

Meeting Minutes
Single Room Occupancy Residences (SRO) Citizen Advisory Group
May 20, 2010

Citizen Advisory Group Members in Attendance:

Carol Millen	Sylvia Nance	Diane Langevin
Brad Goforth	Grady Parker	Terri Seagraves
David Furman	Kyle Woudstra	Jermayne Cook
Stephanie Ceccato	Liz Clasen-Kelly	Caroline Chambre
Roxie Johnson	Nathan Karow	Robin Jones

Staff in Attendance:

Debra Campbell, Planning Department	Joshua Weaver, Planning Department	Sonja Sanders, Planning Department
Tammie Keplinger, Planning Department	Katrina Young, Zoning Administrator	Zenia Duhaney, Planning Department

SRO Citizen Advisory Group Meeting 2
May 20, 2010

IDEAS PERTAINING TO SRO DEFINITION

Require a lease agreement (SROs are typically leased; minimum 30 days)

Allow units to be dwelling units or close to them by providing kitchen and/or bath facilities (This would make SROs subject to other zoning, fire and building code regulations)

Separate requirements for the structure and associated programs. HUD regulates programs, therefore zoning regulations should not.

There are certain benefits to being categorized as special needs housing.

Cease to provide a maximum number of units.

Rename SROs. Maybe another term better defines.

Focus more on density and parking issues instead of the users. Categorizing is discriminatory.

Rooming unit should remain a part of the definition.

Amend either the definition or prescribed conditions to add that the intent of SROs is to provide supportive housing. Determine the intent/driver of SROs, whether it is to provide affordable housing, services etc.

Adding intent for SROs carries a stigma and may limit the types of users (young professionals, students etc.)

Specify the types and size of units, proximity requirements, etc.

SROs are different from multi-family units but are similar to dorms, where people live together, and share kitchen and bath facilities. The only difference is the collegiate aspect.

Remove reference to other types of special needs housing, hotels and similar uses from the definition.

Specify whether SROs allow more than one person; include families, couples with or without children.

When reviewing SRO definitions and regulations from other cities, important to look at the intent for that city (some are geared toward housing those who are homeless, some target those with special needs, while some simply provide affordable units to anyone). Provide flexibility in order to accommodate the needs of individual communities.

Differentiate between the transient nature of SROs and hotels/motels. Length of stay limits may conflict with HUD regulations.

SROs can be and are often considered permanent housing. Changing the length of stay from seven to 30 days deletes the transient nature with its associated stigma and differentiates SROs from hotels. Specify available for 30 days.

FOLLOW-UP ITEMS

Provide definitions of DWELLING UNIT from other cities.

- Dwelling Unit – One (1) or more rooms in a dwelling designed for living or sleeping purposes, and having at least one (1) kitchen.
<http://www.highlandcova.org/Zoneord/ART3.htm>
- Dwelling unit- One or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one family with separate toilets and facilities for cooking and sleeping.
<http://www.codepublishing.com/WA/sequim/sequim18.pdf>

- ***Dwelling Unit****A dwelling unit (d.u.) consists of one or more rooms that contain lawful cooking and sanitary facilities, inhabited by one or more persons living together and maintaining a common household, in a residential building or residential portion of a building.

<http://www.nyc.gov/html/dcp/html/zone/glossary.shtml>

Define CONGREGATE CARE FACILITY.

- A congregate care facility combines private living quarters with centralized dining services, shared living spaces, and access to social and recreational activities . Many congregate care facilities offer transportation services, personal care services, rehabilitative services, spiritual programs, and other support services.

http://www.retirementhomes.com/homes/congregate_care.html

- Congregate Living Facility- "A non-institutional, independent group living environment that integrates shelter and service needs of functionally impaired and/or socially isolated elders who do not need institutional supervision and/or intensive health care."

[http://wfnetwork.bc.edu/glossary_entry.php?term=Congregate%20Living%20Facility,%20Definition\(s\)%20of&area=All](http://wfnetwork.bc.edu/glossary_entry.php?term=Congregate%20Living%20Facility,%20Definition(s)%20of&area=All)