

SUBJECT: Proposed text amendments for §1401-01-S11 Special Assistance Shelter and §1401-01-C16 Congregate Housing.

PURPOSE:

To obtain approval from the City Planning Commission (CPC) on text amendments related to special assistance shelters and congregate housing.

PROPOSED TEXT AMENDMENT:

§ 1401-01-S11. Special Assistance Shelter.

“Special assistance shelter” means a facility for the long or short-term housing for individuals who are may be homeless and who may require special services and which may include dormitory style sleeping facilities.

§ 1401-01-C16. Congregate Housing

“Congregate Housing” means Aapartments and dwellings with communal dining facilities and services, such as housekeeping, organized social and recreational activities, transportation services and other support services appropriate for the residents. Congregate housing does not include dormitory style sleeping facilities for unrelated individuals.

JUSTIFICATION:

New State programs are setting up dormitory style living quarters for persons released from jail and prisons in apartments and other facilities. The proposed amendments provide the tools needed by staff to ensure that these facilities are appropriately located.

PUBLIC STAFF CONFERENCE:

A Public Staff Conference was held on November 1, 2007. Attendees representing Over the Rhine, Clifton Heights and the West End supported the changes to the Special Assistance Shelter definition, but requested that the language for the Congregate Housing definition be made stronger. Attendees felt that the Congregate Housing definition needed to be more explicit, either by clearly stating ‘long or short-term housing’ in the definition, or by defining the number of people per room and the eating facility style. Several attendees felt that objective criteria, such as the number of persons per room, would allow for easier regulation without monitoring the length of a person’s stay.

Related to this, Attendees also felt that the definition for Transitional Housing should be made stronger, and include changes like those made to the Special Assistance Shelter definition. They felt that Transitional Housing should explicitly include ‘long or short term’ housing, and be described as a style of housing that offers private apartment-style dwelling units, facilitates working and job-searching during the day, and provides limited evening programming. A suggestion was also made that the term ‘barracks’ be used to

describe unacceptable housing conditions and an unacceptable number of persons per room.

Attendees further suggested that the definition for Community Service Facility be revised to more clearly state that “community” means more than the immediate area or neighborhood in which such a facility is located.

A second Public Staff Conference was held on February 13, 2008. There was no major issue with this language, although the point was brought up that the “long or short-term” language in §1401-01-S11 Special Assistance Shelter should be deleted because this language is unnecessary to achieve the purpose of this definition.

RECOMMENDATION:

The City Planning Department staff recommends that the City Planning Commission approve the text amendment as written.

RESPECTFULLY SUBMITTED BY:

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4/26/07: 9/13/07, 1/24/08
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