



# Sober Living Homes - CIOSI

Presented by Deputy City Manager Rick St. John





# Sober Living Homes

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Staff is providing Council with information on how the City plans to handle unlicensed sober living homes in our neighborhoods.



# Sober Living Homes

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- Over the past year or so many valley cities and towns have experienced an unprecedented number of unlicensed sober living homes operating in residential neighborhoods
- The issue is being investigated at federal, State, county, and local levels
- Local municipalities are restricted under Federal and State law on when and how we can regulate



# Sober Living Homes

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- Our regulations must comply with State and federal fair housing laws and the Americans with Disabilities Act
- ARS 36-582 Residential facilities; zoning
  - Six or fewer unrelated persons living in a home shall be considered a “family” for the purpose of any local law or ordinance
  - Does not differ in any way from any other single family residence



# Sober Living Homes

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- ARS 36-582 continued;
  - No residential facility shall be established within a 1,200 foot radius of an existing facility
  - The City can enforce adopted Fire code and Building Safety code standards
  - These protections only apply to State licensed homes



# Sober Living Homes

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Our plan to address unlicensed sober living homes;

– City requirements –

- Reservation application and fee payment – the new home needs to meet the 1,320 foot radius rule
- State license to operate – the State defines the type of license needed
- A City Certificate of Occupancy
  - Fire and Building Safety code requirements and inspections met
- City business license pursuant to our Zoning Ordinance
  - Class I or Class II depending on use



# Sober Living Homes

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- The investigative process
  - Code makes initial contact and advises the manager of the City requirements and that they cannot operate without our requirements having been met
    - 1<sup>st</sup> Notice of Violation if operating
  - Reinspect after seven (7) days
    - 2<sup>nd</sup> Notice of Violation if still operating
  - Reinspect after seven (7) days
    - Civil citation if still operating
  - Move to criminal if still operating after being found responsible in a civil hearing



# Sober Living Homes

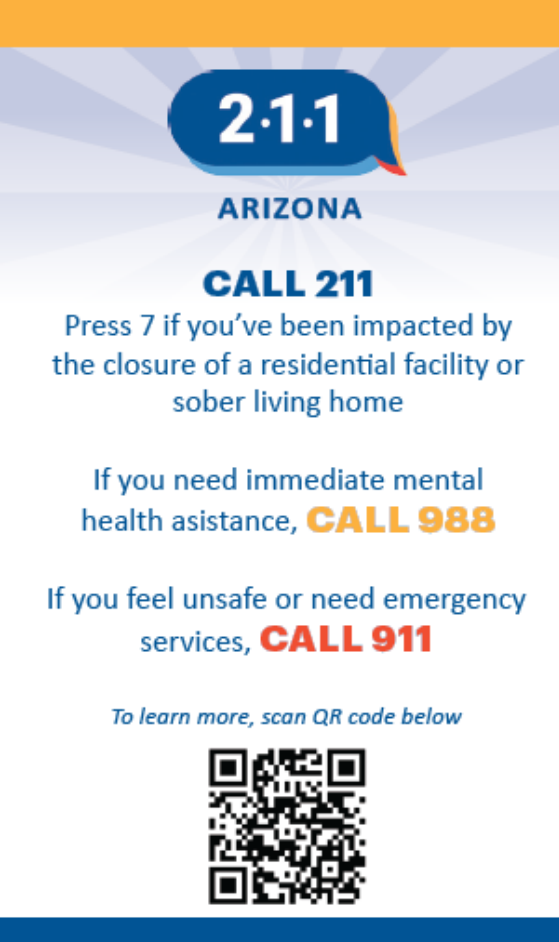
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- Federal, State and County activities
  - FBI investigating fraud involving the native American community
  - State Attorney General investigating fraud schemes
  - AZDHS suspending licensing
  - AHCCCS suspending funding for certain providers
  - Discussions with State legislators
  - Discussions with the County Attorney



# Sober Living Homes

- The State established 211 hotline for people displaced by the closing of these unlicensed homes



**2·1·1**  
ARIZONA


**CALL 211**

Press 7 if you've been impacted by the closure of a residential facility or sober living home

If you need immediate mental health assistance, **CALL 988**

If you feel unsafe or need emergency services, **CALL 911**

*To learn more, scan QR code below*



Questions?