

STUDY SESSION AGENDA

CITY COUNCIL CITY OF WHEAT RIDGE, COLORADO

7500 W. 29th Ave.
Wheat Ridge CO

March 18, 2019

6:30 p.m.

Individuals with disabilities are encouraged to participate in all public meetings sponsored by the City of Wheat Ridge. Call Sara Spaulding, Public Information Officer 303-235-2877 at least one week in advance of a meeting if you are interested in participating and need inclusion assistance.

Citizen Comment on Agenda Items

1. NRS Update
2. Short-term Rental Discussion
3. Budget Supplemental for Porchlight Family Justice Center
4. Staff Report(s)
5. Elected Officials' Report(s)

ADJOURNMENT

Memorandum

TO: Mayor and City Council

THROUGH: Patrick Goff, City Manager

FROM: Ken Johnstone, Community Development Director
Lauren Mikulak, Planning Manager

DATE: March 12, 2019 (for March 18 study session)

SUBJECT: Neighborhood Revitalization Strategy (NRS) Update

In 2018 the City began the process of updating the Neighborhood Revitalization Strategy (NRS). This document was originally adopted in 2005, and its findings and recommendations were adopted as guiding principles for revitalizing the City over that last 14 years. The City's goals in creating the original NRS were to become more competitive, more vibrant, and more fiscally stable by attracting and retaining strong households, increasing homeownership, growing existing businesses, adding new businesses, and attracting shoppers.

Enclosed is a memo from czb LLC, the consultant group leading the NRS update process. The memo summarizes the process and findings to date and previews some of the themes emerging from public input, steering committee work, and consultant observations. The purpose of the March 18 study session is to present this update to Council and the public. The same findings are being shared at a series of open houses on March 19 and 20 as well as at a study session with Planning Commission on March 21.



MEMO

To: Wheat Ridge City Council and Planning Commission
Copy: Wheat Ridge City Staff
From: Charles Buki, Thomas Eddington, and Eric Ameigh
Date: March 13, 2019
RE: Neighborhood Revitalization Strategy Project Update

Introduction and Background

The purpose of this memorandum is to provide a summary of the progress made to date on the update to the Neighborhood Revitalization Strategy (NRS). A suitable opening to set the stage comes from a February 2019 Neighborhood Gazette editorial by NRS steering committee member Guy Namiach, titled "Help Steer Wheat Ridge Into The Future":

"As we celebrate Wheat Ridge's 50th birthday in 2019, there is no question for Wheat Ridge residents that our city is a special place with a high quality of life. Wheat Ridge has long been known for its small town feel, its agricultural heritage, and maybe the best location in the Denver metro area. We are conveniently tucked right along I-70 with only a few minutes drive into the big city for arts and culture or the mountains for outdoor play and recreation. What's not to love?

What might be less well known around the Denver metro area are the more recent developments in Wheat Ridge that are making our community an even better place to live or open a business.

Our housing market, still offering relatively affordable housing options for renters or new buyers, has nonetheless been strengthening. During the last decade Wheat Ridge's average single-family home price has increased by 60 percent, beating nearly all of our west metro suburban neighbors.

Wheat Ridge is experiencing an influx of new business and real estate development, providing a facelift to areas in need of investment as well as new shopping and dining options. The Corners development, anchored by Lucky's market, is jump-starting our "new-look" Wadsworth corridor while additions like Colorado Plus, The Bardo Coffee House, and Right Coast Pizza on 38th Avenue offer a diverse set of complements to long-time community favorites like Clancy's.

Despite the well-worn jokes about our "naturally occurring retirement community," our median age has stopped growing. And, in fact, the number of college educated people aged 25-44 has increased faster in Wheat Ridge during this century than in nearby suburban communities. While our median household income still lags behind the competition, since 2000 Wheat Ridge has been adding households earning at least \$100,000 faster than Westminster, Golden, and Lakewood.

It was not always so. In 2005, the City of Wheat Ridge was missing out on the investment that is the lifeblood of any community and we were feeling the effects. We were at a crossroads. In a search for answers, the city commissioned a report called the Neighborhood Revitalization Strategy. The strategy described Wheat Ridge's history of failing to properly invest in itself. Maintenance of public infrastructure and public spaces had been too lackluster for too long. Homeowners and business owners had accepted a "good enough is good enough" attitude about the condition of their properties. As a result of this self-deprivation and proliferation of low standards, the outside world had received a message that Wheat Ridge was not a good investment. New potential homebuyers and business owners had heeded the warning and avoided our city.

The 2005 Neighborhood Revitalization Strategy was a wake up call, and we listened. By taking its recommendations to heart, by working hard, and by leveraging some good luck, our beloved city is on the rise. This is the new and improved context within which the City of Wheat Ridge is now updating the Revitalization Strategy."

NRS Update Process

City Council impaneled a 27-member steering committee in the summer of 2018 and charged them with guiding the NRS update. The committee kicked off its work with czb in July. The committee began by working to identify the most important issues to address in the NRS update, through both its own work as a committee, and also through public engagement activities in the fall of 2018.

czb examined and analyzed a variety of data sets to support and complement the steering committee's qualitative research with the community. Some of those findings were shared with City Council and Planning Commission on November 5, 2018.

All of the insights from the committee's own work, its engagement exercises, and czb's analysis of data and trends were blended together into an open house program for the evening of December 12, 2018 which was held at the Wheat Ridge Recreation Center. At the open house, the steering committee:

- Shared the results of their work defining key issues and sought public feedback.
- Previewed some potential policy and/or programmatic responses to key issues and sought feedback.
- Asked attendees to engage in a neighborhood mapping exercise to inform the way neighborhoods might be considered in the future.

Following the December open house, which officially marked the end of the project's first phase, czb and the committee worked together to synthesize a rich collection of comments, inputs, and other feedback from 108 attendees. The information gleaned from the public helped to confirm and validate much of what the committee had uncovered, and also provided some additional food for thought on how the committee and czb might rethink some things. The open house set up the next steps, which would come in the form of a February online survey and additional committee work on how the city could respond to the most pressing issues and opportunities.

The online survey was open from February 13, 2019 to March 1, 2019 and received just over 1,000 responses. Members of the committee met on Saturday, March 2 to debrief the survey results and share their own work on policy and programmatic responses to key issues.

The cumulative results of all of these steps, from summer of 2018 to March of 2019, begin to cement some important findings and shape an emerging NRS update.

Key Findings Informing the Emerging NRS Update

A handful of things have become clear to the committee and the consulting team during the course of the project that are important to note:

- Wheat Ridge is quite content with its quality of life and its overall position. Unlike the era that prompted the original NRS, the city does not perceive itself to be at an existential crossroads. Community sentiment about life in Wheat Ridge is positive.
- Positive community sentiment is backed up by survey results from both the 2018 Resident Survey completed by the National Research Center (NRC) and the 2019 NRS survey. It is further corroborated by independent analysis of data by the consulting team.
- In particular, Wheat Ridge values its small town character, its neighborly relationships, its parks and open space, its westward views, and its independent identity.
- It is unfair, and inaccurate, to characterize Wheat Ridge as being against change, but the community *does not fundamentally want big changes*. It is more or less happy with itself the way it is. In the collective mind of Wheat Ridge, whatever changes do occur should be incremental and well managed, and not rapidly or suddenly imposed from outside the community.
- In the category of “incremental and well managed,” there is a clear desire on the part of Wheat Ridge residents for more attractive commercial districts and for better shopping and dining options, particularly those that are not national or regional chains.
- Market analysis by czb and its partner MJB show that conditions do not yet support a significant increase in higher end non-chain retail and restaurants but positive market trends in Wheat Ridge could slowly change those circumstances over time.
- When it comes to Wheat Ridge neighborhoods, there is a meaningful portion of the city that is at least somewhat uncomfortable with changes that are perceived to be too drastic, out of character with existing conditions, or both. A desire for change to be “incremental and well managed” is stronger nearer to one’s home.

Preliminary Implications for the Updated NRS

The totality of the input—general community sentiment, recurring themes in the city around growth and governance, generally agreed upon areas for improvement, and some new opportunities—has led the committee and the consulting team to organize emerging strategy ideas. The balance of this memo presents the input received and possible next steps for the following three major issue categories:

- Corridors and nodes,
- Neighborhood planning and engagement, and
- Property conditions and code enforcement.

Several other issues have elicited a lesser response in the survey or were specifically requested to be included in this process; these are presented below, including building reinvestment, accessory dwelling units, and short-term rentals.

Input Received – Corridors and Nodes

At this time, corridors clearly identified for improvement include:

- 44th Avenue east of Wadsworth Boulevard
- 44th Avenue west of Wadsworth Boulevard (especially west of Kipling Street)
- Kipling Street north of 38th Avenue
- Youngfield Street, from 38th Avenue to 44th Avenue

Neighborhood retail nodes have garnered strong support. Where appropriate, Wheat Ridge residents want retail nodes (shopping, dining, “third places”) along main streets that are easily accessible, especially by bike or foot, to the surrounding residential neighborhoods. Some of these nodes will undoubtedly be in major corridors (Wadsworth, Kipling, 44th) but there are other streets that may offer more neighborhood scale opportunities.

Input Received – Neighborhood Planning and Engagement

The input to date has indicated a certain level of discomfort with neighborhood change that is perceptible to most everyone. At the same time, the input has also indicated a desire for positive neighborhood engagement and involvement.

Wheat Ridge residents enjoy life in their city partially because it is smaller than its neighbors; there are clear benefits to living in a smaller community, including increased opportunity for civic involvement. And yet, there is still a feeling in some quarters that local public decision making is done too far away, by “them” and not by “us.”

Input Received – Property Conditions and Code Enforcement

When asked in the NRS survey if property conditions have generally improved in Wheat Ridge over the past 5 years, 49% said yes and 28% said no.

As previously stated, Wheat Ridge wants its corridors to look better. Much of this work is likely related to infrastructure and streetscape, although the condition of buildings has been noted. Where Code Enforcement activities might have a role to play in corridor revitalization, the NRS will make comment to that effect.

Although the revitalization of residential areas was strongly supported in the 2018 NRC Resident Survey, the NRS process to date has not surfaced community complaints about property conditions in residential neighborhoods as a key issue. In fact, 79% of respondents to the NRS survey said their neighbors maintain their properties to an acceptable standard and respondents reported that commercial buildings were more of a problem than rental properties.

Input Received – Other Issues

Building Reinvestment System: Public interest in preservation and reuse of existing housing has been stronger than interest in building new housing. As a mature community, the current housing stock is also the future housing stock. Renovation and rehab is the future of the city’s housing market, and updating the structures can be difficult. The same is true of aging commercial structures.

Accessory Dwelling Units (ADUs): There is nothing from the NRS process that has contradicted the 2018 Resident Survey findings, nor the staff public outreach effort and subsequent Council discussions from 2016. With 50% seemingly in favor of ADUs, 25% opposed, and the remainder on the fence, the answer is not yet clear.

Short-Term Rentals: Depending on the circumstances of any particular short-term rental, it may be a neighborhood issue or it may not. There is not clear consensus in the community as to whether they should be allowed or, if allowed, how they should be regulated or taxed. (It is also worth noting that the extent of short-term rentals in Wheat Ridge is not at the same scale as communities like Denver, Boulder or mountain resort towns. Based on available information, it appears there exist approximately 140 short-term rentals and staff has not experienced a history of code enforcement complaints associated with these units.)

Preliminary Directions – Corridors and Nodes

- The city has already allocated funds for a 44th Avenue corridor plan. The NRS will comment on which part of 44th Avenue should receive attention first, and what the major scope components ought to be for such a plan.
- Likewise, the NRS will comment on sequencing of future work for other corridors in question, and what the major scoping issues should be for those efforts.
- There are only a small number of existing or potential retail nodes that are not located on one of the city's main corridors (Wadsworth, Kipling, 44th). The NRS will identify these existing or potential locations and comment on a toolkit that could support their further development.

Preliminary Directions – Neighborhood Planning and Engagement

The City traditionally has not had a robust neighborhood planning or engagement function. This is not rare for a city the size of Wheat Ridge. But there are two particular reasons why Wheat Ridge should consider adding this capacity:

1. A strengthening real estate market is creating redevelopment pressure in some residential neighborhoods which can create anxiety for those residents. By working with affected neighborhoods on planning before changes happen, residents can have a better idea of what to expect over time, relationships can be built, communication feedback loops can be established, and the capacity to positively manage change, when it inevitably occurs, can be improved.
2. A number of policy issues facing the city may be better addressed at the neighborhood scale instead of citywide, and/or the engagement strategy to seek input may need to be executed at the neighborhood scale instead of citywide. The impacts of certain policy decisions are not abstract to many Wheat Ridge residents; they may be very real. Civically engaged residents of Wheat Ridge are not necessarily content to let the City Council and City staff figure out certain things, lest the result be negative for them, however they define it. The answers to some important Wheat Ridge policy questions today fall into the "it depends" category. Such situations require more conversation at a more intimate scale than Council chambers or the Rec Center ballroom can provide.

The NRS will comment in greater detail on the possibilities for a neighborhood planning and engagement function and its costs and benefits.

Preliminary Directions – Property Conditions and Code Enforcement

Wherever possible, czb advocates for rental inspection programs, as they can be an effective tool in managing the maintenance issues that can arise in absentee owned rental properties.

The city has explored this idea in the past and decided against it. The NRS process has not revealed a level of support that would suggest the city revisit the issue. The NRS is likely to suggest more surgical approaches representing incremental changes that would build on current Police Department capabilities and align with more specific neighborhood planning efforts.

Preliminary Directions – Other Issues

Building Reinvestment System: There are a number of barriers for homeowners and business owners taking on rehab projects in older buildings. Larger, more expensive projects are more likely to involve contractors who are sophisticated enough to navigate old buildings, new codes, and permitting and inspection processes. But for those owners who may be working on smaller projects or who do not hire a skilled contractor, there may be steps the City can take to improve the customer experience and therefore more proactively reward the investment that Wheat Ridge buildings need. The NRS will comment on this.

Accessory Dwelling Units (ADUs): This is one of the aforementioned “it depends” issues, with very important nuances and different types of impacts on different properties. There are best practices for ADU regulations that address nearly all potential concerns, but a citywide policy response may not be the best way to test the suitability of ADUs in Wheat Ridge. The NRS will provide guidance on best practices for ADUs, a possible preferred citywide approach, and the pros and cons. It will also explore whether ADUs are a topic that may best be addressed on a neighborhood by neighborhood basis instead of citywide.

Short-Term Rentals: The NRS will provide guidance on best practices for short-term rentals and the pros and cons of different approaches.

Next Steps

NRS progress and emerging ideas will be presented to City Council and Planning Commission during the week of March 18. That same week, the steering committee will also hold four open houses to solicit feedback on these possible directions. Following the week of public events, czb will analyze all input and begin writing a draft strategy which will be available for review in early May.

Memorandum

TO: Mayor and City Council

FROM: Ken Johnstone, Community Development Director
Marianne Schilling, Assistant to the City Manager

DATE: March 18, 2019

SUBJECT: Short-Term Rental Overview

ISSUE:

City Council requested that Staff provide information regarding short-term rentals.

BACKGROUND:

Addressing short-term rentals (STRs) is a 2018/2019 Strategic Priority for City Council based upon the 2018 Strategic Plan. STRs are increasingly prevalent nationwide, largely due to the emergence of websites such as AirBnB and VRBO. Regulations for STRs are inconsistent and are nonexistent in many communities. The information below details an overview of STRs, the City's current regulatory status regarding lodging, and a review of peer cities' approach to and experience with STRs.

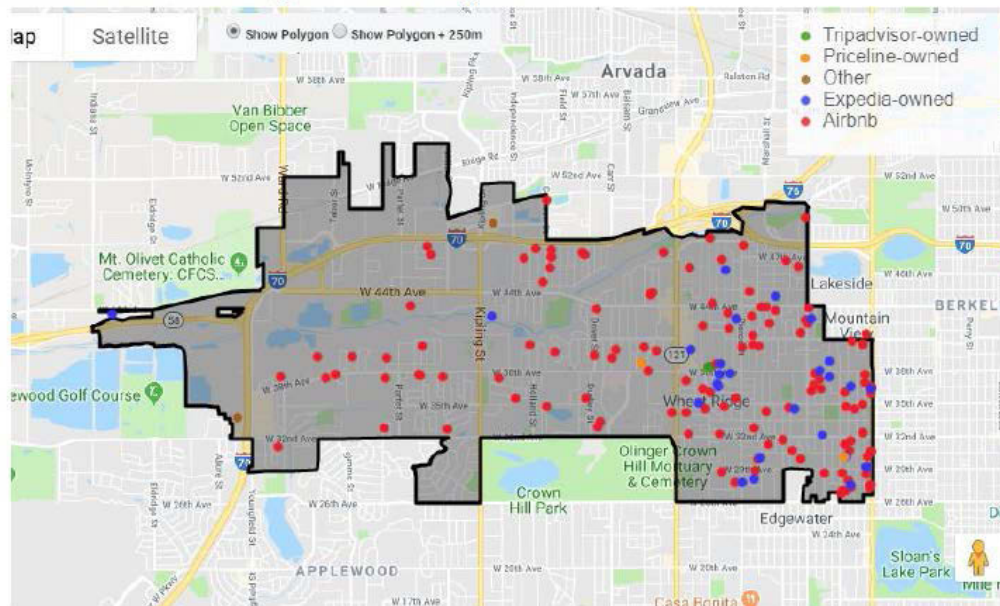
Short-Term Rental Overview

STRs are accommodations for the lodging of fee-paying guests for less than 30 consecutive days in duration. STRs fall under the umbrella definition of shared housing—unrelated people living in one dwelling unit or co-op—but are also distinct from shared housing because of the shorter rental duration and because occupants of STRs typically do not pool resources with the operators. Some communities, and the American Planning Association, also refer to STRs as “home sharing.” STRs can range from rental of a single room to rental of an entire dwelling unit.

Accessory dwelling units, or ADUs, are additional dwelling units that may be attached to or within an existing single family detached dwelling, or may be built as a separate accessory structure on the same lot as the primary dwelling. Typically, ADUs are small structures behind a primary house or in a basement, attic space or above a garage. While an ADU could be used as a short-term rental, STRs are typically not required to be separate or independent dwellings.

Over the past year, the City has not received any complaints regarding short-term rentals. However, on average, approximately three residents or prospective residents call the City on a monthly basis to ask about the process to become licensed as a STR owner. While the City does not currently regulate STRs, research from the website Host Compliance shows that there are approximately 140 STRs operating within city boundaries. This number makes up approximately one percent of the households in Wheat Ridge.

Short-term rentals in Wheat Ridge as of February, 2019



Sources: Host Compliance proprietary data

Current Code

The City does not specifically address STRs in its code, but they are generally not permitted. The primary reasons they are not permitted are:

- Code does allow for the “rooming and boarding” in all residential districts; however, it is only for a maximum of two individuals and for a period of not less than seven days, and
- Code also requires that to rent the entirety of a dwelling, it must be for a period of not less than 30 days.

Additionally, enforcement is challenging because of the two current provisions which allow renting rooms for a minimum of seven days and renting of entire dwellings for a minimum of 30 days. It would require significant staff resources to proactively monitor, document and successfully enforce an alleged STR over the course of those time periods, in order to be able to prove that the operator was violating those provisions.

In the 2018 Citizen Survey, residents provided their level of support for or opposition to a number of policies that could be enacted regarding STRs in Wheat Ridge. The survey questions asked details regarding potential policies, but did not ask if residents supported the allowing for STRs in general.

Overall, residents provided mixed reviews about policies related to short-term rentals in Wheat Ridge. Three policies regarding short-term rentals in Wheat Ridge garnered greater support than opposition among residents:

- Allowing ADUs to be used as STRs
- Requiring residents to apply for a City license to rent their property
- Allowing single family homes, apartments or condos to be used as short-term rentals

Renters were more supportive of the City allowing single family homes, apartments or condos to be used as STRs, while homeowners were more likely to support requiring the property owner to live in the house and only rent rooms.

Peer review

The City reached out to neighboring cities to find out how they are addressing STRs. Of the 14 cities and counties reviewed, nine are currently regulating STRs. Five either do not address STRs in their code or ban them explicitly. For the communities allowing STRs, if approved, the applicants paid a median cost of approximately \$130 for a license and remitted both sales and lodger's tax to their municipality.

In general, there was no consistent strategy for regulating STRs. Some cities require that the rental is the owner's primary residence while others allow for the property to be a non-primary residence. Cities require STRs to be located in residential zones (Colorado Springs), zones that allow hotel/motels for non-primary owners (Fort Collins), and/or no less than 500 feet from other STRs (Manitou Springs).

As part of the research, Staff asked neighboring communities for feedback regarding the STR regulation process. The primary lessons learned are included below:

- Adequate staff is necessary to administer a STR ordinance
- Consider the enforcement strategy prior to rolling out the licensing process
- If primary residence is required, consider the kind of documentation necessary to use as proof
- Manage expectations of the process; STR homeowners may expect an online, seamless process
- STR license owners may be more "high touch" than typical business licenses and require more staff time than usual

Next Steps

The purpose of the March 18 study session is to provide information regarding short-term rentals. Council may provide direction for Staff regarding next steps.

ATTACHMENTS:

1. STR Peer Review Table
2. STR excerpt from 2018 Citizen Survey

Short Term Rental Peer Review

City/County	Allowed?	Cost	Tax	Where allowed?	Occupation Reqs	Safety Reqs	Listing Reqs	Parking Reqs	ADUs?
<i>Arvada</i>	not in code	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<i>Aurora</i>	Yes	\$46 Business License/Lodger's Tax + \$26 renewal fee (every 2 years)	8% Lodger's Tax and applicable state tax depending on county	Wherever residential uses are allowed, including ADUs	Primary resident occupied (long-term renters ok with permission of landlord); hosts do not have to be present	Carbon monoxide detector required; smoke detector "advised" and required in some units by building code	Business license number must be posted on all listings; no external signage	No req	No
<i>Boulder</i>	Yes	\$105 STR license (4 years) + \$25 Business License fee (one-time)	7.5% Accommodation Tax	Any residential zone; ADUs may not have a STR license going forward unless they have a short-term rental license already and do not allow it to expire (no grace period).	Must be the owner's principal residence (residing in more than half the year). ADU rules only apply to those that had them established and licensed on or prior to January 03, 2019.)	Smoke and carbon monoxide detectors must meet City and National Fire Alarm and Signaling Code requirements. Subject to occupancy limits (3-4 unrelated depending on zoning)	Rental Listing MUST INCLUDE Maximum Unrelated Occupancy and Rental License number. May not be listed until rental license is complete and issued.	They abide by the same parking enforcement as any other residential property in the zone they reside in.	No, unless they have a short-term rental license already and do not allow it to expire (no grace period).
<i>Colorado Springs</i>	Yes	Sales Tax License (\$5-20/year)	Must collect sales and lodging tax for each stay	Any single- or multi-family residential zone	Can be managed by owner or a property management company	Must meet occupancy requirements (IBFC)	No external signage		
<i>Denver</i>	Yes	\$50 Lodger's Tax (every 2 years) + \$25 STR Business License (yearly)	10.75% Lodger's Tax, Occupational Privilege Tax + Other Applicable Taxes and Fees	Wherever residential uses are allowed, including ADUs (no zoning permit required)	Owner-occupied primary residence or long-term renters (with landlord permission), or ADUs if owner or long-term renter lives in primary structure; hosts do not have to be present	Smoke detector, carbon monoxide detector, fire extinguisher + rental packet with city rules/regs and safety/evacuation info	Business File Number must be posted on all listings	No req	
<i>Edgewater</i>	Yes		Local sales and lodging tax		Primary resident occupied, licensee cannot provide STR accommodations for more than 10 days per month or more than 60 days per calendar year	Must meet occupancy requirements (IBFC), Contain smoke detector, carbon monoxide detector, fire extinguisher		Must provide the number of off-street parking spaces required by Sec. 16-3-160 of the City code	N/A
<i>Englewood</i>	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A	At the January 7, 2019 City Council meeting, Council approved the Accessory Dwelling Unit (ADU) Ordinance. The Ordinance is effective February 9; and building permits may be submitted beginning February 11, 2019. The Ordinance permits construction of ADU's in the MU-R-3-B, MU-R-3-A, R-2-B, R-2-A, and R-1-C zone districts. There is a six-month moratorium on ADU permits within the Neighborhood Preservation Overlay.
<i>Fort Collins</i>	Yes	\$150 STR license, annual renewal of \$100	Local sales and Lodging tax. Looking at having Airbnb do this collection	Based on zoning. Not allowed in most low-density neighborhoods. Non-Primary only allowed in zones that allow hotel/motels. Only owners may get licenses.	<i>Primary STR</i> : occupied by owner for at least 9 months of the year, and includes duplexes or carriage houses if located on the same property as primary <i>Non-Primary STR</i> : dwelling units not occupied by owner, more restricted (any zone that allows non-primary also allows primary)	Self-certification of health and safety standards required before approval	License number must be included in all advertising. airbnb has still not provided a field for this so it is not currently happening.	1 off-street space per every 2 rooms	
<i>Golden</i>	As "Tourist Homes"; no STRs as generally defined	N/A	N/A	Tourist Homes: Commercial zones, R-3 (SUP), R-2 & R-1 on major streets (SUP) (subject to change with new STR regs)	Tourist Home: A building containing five or fewer guest rooms designed to be used on a temporary basis	N/A	N/A	N/A	Yes
<i>Greenwood Village</i>	not in code	N/A	Owners must submit Lodging tax to city for stays less than 30 days (transactions exempt from tax - Sec 4-8-40(4))	Accessory buildings in res. zones may be used to house temporary guests; vague if these can be commercialized	Tenant reqs: Must meet definition of family (3 or fewer unrelated people or a group of people related by blood/marriage/adoption)	N/A	N/A	N/A	N/A
<i>Jefferson County</i>	Yes	\$750 STR zoning review fee		Unclear	Property owners must be reachable 24/7 via telephone; no occupancy requirements	Smoke detector, carbon monoxide detector, fire extinguisher (must also provide proof of fire protection and water/sewer coverage in application) + "Being a Good Neighbor" policy sheet		1 off-street space, plus 1 per add'l room	Yes
<i>Lakewood</i>	No	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<i>Littleton</i>	not in code	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<i>Manitou Springs</i>	Yes	\$300 conditional use permit	Same as other City lodging properties, so sales tax and MS Lodging and Camping Tax. 10.73%	>500' from another STR; city maintains a map	None, except individual rooms may not be rented unless the property owner resides there; must be occupied at least 21 days per year; all STRs may not exceed 2% of the city's residential structures	1 fire extinguisher per floor, carbon monoxide alarm within 15 feet of sleeping rooms + posted notice with: evacuation route, max occupants, max vehicles, trash pickup day, contact info, extinguisher/alarm locations, quiet hours (10pm to 7am)	Must contain permit number	1 space per bedroom/sleeping area and 2 spaces for any resident owner	We do not currently have ADU regulations.

Short-Term Rentals

Respondents provided their level of support for or opposition to a number of policies that could be enacted regarding short-term rentals (such as Airbnb) in Wheat Ridge.

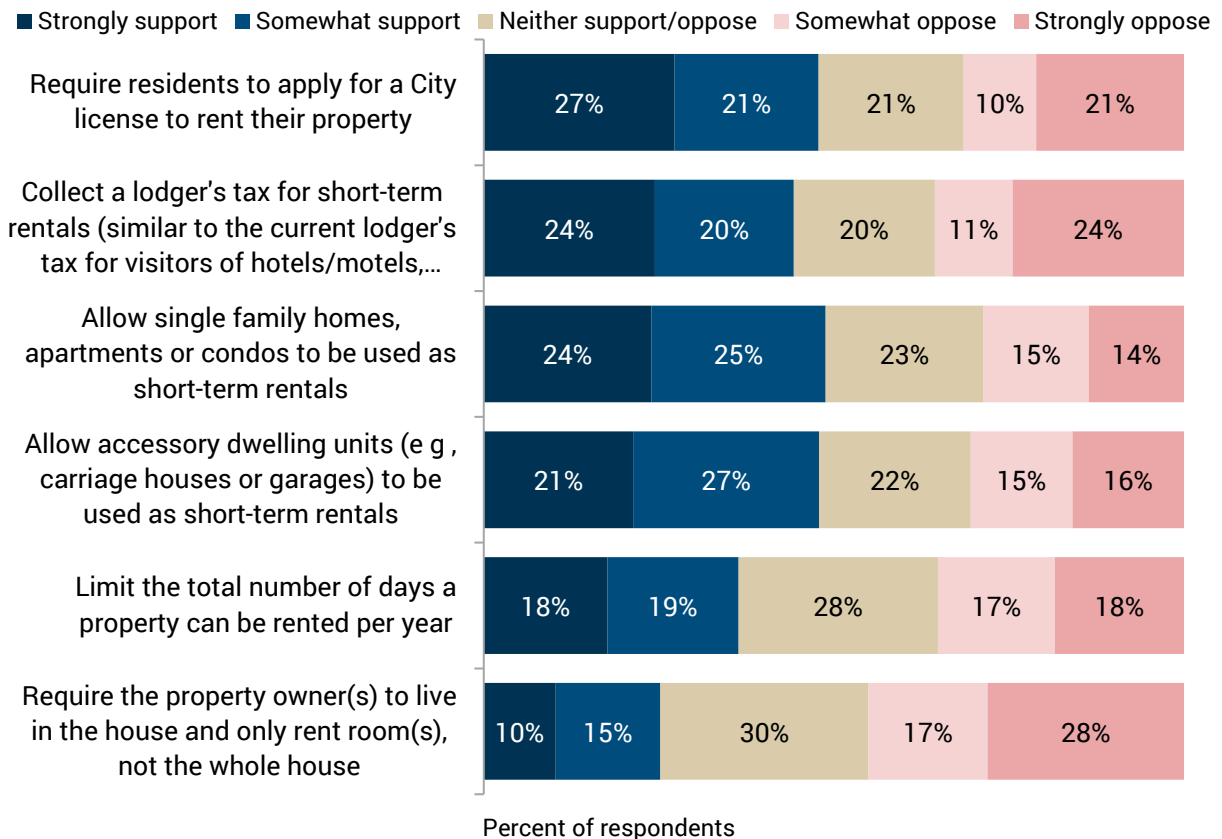
There were three policies that had greater support than opposition: allowing accessory dwelling units (e.g., carriage houses or garages) to be used as short-term rentals, requiring residents to apply for a City license to rent their property and allowing single family homes, apartments or condos to be used as short-term rentals. Support outweighed opposition for these policies by 17% to 20%.

Collecting a lodger's tax for short-term rentals was supported by 44% of respondents, but opposition was nearly as strong at 35%. Support and opposition were nearly equal for limiting the total number of days a property can be rented per year (37% supported and 35% opposed).

Requiring the property owner(s) to live in the house and only rent room(s), not the whole house, was opposed by more respondents (45%) than supported (25%).

Figure 34: Level of Support for Potential Policies Regarding Short-Term Rentals, 2018

To what extent do you support or oppose each of the following conditions if short-term rentals (such as Airbnb) were allowed in the City?



Renters were more supportive of the City allowing single family homes, apartments or condos to be used as short-term rentals, while homeowners were more likely to support requiring the property owner to live in the house and only rent rooms. Homeowners, those in single family homes and those who voted in the last election were more in favor of limiting the number of days a property can be rented per year than were their counterparts (see *Appendix B: Comparisons of Selected Survey Responses*.)

Memorandum

TO: Mayor Bud Starker and City Council

THROUGH: Patrick Goff, City Manager
Daniel Brennan, Chief of Police

FROM: Jim Lorentz, Division Chief
Patrol Operations Division

DATE: March 11, 2019

SUBJECT: Staff Report: Family Justice Center Update

As Council members are aware from previous Staff Reports concerning the First Judicial District Family Justice Center, the District Attorney's Office is bringing the Family Justice Center, now identified as *Porchlight, A Family Justice Center (FJC)*, to serve Jefferson and Gilpin counties. More than 75 partner agencies will work together to provide coordinated services for victims of violence. Violence can include physical abuse, emotional abuse, harassment, threats, strangulation, murder, elder, and at-risk adult abuse, human trafficking, property damage, and child abuse. The City of Wheat Ridge is an important and participating partner in Porchlight (FJC).

To date, Porchlight (FJC), has raised \$875,000 through grants, corporate, and individual donations. They are requesting start up contributions from municipal and county partners to reach a goal \$1,200,000 to become operational. The City of Golden was the first municipality to make a contribution of \$10,000. The population of Golden is 3% of the total population of the first Judicial District (Jefferson and Gilpin Counties, population 569,800). As Wheat Ridge represents 5% of the total population, a recommended contribution is \$18,000. The other municipalities within the First Judicial District are asked to contribute their appropriate share, based on population percentage.

Staff intends to bring this request to Council as a supplemental budget request for the April 8, 2019 City Council Meeting.

Members of the Wheat Ridge Police Department continue to be involved as subcommittee members on this project. Staff continues to assess how our organization will integrate these services into our department.

Attachments:

1. 2017 Staff Report concerning the Family Justice Center
2. 2018 Staff Report concerning the Family Justice Center
3. 2018 Family Justice Center PowerPoint

Memorandum

TO: Mayor Bud Starker and City Council

THROUGH: Patrick Goff, City Manager

FROM: Daniel Brennan, Chief of Police

DATE: December 4, 2017

SUBJECT: Family Justice Center

The First Judicial District Attorney's Office, under the direction of District Attorney Pete Weir, is pursuing the goal of opening a Family Justice Center in Jefferson County. The concept of a family justice center is to locate multi-disciplinary services in one location for victims of domestic violence, sexual assault, elder abuse, human trafficking, and other forms of violence. There are approximately 130 Family Justice Centers located throughout the nation, including the Rose Andom Center in Denver.

The need for a Family Justice Center is real. In Jefferson County today, these types of crimes often involve multiple service providers who try to provide services to victims. These service providers include law enforcement, victim advocates, medical service providers, human services, counselors and therapists, non-profit providers, and the prosecutor to name a few. The disparity of the system means victims often have to tell their story many times over and while it looks different for each victim, there is a significant burden placed on victims and their children due to the current model of providing services. Studies show that the current model is overwhelming for victims; resulting in victims withdrawing from the process of seeking justice and assistance and oftentimes returning back to an abusive relationship.

The First Judicial District Attorney's Office has begun the process to explore and create a Family Justice Center in Jefferson County. The D.A.'s Office has reached out to the Family Justice Center Alliance, a group of national experts who have helped over 70 communities create Family Justice Centers, based on the needs of each community. A community meeting was held on July 26, 2017, followed by a meeting with law enforcement. The D.A.'s Office has been meeting with community groups, non-profits, and government leaders on this concept and seeking support for this approach. An Executive Committee and a Steering Committee have been formed, and staff from the Police Department are participating in these groups.

Assistant District Attorney Michael Dougherty and Senior Deputy District Attorney Candace Cooledge will provide City Council with an overview of the Family Justice Center Concept. I have attached a copy of the PowerPoint presentation for your information.

DB



Memorandum

TO: Mayor Bud Starker and City Council

THROUGH: Patrick Goff, City Manager

FROM: Daniel Brennan, Chief of Police

DATE: December 3, 2018

SUBJECT: Family Justice Center

On December 4, 2017, Senior Deputy District Attorney Candace Cooledge gave a presentation to City Council on the proposed Family Justice Center for Jefferson County. Family Justice Centers serve as a multi-disciplinary approach in providing all services to victims of domestic violence, sexual assault, elder abuse, human trafficking, and other forms of violence at one location.

Senior District Attorney Cooledge will update City Council on the progress of opening a Family Justice Center, now known as Porchlight, in Jefferson County. I have attached a copy of their PowerPoint presentation for you to review.

Members of the Wheat Ridge Police Department continue to be involved as subcommittee members on this project. Staff continues to assess how our organization will integrate these services into our department.

DB

Attachments: 2017 Staff Report concerning the Family Justice Center
2018 Family Justice Center PowerPoint



Thank you JEFFCO
BUSINESS RESOURCE
CENTER!!!

A smaller version of the PorchLight logo, featuring the same text and lantern icon as the main logo, but with the tagline "You Are Not Alone." in a smaller, dark blue serif font.

BUSINESS PLAN

A close-up of a human eye, looking directly at the viewer. The iris is a vibrant yellow-green color. In the center of the iris, there is a reflection of a person standing in a field of tall yellow flowers, possibly a sunflower field, under a bright sky.

PORCHLIGHT'S MISSION

Our mission is to bring together essential services for victims, survivors and their children to create a positive pathway forward, and to foster public safety.

PORCHLIGHT'S VISION AND VALUES

VALUES (what we believe)

We Believe...

- **Hope.** At Porchlight, we believe in a violence-free future for everyone.
- **Respect.** At Porchlight, we believe in respect for all people, regardless of differences.
- **Community.** At Porchlight, we believe in the power of a compassionate community and the transformative partnerships that support courage and healing.
- **Empowerment.** At Porchlight, we believe that each person deserves the opportunity to direct their own life.
- **Freedom.** At Porchlight, we believe everyone has the right to live in safety and free from fear.

• VISION (what we see in the future)

- **PorchLight is a beacon of light, no matter the darkness. We inspire hope and offer a place for healing, creating a community free from violence, abuse and exploitation**

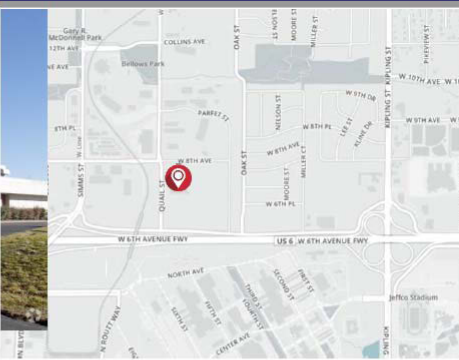
WHERE ARE WE NOW?

- Committees and work groups meeting regularly including VOICES committee
- Project Board
- DA 501(c)(3)
- Pro Bono attorney – thank you Jackson Kelly and John Zakhem!
- We have OVER 70 partners and community support
- Thank you JAN FERGUSON and KELLEN Company – FURNITURE DONATION – JCSO moving/storage
- We are getting \$\$\$ Thank you Golden, District Attorney Pete Weir, Jeffco Sheriff Jeff Shrader, Colorado Attorney General, Lakewood PD, First Bank!
- GRANT funding
- JCSO and LPD – Family Crimes Units
- High Risk Assessment Team
- Marketing Material
- www.porchlightfjc.org

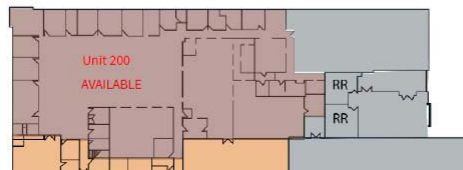
WE HAVE A LOCATION!!!



11100 West 8th Avenue Lakewood, CO



Site / floor plan



Thank you Cheryle Powell

Sperry Commercial Global Affiliates

FUNDRAISING VIDEO

Thank you Jenuine & Blu