our permeable ground, flooding has increased during storms as water has nowhere to go. Unlike planned developments such as Stapleton and Lowry, where they build in drainage areas to collect water from the new developments, Park Hill, Mayfair, Montclair and other surrounding neighborhoods are not able to “build” or add in water-catching areas to accommodate the extra water draining from the ever-increasing impervious surfaces created by development. When a McMansion or ADU is built on a formerly small affordable home property, it causes additional flooding and drainage issues for surrounding neighbors as the water is no longer absorbed on the property. I’m appalled at the amount of development I’ve seen Denver allow where all of our permeable ground on former landscaped lots disappears under building. We need to think about the future, and make sure we are not creating a flood zone by allowing unchecked development without providing adequate planning and drainage.

I ask my City Council members to vote Vote No on Group Living Zoning Code Amendment.

None of the residents who live here want this, and it will destroy our neighborhood.

Idelle Fisher
South Park Hill Resident
720.260.3541

From: [Denver East Neighborhoods First](#)
To: [dence - City Council](#)
Cc: Sky_Redwood@hotmail.com
Subject: [EXTERNAL] Vote No on the Group Living text amendment
Date: Monday, February 8, 2021 12:26:52 PM

City Council - I have asked DENF to post this letter to you.

I ask that you vote No on the text amendment tonight.

1. We have discussed thoroughly the infrastructure and flooding in this area - this massive text amendment does not take into account the infrastructure.
2. Parking. As re in-fill our neighborhoods , the unlimited amount of cars will be difficult to handle combined with the business opportunities the corridor seeks.
3. The amount of density for type 3 and 4 without justifying this massive expansion, should be a NO in of itself.
4. This will allow commercialization in our neighborhoods.
5. Your data show lack of outreach in many neighborhoods. This is inequitable as well as the Chapter 59 issue.

I agree with the letter I have seen which will be sent to you under Denver East Neighborhoods First.

Sincerely, Sky Redwood - Hale resident

TO: City Council
CC: Mayor Hancock
FROM: Florence Sebern, Virginia Village, 80246
RE: Group Living Zoning Code Text Amendment | Additional Signatures
DATE: February 8, 2021

Attached please find an additional 266 signatures from the Change.org petition ***NO to Denver's Group Living Zoning Code Amendment***. I am the author and custodian of this effort.

These signatures have poured in since the submittal deadline of February 4, 2021.

The submittal on February 4th was **3,759 individuals verified through voter registration or other public residency databases.**

With these additional signatures, **I submit a total of 4,025 Denverites who stand in opposition to the Group Living Zoning Code Amendment.**

We urge a denial of the Amendment.



NO to Denver's Group Living Zoning Code Amendment

The revised changes will:

- * **allow density in all single-family homes to increase a minimum of 150%** -- from 2 to 5 unrelated adults plus unlimited minor children -- in any size home, during a time of COVID-19 crowding concerns resulting in increased trash, noise, parking, and infrastructure problems
- * **allow new 1-10 person 24/7 homeless shelters in all neighborhoods**, with expansion to 100 guests for 130 days, and no buffer from schools
- * **allow up to 3 homeless shelters within a 1 mile radius** in single family residential neighborhoods
- * **allow unlimited cars** per household
- * **remove buffer zones** between schools and community corrections facilities
- * **prohibit ability of neighbors to object to homeless shelters**; notification only
- * **commercialize single-family neighborhoods** as service providers and investors buy limited, existing single-family housing stock

The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Emily Frank

Denver 80204

1/29/2021



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Sincerely,

Jennifer Williams

Denver 80219

1/29/2021



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Sincerely,

ginna grant

Denver 80231

1/29/2021



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Sincerely,

Hannah Coleman

Denver 80220

1/29/2021



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Sincerely,

Brandon Vargas

Denver 80204

1/29/2021



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Sincerely,

Joseph Hudson

Denver 80205

1/29/2021



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Sincerely,

Anthony Robles

Denver 80231

1/29/2021



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Sincerely,

Brian Gonzalez

Denver 80204

1/29/2021



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Sincerely,

Michael Tralla

Denver 80206

1/29/2021



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Sincerely,

Stephanie Motyka

Denver 80238

1/29/2021



NO to Denver's Group Living Zoning Code Amendment

The revised changes will:

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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Nancy Elliott

Denver 80236

1/29/2021



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Sincerely,

Gerry Gunning

Denver 80209

1/29/2021



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Sincerely,

Robert Shaughnessy

Denver 80210

1/29/2021



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Sincerely,

Audrey Bartus

Denver 80204

1/29/2021



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Sincerely,

Christian Cole

Denver 80247

1/29/2021



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Sincerely,

Steve Porter

Denver 80220

1/29/2021



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Sincerely,

Brittany Arenivas

Denver 80204

1/30/2021



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Sincerely,

Ronald Pfister

Denver 80235

1/30/2021



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Sincerely,

Jonathan Knisely

Denver 80209

1/30/2021



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Robert Miller

Denver 80236

1/30/2021



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Sincerely,

Laura Cox

Denver 80220

1/30/2021



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Sincerely,

Mike Hewett

Denver 80203

1/30/2021



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Sincerely,

Emily Clarendon

Denver 80220

1/30/2021



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Sincerely,

Bonnie Hill

Denver 80220

1/30/2021



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Diana Vucurevich

Denver 80220

1/30/2021



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Richard Flores

Denver 80220

1/30/2021



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Elizabeth Meyers

Denver 80220

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Sincerely,

robert goolesby

Denver 80219

1/30/2021



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Alexandria Richards

Denver 80220

1/30/2021



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Sincerely,

Michael Carbiener

Denver 80211

1/30/2021



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Tina Morley

Denver 80230

1/30/2021



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Susan Cardasis

Denver 80220

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Stephanie Simpson

Denver 35223

1/30/2021



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Michael Vitco

Denver 80209

1/30/2021



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Jennifer Woolf

Denver 80220

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Jasmine Smith

Denver 80211

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Sincerely,

Helen smith

Denver 80205

1/30/2021



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Jose Gomez

Denver 80239

1/30/2021



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brian walshe

Denver 80206

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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Tom Dadourian

Denver 80209

1/30/2021



NO to Denver's Group Living Zoning Code Amendment

The revised changes will:

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Sincerely,

susan feean

Denver 80220

1/30/2021



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Sincerely,

Christina Firouztash

Denver 80224

1/30/2021



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Sincerely,

VALERIE SHEFFIELD

Denver 80209

1/30/2021



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Sincerely,

Ann Bown

Denver 80232

1/30/2021



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Sincerely,

Dennis Kirkman

Denver 80224

1/30/2021



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Sincerely,

Bette Finkelmeier

Denver 80220

1/30/2021



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Sincerely,

Melissa Ruh

Denver 75248

1/30/2021



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Sincerely,

Andrea Jerez

Denver 80206

1/30/2021



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Sincerely,

Todd Perkins

Denver 80230

1/30/2021



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Sincerely,

Nosh Tarachand

Denver 80224

1/30/2021



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Sincerely,

Wendy Swanhorst

Denver 80220

1/30/2021



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Sincerely,

Katheleen Gardiner

Denver 80205

1/30/2021



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Sincerely,

Mark Kintner

Denver 80220

1/30/2021



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Sincerely,

Catherine Jopes-Garver

Denver 80123

1/30/2021



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Larry Lewis

Denver 80220

1/30/2021



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Sincerely,

chris reich

Denver 80227

1/30/2021



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Sincerely,

Ramey Y.

Denver 80238

1/30/2021



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Sincerely,

Michelle LaCrue

Denver 80236

1/31/2021



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Sincerely,

maureen moses

Denver 80224

1/31/2021



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G Marshall

Denver 80237

2/1/2021



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Robert Jones

Denver 80206

2/1/2021



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Michael Concordia

Denver 80206

2/1/2021



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Sincerely,

Kathryn DeBord

Denver 80210

2/1/2021



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Sincerely,

Carol Sweaney

Denver 80205

2/1/2021



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Sincerely,

Casey Boyd

Denver 80212

2/1/2021



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Sincerely,

Kyle Spencer

Denver 80216

2/1/2021



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Sincerely,

Ellen MacDonald

Denver 80209

2/1/2021



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Sincerely,

Kristin Papalexanddatis

Denver 80209

2/1/2021



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Sincerely,

Cheryl Casey

Denver 80206

2/1/2021



NO to Denver's Group Living Zoning Code Amendment

The revised changes will:

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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Deborah Calhoun

Denver 80210

2/1/2021



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Sincerely,

Robert Finan

Denver 80209

2/1/2021



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Sincerely,

Scott Fitzgerald

Denver 80224

2/1/2021



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Sincerely,

Jeanie Curley

Denver 80206

2/1/2021



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Sincerely,

Jan Blankennagel

Denver 80238

2/1/2021



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Sincerely,

Joshua Urbach

Denver 80224

2/1/2021



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Sincerely,

John Carter

Denver 80210

2/1/2021



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Sincerely,

Rj Smith IV

Denver 80222

2/1/2021



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Sincerely,

Laura Skyland

Denver 80206

2/1/2021



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Sincerely,

tom curley

Denver 80206

2/1/2021



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Sincerely,

Christine DeRose

Denver 80212

2/1/2021



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Sincerely,

Kit Bazley

Denver 80209

2/1/2021



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Sincerely,

Gayle Bradbeer

Denver 80211

2/1/2021



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Sincerely,

Julie Mansfield

Denver 80206

2/1/2021



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Sincerely,

Blake Katchur

Denver 80231

2/1/2021



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Sincerely,

Hollynd Hoskins

Denver 80220

2/1/2021



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Erin Greene

Denver 80218

2/1/2021



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Sincerely,

Sandra Ballantine

Denver 80209

2/1/2021



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Sincerely,

Lisa Curwen

Denver 80220

2/1/2021



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Sincerely,

p MARSHALL

Denver 80237

2/1/2021



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Sincerely,

Teresa Lynne

Denver 80227

2/1/2021



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Sincerely,

Douglas Westfall

Denver 80210

2/1/2021



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Catherine Goettge

Denver 80237

2/1/2021



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Sincerely,

Daniel Harrington

Denver 80203

2/1/2021



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Kathy Welker

Denver 80206

2/1/2021



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Sincerely,

Marsha Haun

Denver 80211

2/1/2021



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Sincerely,

lynn sullivan

Denver 80206

2/1/2021



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Jim Krejci

Denver 80220

2/1/2021



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Eric Chalifour

Denver 80205

2/1/2021



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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Carlene Smith

Denver 80224

2/2/2021



NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

ANNE STERN

Denver 80239

2/2/2021



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Sincerely,

Ryan Kingsbury

Denver 80220

2/2/2021



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Sincerely,

Chris Curwen

Denver 80220

2/2/2021



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Sincerely,

Azure Avery

Denver 80237

2/2/2021



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Sincerely,

Stephen Evanoff

Denver 80210

2/2/2021



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Sincerely,

Steph pena

Denver 80204

2/2/2021



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Sincerely,

C Evanoff

Denver 80218

2/2/2021



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Sincerely,

Lea Craig

Denver 80210

2/2/2021



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Sincerely,

K Bahnsen

Denver 80206

2/2/2021



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Sincerely,

Martin Tara

Denver 80231

2/2/2021



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Sincerely,

Forest Dorn

Denver 80206

2/2/2021



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Sincerely,

George Southwell

Denver 80210

2/2/2021



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Sincerely,

Matt Kelly

Denver 80207

2/2/2021



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Mark Kintner

Denver 80220

2/2/2021



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Sincerely,

Rachael Rhine

Denver 80209

2/2/2021



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Sincerely,

Daniel Sweeney

Denver 80206

2/2/2021



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Denver 80218

2/2/2021



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Stephanie Bailey

Denver 80220

2/2/2021



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Craig Fletcher

Denver 80206

2/2/2021



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Robin Asbury

Denver 80206

2/2/2021



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Sincerely,

David Emick

Denver 80216

2/2/2021



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Sincerely,

Ardith Barbosa

Denver 80231

2/2/2021



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Daisy Helber

Denver 80239

2/2/2021



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Sincerely,

constance mortell

Denver 80211

2/2/2021



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Annette Bossert

Denver 80210

2/2/2021



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Elizabeth Gabbard

Denver 80209

2/2/2021



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Philip Lee

Denver 80210

2/2/2021



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Nancy Tucker

Denver 80206

2/2/2021



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Sincerely,

Lynn Gregory

Denver 80207

2/2/2021



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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Pat Bringenberg

Denver 80211

2/2/2021



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Sincerely,

David Wallace

Denver 80209

2/2/2021



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Sincerely,

Timur Satiroglu

Denver 80206

2/2/2021



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Sincerely,

Michael Dioguardi

Denver 80212

2/2/2021



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Richard Davies

Denver 80211

2/2/2021



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Morgan Cornelius

Denver 80211

2/2/2021



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Sincerely,

Stephanie Salveson-Toler

Denver 80210

2/2/2021



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Sincerely,

Maury Ankrum

Denver 80206

2/2/2021



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Sincerely,

Matthew Helber

Denver 80210

2/2/2021



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Sincerely,

Adrienne Stewart

Denver 80206

2/2/2021



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Sincerely,

Marylou Houston

Denver 80210

2/2/2021



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Sincerely,

Brandi Siefkas

Denver 80220

2/2/2021



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Sincerely,

maria dutmer

denver 80210

2/2/2021



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Sincerely,

Robyn Rasure

Denver 80220

2/2/2021



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Barbara Zimmerman

Denver 80203

2/2/2021



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Debra Nelson

Denver 80206

2/2/2021



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Jorge Castillo

Denver 80206

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debby locke

Denver 80209

2/2/2021



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Laura Papazian

Denver 80210

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Merrell Aspin

Denver 80210

2/2/2021



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Leah Phinpraphat

Denver 80220

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Sincerely,

Claudia Moore

Denver 80231

2/2/2021



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Heather Allen-Bennish

Denver 80220

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Karen Nichols

Denver 80205

2/2/2021



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Margere Weiss

Denver 80209

2/2/2021



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Jared Melnik

Denver 80218

2/2/2021



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Anna Monaco

Denver 80231

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Joseph Montoya

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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Marcus McCarty

Denver 80218

2/2/2021



NO to Denver's Group Living Zoning Code Amendment

The revised changes will:

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Sincerely,

Sheila Cleworth

Denver 80205

2/2/2021



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Sincerely,

Margaret Ryan Sippel

Denver 80209

2/3/2021



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Sincerely,

Greg Eiselein

Denver 80237

2/3/2021



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Sincerely,

Susan Hester

Denver 80206

2/3/2021



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Sincerely,

Lindsay Anderson

Denver 80210

2/3/2021



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Sincerely,

Michelle Mize

Denver 80206

2/3/2021



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Sincerely,

Chris Michael

Denver 80223

2/3/2021



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Sincerely,

Robert Dorsey

Denver 80218

2/3/2021



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Sincerely,

Heidi Wester

Denver 80210

2/3/2021



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Sincerely,

Shun-Ping Chau

Denver 80210

2/3/2021



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Sincerely,

Carol Caster

Denver 80224

2/3/2021



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Sincerely,

Natalie Villafuerte

Denver 80227

2/3/2021



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Sincerely,

Timothy Ryerson

Denver 80014

2/3/2021



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Sincerely,

Holly Dencker

Denver 80206

2/3/2021



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Anne Waage

Denver 80218

2/3/2021



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pete robinson

Denver 80218

2/3/2021



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Carolyn Harrington

Denver 80220

2/3/2021



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Monica Diedrich

Denver 80209

2/3/2021



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Lisa Diedrich

Denver 80209

2/3/2021



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Laurel DeHamer

Denver 80210

2/3/2021



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Fiona Hunter

Denver 80206

2/3/2021



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Natalie Pozatek

Denver 80210

2/3/2021



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James McCahill

Denver 80210

2/3/2021



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Peg Schlachter

Denver 80230

2/3/2021



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Pam Jiner

Denver 80203

2/3/2021



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Sincerely,

Juliet Mayo

Denver 80239

2/3/2021



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Sincerely,

Charmaine Barros

Denver 80220

2/3/2021



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Sincerely,

Susan Thompson

Denver 80206

2/3/2021



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Sincerely,

Megan Rogers

Denver 80206

2/3/2021



NO to Denver's Group Living Zoning Code Amendment

The revised changes will:

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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Michael Harr

Denver 80210

2/3/2021



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Sincerely,

Brad Peirce

Denver 80218

2/3/2021



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Sincerely,

Cheryl Liebhauser

Denver 80209

2/3/2021



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Sincerely,

Bruce de Cameron

Denver 80206

2/4/2021



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Sincerely,

Cheryl Marx

Denver 80238

2/4/2021



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Sincerely,

Dale Rudolph

Denver 80206

2/4/2021



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Sincerely,

Amanda Roben

Denver 80237

2/4/2021



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Sincerely,

Joan Gunning

Denver 80249

2/4/2021



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Sincerely,

Kannan Mahalingam

Denver 80206

2/4/2021



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Sincerely,

Michael Kaiser

Denver 80231

2/4/2021



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Sincerely,

Michael Grigsby

Denver 80203

2/4/2021



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Sincerely,

Gary Moore

Denver 80204

2/4/2021



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Sincerely,

Carol Cloues

Denver 80210

2/4/2021



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Theresa Flake

Denver 80238

2/4/2021



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Sincerely,

Wendy Heath Santeramo

Denver 80202

2/4/2021



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Denver 80231

2/4/2021



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Sincerely,

Kali Backer

Denver 80218

2/4/2021



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Barbara Holland

Denver 80210

2/4/2021



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Melissa Gonzales

Denver 80220

2/4/2021



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PATRICIA CANFIELD

Denver 80206

2/4/2021



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Eva Dyer

Denver 80205

2/4/2021



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Dee Pallasch

Denver 80206

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Jessica Bond

Denver 80210

2/4/2021



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Sincerely,

mark mcdaniel

Denver 80210

2/4/2021



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James Jehn

Denver 80206

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James Sederberg

Denver 80237

2/4/2021



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Sincerely,

Jane Merriken

Denver 80218

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Timothy Page

Denver 80202

2/4/2021



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Barb Abegg

Denver 80212

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The Group Living Zoning Code Amendment promises “equity” but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Michele Wiseman

Denver 80230

2/4/2021



NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

David Bond

Denver 80210

2/4/2021



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Sincerely,

Rose Schulman

Denver 80237

2/4/2021



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Sincerely,

Lucas Bond

Denver 80222

2/4/2021



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Sincerely,

Bill Haring

Denver 80211

2/4/2021



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Sincerely,

David Hoppes

Denver 80221

2/4/2021



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Sincerely,

Traci O'Brien

Denver 80222

2/4/2021



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Sincerely,

James Guthrie

Denver 80209

2/4/2021



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Sincerely,

bety ziman

denver 80246

2/4/2021



NO to Denver's Group Living Zoning Code Amendment

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Sincerely,

Shari Lutz

Denver 80237

2/5/2021



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Sincerely,

Linda O'Connor

Denver 80204

2/5/2021



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Sincerely,

Amy Weed

Denver 80220

2/5/2021



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Sincerely,

Louis Plachowski

Denver 80207

2/5/2021



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Sincerely,

Sabrina Farris

Denver 80211

2/5/2021



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Chris Murtha

Denver 80211

2/5/2021



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Sincerely,

Sara Stewart

Denver 80224

2/5/2021



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Lindsay Knapp

Denver 80246

2/5/2021



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Bill Tinsley

Denver 80209

2/5/2021



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Daniel Chavez

Denver 80212

2/5/2021



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Danielle Sanson

Denver 80206

2/5/2021



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Sincerely,

Jeff Campeau

Denver 80218

2/5/2021



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Sincerely,

Dana Reno

Denver 80209

2/5/2021



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Gail Andrews

Denver 80233

2/5/2021



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Sincerely,

Priscilla Stiefler

Denver 80206

2/5/2021



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Sincerely,

John Stephens

Denver 80218

2/6/2021



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Sincerely,

Mariah Duhh

Denver 80239

2/6/2021



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Sincerely,

Anita Martin

Denver 80209

2/6/2021



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Sincerely,

Stacie Rochford

Denver 80209

2/6/2021



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Sincerely,

Mark Caldwell

Denver 80209

2/6/2021



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Sincerely,

Kate Bermingham

Denver 80218

2/6/2021



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* **commercialize single-family neighborhoods** as service providers and investors buy limited, existing single-family housing stock

The Group Living Zoning Code Amendment promises "equity" but over 20% of Denver is exempt.

We have serious concerns about the impact on, and using single-family neighborhoods for, this big experiment.

Sincerely,

Devin Monasmith

Denver 80224

2/6/2021



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Sincerely,

Teana Hubbard

Durand 48429

2/6/2021



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Sincerely,

Shanika Davis

Denver 80218

2/6/2021



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Sincerely,

Joseph Madick

Denver 80229

2/6/2021



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Sincerely,

Marc Spencer

Denver 80220

2/6/2021



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Sincerely,

Carney Snider

Denver 80220

2/6/2021



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Sincerely,

Barbara Flanigan

Denver 80206

2/6/2021



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Sincerely,

Margaret Barry

Denver 80211

2/6/2021



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Sincerely,

SUELLA Crowley

Denver 80231

2/6/2021



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Sincerely,

Suzanne Person

Denver 80206

2/6/2021



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Sincerely,

Jeffrey M. Pitchford

Denver 80231

2/7/2021



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Sincerely,

Thomas Chaber

Denver 80209

2/7/2021



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Sincerely,

Brian Giovanetti

Denver 80227

2/7/2021



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Denver 80231

2/7/2021



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Chris West

Denver 80230

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Steve Kite

Denver 80215

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Deborah nicklaus

Denver 80209

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Sincerely,

Carla Huston

Denver 80212

2/7/2021



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Meredith Coors

Denver 80206

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Sincerely,

Dana Busch

Denver 80206

2/7/2021

From: [Donna Krentz](#)
To: [Hopson, Mar"quasa R. - CC Council Secretary](#)
Cc: [Florence Sebern](#)
Subject: [EXTERNAL] Feb 8th City Council Meeting - Group Living Amendment Comments
Date: Saturday, February 20, 2021 2:44:15 PM

Dear Ms. Hopson,

I was notified by Ms. Florence Sebern, if anyone submitted emails after 3 p.m. on 2/8, we could contact you and request they be uploaded to the record.

As you can see by the date/time stamp of the my email below, my comments were submitted to Councilman Clark at 2:58PM on Feb. 8, 2021, close enough to the time cutoff to have missed the upload.

I have forwarded my (emailed) comments regarding the Group Living Amendment and am requesting they be uploaded to the official record.

Thank you for your time and attention to this matter and ensuring my entire email commentary is uploaded.

Kind regards,

Donna Krentz

District 7

Platt Park homeowner

From: Donna Krentz
Sent: Monday, February 8, 2021 2:26 PM
To: Councilman Jolon Clark <jolon.clark@denvergov.org>
Subject: Feb 8th City Council Meeting Group Living Amendment

Dear Councilman Clark,

The Group Living Zoning Amendment is a massive, unproven, urban, social experiment that the Mayor, CPD, GLAC, and a few Council Members want to impose on all of Denver and in spite of the growing opposition.

A policy that cannot withstand public scrutiny does not merit adoption.

The pledge a public servant takes should be defined by the Hippocratic oath, "**first do no harm**".

The amendment is the Mayor's and a few Council Members way of shifting major burdens of the city to the shoulders of residents into stable single-family neighborhoods.

CPD and the stacked and biased GLAC failed to derive creative solutions for the problems

that face Denver. Rather they chose to copy and mirror the mistakes other cities are making.

The ***GLAC Charter states Zoning will not resolve affordability.***

Simply put, the amendment will **not make** purchasing a home more affordable and instead promotes renting, not owning. Renters do not build the wealth.

The most current changes to the amendment are insufficient and do **not** go far enough to protect law abiding citizens who have made significant sacrifices to live in safe, stable neighborhoods, and who have invested a lifetime in their homes and communities.

Without further changes to the amendment, and should it pass, the City should prepare for people to flee to safer refuge as the city decays - similar to the flight from cities to the suburbs in the 50's & 60's.

Look no further than what happened in the last sixty years to the cities of Buffalo, Cleveland, Detroit, Kansas City, Chicago, and the like.

People with the means to do so, fled to the suburbs, while the criminal element stayed, and those with less could not escape.

These cities have been plagued with crime for decades, overrun with drugs, gangs, and turf wars.

However, this time fleeing urbanites will not return to Denver to live.

There will be little need to do so because of technology and the rise of telecommuting.

It is happening across the country now prompted by Covid-19 impacts.

Urbanites are moving to the suburbs and leaving the growing issues of cities behind them.

And there is no going back.

Overall, the amendment will serve to de-stabilize, existing, stable neighborhoods.

Denver will evolve into a landlord's paradise (just like NY City) and where only the wealthy will be able to afford to own property, as the middle and lower-income classes are squeezed out.

The remaining population will be the struggling renters that cannot escape and the criminals that prey on them.

I urge You and responsible Council Members to show political courage and resolve in the face of adversity and **VOTE NO** on this amendment.

Save our beautiful Denver with its unique residential neighborhoods from following the mistakes of other troubled cities.

Thank you for your time and consideration.

The facts and the numbers do not lie.

I oppose the Group Living Amendment for the following (not all inclusive).

- Group Living Amendment is too extreme. It is a massive, complicated, unproven, urban, social experiment that should be de-bundled. Community corrections facilities, homeless shelters, and number of unrelated adults per household all need to be separated.
- GLAC committee stacked with vested financial interests who will benefit and/or profit.
- Mayor blocks freedom of information requests until sued and the truth revealed hidden priorities.
- Biased process from the beginning and an imbalance of RNOs and the public at the GLAC table.
- Planning Board and LUTI ignore petition of opposing in the thousands.
- CPD's Record of Public Comments - 92% Opposed including INC and numerous RNOs.
- Covid-19 impact and its restrictions have greatly suppressed public involvement.
- Majority of Denverites remain un-informed about the amendment and/or do not understand its negative impacts.
- Chapter 59 areas (since 2010) **Two Zoning Codes = Inequity** with NO plan and NO budget to remedy. Three City Council members and the Mayor reside in Chapter 59 neighborhoods.
- Lamé duck Mayor supports GLA in his last term, 'ducking' political fallout.
- CPD's continued distortions, and fact twisting, have misled the City Council and the public.
 - Truth = Unlimited vehicles per Dwelling Unit - Current code §10.9.3 and Revised code §10.9.3
 - Truth = Homeless shelters allowed in every neighborhood - Current code §11.2.11.1.B and Revised code § 3.4.4
 - Truth = School buffer zones from half-way houses have been eliminated. Current code 11.12.1.C and Revised Denver Zoning Code §11.2.16
- Children should be safe and protected when they attend school, from unstable mental illness, addiction behaviors, and criminal rehab and the amendment strips protections away.
- Inspections Services is severely under-staffed. Current code violation enforcement is dismal. Denver budget cuts will exacerbate this further if the amendment is passed.

Montbello. 200+ code violations will become the norm.

- Denver's population has grown but its police force remains understaffed based on population.
- Only 5 of 21 (23%) change requests from by City Council were made by CPD. (Not a compromise.)
- The number of unrelated adults should be scaled to the size of the house and permits should be required for greater than 2 unrelated adults. The current legal limit of two unrelated individuals with a required permit for three – five unrelated individuals should be maintained. Necessary to track, monitor, and prevent negative community and neighborhood impacts. **Denver cannot manage what it cannot proactively track and measure.**
- Criminals (for any crime and from anywhere in CO) can be placed in Denver's half-way houses – the amendment increases halfway houses in more parts of Denver.
 - Denver's recidivism rate was 41%. (Denverite, 8/2019)
 - Colorado 50% recidivism rate (convicted criminal re-offense); 10 points higher than the national (CPR, 2/2019).
 - 2/3 of Denver's halfway house population are felons exiting prison. 1/3 have been deferred from state prison. (CPR, 2/2019)
- City shows Bias / Favoritism – Spends Taxpayer's Dollars to Create Video for Queen City Cooperative, a private business that will benefit/profit from the approval of the proposed Group Living Amendment zoning code.
- **Denver Metro** single family housing is **Supply and Demand** issue unresolved since 2008. Denver alone cannot and should not be expected to solve the entire metro's housing problem. The changes the Group Living Amendment threaten home ownership and leaves Denver ripe for further commercialization. Boarding rooms are **NOT** the sole way a neighborhood or city gets commercialized.
- According to the 2017 American Community Survey, investors own and rent out about 18.2 million one-unit homes, including detached homes, townhomes, and duplexes, providing housing for about **42 percent** of the nation's 43 million renter households.
- 'The Surge of Investors in Single-Family Homes Raises Three Concerns'
 - <https://www.urban.org/urban-wire/surge-investors-single-family-homes-raises-three-concerns#:~:text=According%20to%20the%202017%20American,nation's%2043%20million%20renter%20households>. **Aug 27, 2019**