

Congregate Care Code Amendment

City Council

Oct. 1, 2013

Purpose

Concern some projects eligible for bonus didn't meet intent of congregate living

- Few units
- Large private quarters
- Lack of communal activities and amenities



Draft Ordinance

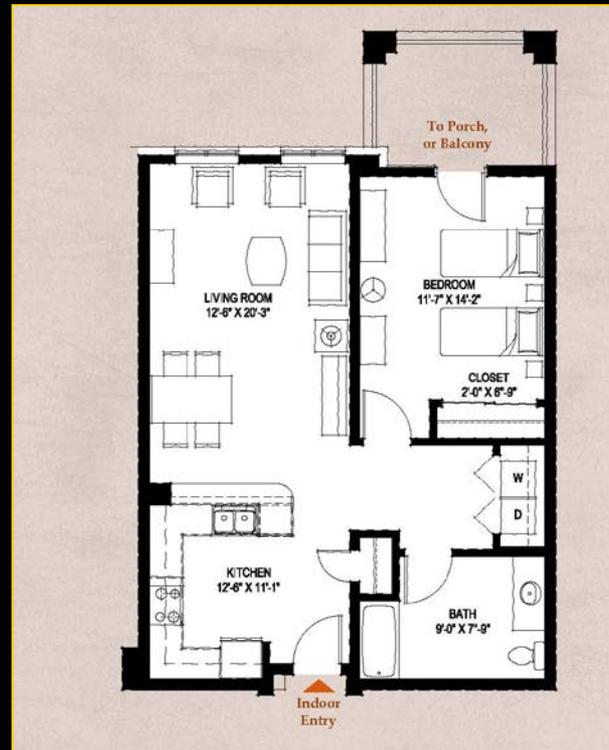
Attachment A

1. Minimum project size: 10 units



Draft Ordinance

2. Maximum unit size: 1,200 sq. ft.
Maximum average unit size: 1,000 sq. ft.



Draft Ordinance

3. Increase number of required services from two to three:

- Meals
- Transportation
- Housekeeping
- Linen
- Organized activities



Draft Ordinance

4. Raise age minimum from 60 to:
At least 80 percent of units must be occupied by at least one person 65 or older



Draft Ordinance

5. Exemption for existing congregate care facilities
 - Existing ones not a concern
 - Non-conforming – no more than 10% expansion



Staff Recommendation

Motion to adopt Ordinance No. 7832
amending the standards for congregate
care facilities

Congregate Care Definition

- 60 years of age or older
- Common areas for dining, socializing and recreating
- Safety features
- At least two services:
 - Meals
 - Transportation
 - Housekeeping
 - Linen
 - Organized social activities



Congregate Care Density Bonus

- 3 attached dwelling units
or
 - 5 rooms (without kitchens)
- = one dwelling unit

(No bonus for detached units)

Occupancy Equivalencies,
9-8-6(g)



Group Homes

- No change
- Up to 8 – 10 occupants per dwelling unit
- Can occur in single-family homes

