

AGING WELL IN JEFFERSON COUNTY  
Housing Work Group  
Minutes  
December 19, 2011

In Attendance:

Donna Mullins  
Susan Franklin  
Ruth Aplington  
Erik Listou  
Emily Sander  
Jo Lynn Osborne  
Arnie Snyder  
Renene Kulbacki  
Dennis Dempsey  
Mike Chadwick  
Pat Tunnell

Absent:

Joe Hanke

Donna called the meeting to order at approximately 2:30

Susan gave an overview of Aging Well in Jefferson County to educate Mike Chadwick on the program. She spoke of the Leadership Committee created in 2008 to address aging well in Jefferson County. One of the first tasks was to address trends and gaps in aging services in Jefferson County. She spoke about housing information on ADUs and what the Housing Workgroup is exploring. Donna reminded us we have been going for four years and she explained our mission to Mike. ADUs are one senior housing option we are exploring.

Mike Chadwick is a Zoning Administer with Jefferson County. He has been with the county since 1994. In 1997 research on ADUs began. The regulations in place have some limitations related to density, water, etc. There is a special adjustment available if requested and approved. The County has been looking at what others are doing across the country. The definition of a family is people living and cooking together. Some places in the County that would be four; in Golden it is six. In the late nineties they went to the Legislature to standardize the language. With MI (mentally challenged), DD (developmentally disabled), and Aging residents up to eight people can live together. Once the family tie is broken the structure has to be reclassified. All ADUs are reviewed once a year. ADU occupants must be related by blood, marriage or adoption.

Mike O'Neil developed a planned development for 'aging in place' on highway 93 and 58<sup>th</sup> Avenue. It never came to fruition. Pulte picked up the pieces and the community was developed. Mike Chadwick pointed out it is easier to build on to the main home with the smallest amount of effort and dollars. The Board of County Commissioners can change the current ordinance; it is a process with several steps. They are trying to modify Community Plans to combine into one plan to guide development in the future.

Susan told Mike about the intern this group is bringing in to research ADUs. Mike said he would be open to what the intern finds. Water impact is very important in terms of how much water will be used if an ADU is added. Mike pointed out ADUs could be a rental property but you would still need the family tie. Water, sewer, traffic are the nuts and bolts of what Zoning looks at. Susan told Mike we want to be proactive not reactive re ADUs. Mike added that the Board of Adjustment look at zoning under Colorado Revised Statutes. ADUs must reapply every year and an inspector is sent out to the property. The Evergreen is a non-conforming example of second structures on a property.

The November minutes were amended as to the dates for the Aging Well Summit at Waterstone Church next summer. Susan will advise us of the date soon.

Arnie updated us on Villages. He is accumulating Charter Membership applications, identifying stakeholders, contributors, and businesses who would like to sponsor. If we have business contacts he would appreciate it if we would get them to him. He read us a communication from Waterstone Church regarding their looking forward to partnering with him in developing a Village in the area.

Dennis is wondering if there are studies on aging in place. Robyn Stone's book includes information on aging in place. There have been several studies over the years.

Emily will be attending the meetings in the future. Kristen will be her backup but we can remove her from our e-mail list.

Dennis updated us on the intern for the Housing Workgroup. He posted the job description, however it was during finals. To date he has received one application, the offer will be out there until the first of the year, maybe even longer. The new semester starts around Jan. 17<sup>th</sup>.

Donna shared that several of our members went to the DRCOG Boomer Bond Initiative. There were about fifteen people interested in housing. DRCOG will develop a manual or DVD guidebook for the region on how to make communities more livable and friendly to people of all, ages, income and abilities. Its efforts will begin in January and updates will be brought to the Housing Workgroup. Donna anticipates that there will be significant overlap with the work we have done to-date on housing for older adults.

The meeting adjourned around 4:45.

Submitted by Pat Tunnell