



**Board Meeting Public Comment Q&A
April 25, 2018**

The Question & Answer period began with Director, Veldhuizen, reading a statement from the City of Arvada regarding the proposed group rehabilitation home proposed at 20032 W. 95th Place. Many of the questions below are outside the jurisdiction of the District and are more appropriate for the City of Arvada but we did our best to respond to all questions. The Board of Directors will continue to work with the City of Arvada to obtain information regarding the home.

1. Prior to the owner applying for a group home rehabilitation center, the applicant was going to use the home for elder care. Use as a group rehabilitation center reduces property values by 18%. His request to the board of directors is for open communication regarding the status of the home's application.
 - a. The owner is not required to apply to the District, rather this process is handled by the City of Arvada.
2. When did the application change from elderly care to a 12 person recovery center?
 - a. We are unaware of when the applicant changed their application with the City of Arvada from elder care to a recovery home.
3. Is the group home rehabilitation center doing self-reporting background checks or full background checks? What are the ramifications for the owners for not doing due diligence in the background check process?
 - a. The district cannot require background checks. All owners are responsible for the conduct of their guests. The owners of the home will be responsible for the occupant's actions while on District property.
4. What exactly is the group rehabilitation home going to be used for?
 - a. Currently, the owner has proposed a 12 person group home for drug and alcohol rehabilitation.

5. Do the residents of the home have to report if they are sex offenders since they are only temporary residents?
 - a. Yes, Colorado law requires anyone who is a temporary or permanent resident that occupies a dwelling for more than 14 days in a 30 day period to register.

6. The applicant noted that they have spoke to the District's legal council. Is there any proof that they actually spoke to our attorney? Is there documentation of the correspondence?
 - a. Yes. The District's council was contacted by a representative of the applicant. In order not to breach attorney-client privilege documentation will not be provided to anyone except for the Board of Directors.

7. Federal law supersedes city, state, county law. How does this apply to city codes for maximum occupancy?
 - a. The City of Arvada can determine maximum occupancy for dwelling units, however, city regulations, cannot violate the federal Fair Housing Act. The Fair House Act protects residents from discrimination in housing practices. Specifically, the law prohibits housing discrimination based upon race, color, religion, national origin, sex, disability, and familial status. Drug and alcohol recovery could be classified as a disability.

8. Will the occupants of the group rehabilitation home be allowed to utilize the community amenities? If use is permitted, will this be supervised or unsupervised use?
 - a. Yes. All residents in Candelas are permitted to use the community amenities. The residents of the group home would be treated as any other resident in the community and would not require supervision.

9. Will modifications to the exterior of the home need to be approved by the District? Can we say no to exterior home improvements?
 - a. Yes. As with all homes, any exterior modifications to the home would require approval of the Design Review Committee.
 - b. Yes. The Design Review Committee has the authority to decline modification requests.

10. Is the group rehabilitation home considered a business? Do they have a business license? Are they required to have one? Have they followed the appropriate process to establish a business?
 - a. The District covenants do not specifically prohibit conducting businesses in the community; however, there are specific guidelines that must be followed in order to run a business with the District boundaries. It is important to note that although the district has specific regulations for business operations, those regulations cannot violate the Fair Housing Act (outlined above).

- b. Many of the questions regarding running a business are City of Arvada related as they regulate business status and licensing.

- 11. Are there any regulations regarding the number of occupants in a home? How will the number of occupants be monitored?
 - a. The District currently does not have a maximum occupancy for the dwelling units within the community.

- 12. Define reasonable accommodations?
 - a. Reasonable accommodations are not easily defined. In general, those seeking reasonable accommodations often request physical modifications to space, exceptions to community rules, or additional time to remedy a community violation.

- 13. What is happening with the two big lots in front of Townview Swim and Fitness Club?
 - a. The lots are zoned for Business Professional Residential (BPR) allowing 25,000 square foot of neighborhood commercial and 34 residential units.

If you have further questions, please contact Interim District Manager, Denise Hogenes at dhogenes@ccmcnet.com.