

City of Glendale Development Services Department Planning Division	
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VAR24-14 Narrative	
Sydney Tirella BY	11/7/2024 DATE

# Glendale City Planning: Narrative

Project Name: Arizona Sunshine Assisted Living - Group Home Expansion

Location: 6008 W Paradise Ln, Glendale, AZ 85306

Case Number: VAR24-14 (Reference: GH24-41)

## 1. Project Description

**Arizona Sunshine Assisted Living** is requesting a Disability Accommodation to operate a Group Home within 1,200 feet of an existing Group Home as defined by the Unified Development Code, located at **6008 W Paradise Ln, Glendale, AZ 85306**. The property is an **8-bedroom, 4-bathroom single-family residence** situated on a 10,731 square foot lot with a building footprint of approximately 2,712 square feet. The property is currently zoned as R1-6 (Single-Family Residential).

*The requested disability accommodation meets the requirements of the UDC, Section 35.3.102(7), which are as follows:*

- (a) The requested accommodation is requested by or on the behalf of one (1) or more individuals with a disability protected under Federal and Arizona Fair Housing Laws (42 U.S.C. § 3600 et seq. and A.R.S. § 41-1491 et seq.);*
- (b) The requested accommodation is necessary to afford an individual with a disability equal opportunity to use and enjoy a dwelling;*
- (c) The standard or requirement unduly restricts the opportunity for a person with a disability from finding adequate housing within the City of Glendale;*
- (d) The requested accommodation does not fundamentally alter the nature and purpose of the UDC of the City of Glendale;*
- (e) The requested accommodation will not impose an undue financial or administrative burden on the city, as "undue financial or administrative burden" is defined in Federal or Arizona fair housing laws (42 U.S.C. § 3600 et seq. and A.R.S. § 41-1491 et seq.) and interpretive case law;*

Act (“FHAA”), the Americans with Disabilities Act, and the Arizona Fair Housing Act (“AFHA”).

Disability includes a “physical or mental impairment which substantially limits one or more of such person’s major life activities.”<sup>[1]</sup> The term “physical or mental impairment” includes, but is not limited to, diseases and conditions such as orthopedic, visual, speech and hearing impairments.<sup>[2]</sup> “Major life activities” includes, but is not limited to, activities such as seeing, hearing, walking, breathing, performing manual tasks, caring for one’s self, learning, speaking and working.<sup>[3]</sup>

While we cannot predict each and every disability future residents will have, people seeking care in this home will do so because they need assistance with major life activities as a result of some form of disability. This may include needing help dressing, bathing and toileting. It may be that the person cannot live safely due to some level of dementia causing, for example, danger in operating the stove or forgetfulness in taking medication. It could be that the resident cannot ambulate well and is at risk of falling.

The policy of the home will be to serve residents with disabilities. Therefore, the anticipated residents are considered disabled and are protected from housing discrimination.

**(a) The requested accommodation is requested by or on the behalf of one (1) or more individuals with a disability**

We have **two seniors** with disabilities requesting accommodations within the **Glendale zip code 85306**, who require access to their homes and families while seeking a higher quality of care than what they are receiving in their current living situations.

**(b). The requested accommodation is necessary**

This home is located less than 1,200 feet from another group home and does not meet the City’s spacing requirement (by just 350 ft). Therefore, the requested accommodation to decrease this spacing requirement is necessary to establish this housing opportunity.

**(c). The standard unduly restricts access to housing within the City**

There is not enough housing for older adults with disabilities within the City of Glendale. Failure to grant accommodation exacerbates this problem in a way that unduly restricts access to housing for this population in the City of Glendale.

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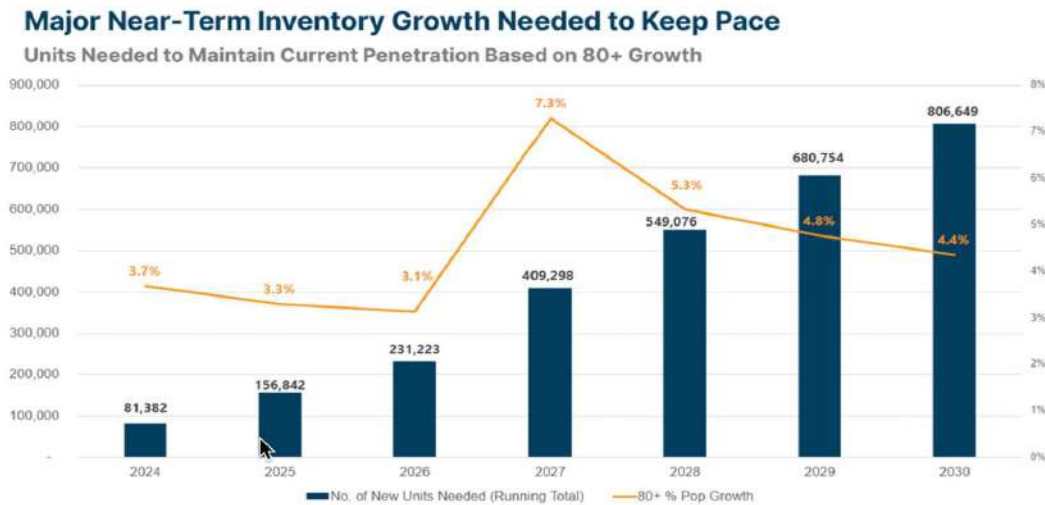
<sup>[1]</sup> 42 U.S.C. § 3602(h)(1); A.R.S. § 41-1491(5).

<sup>[2]</sup> 24 CFR § 100.201(a)(2).

<sup>[3]</sup> *Id.*

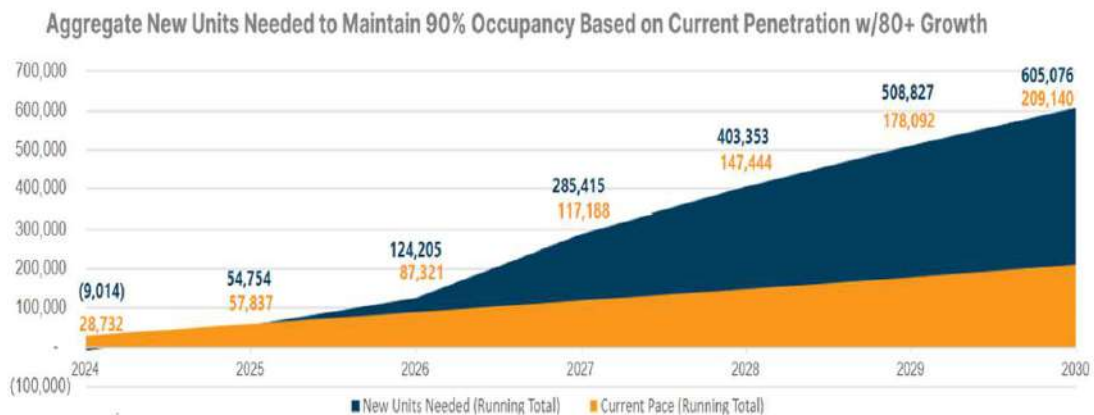
At a macro level, this request is justified and aligns with the significant wave of baby boomers aged 80 and older entering the Assisted Living Era. Current construction development rates are unable to address the projected shortfall of **775,000 senior housing units** needed by 2030 across the U.S., leaving many seniors at risk of inadequate living conditions.

## Inventory Challenges: Keeping Pace with Demand



NICMAP VISION

## The \$300 Billion Gap: A Call for Action

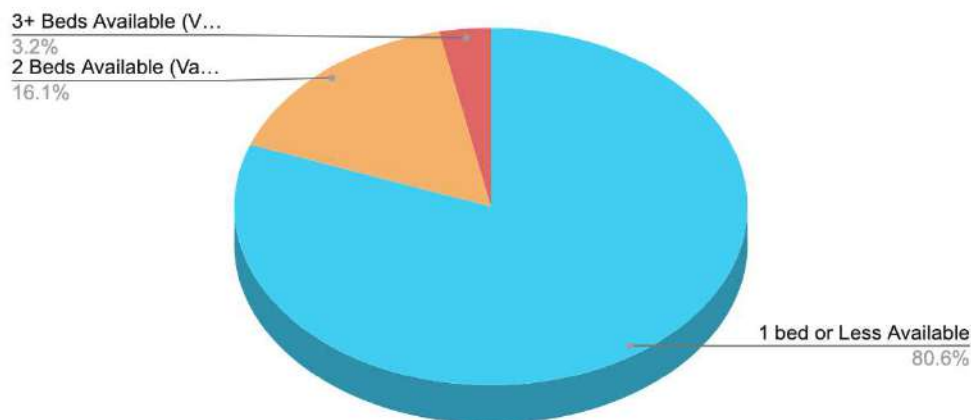


NICMAP VISION

In Glendale specifically, Census data indicates a population of **252,141 seniors aged 70 and older (disability class)**, yet there are less than 82 Residential Assisted Living Homes available. With an average of 6 occupants per home, **this results in a very low 1.3% saturation rate of senior residents to assisted living beds**, compared to a 15%+ saturation rate in nearby areas such as Phoenix and Scottsdale.

Further illustrating the compounding issue, we conducted interviews with **31 Residential Assisted Living Homes** in the surrounding Glendale neighborhoods and found that **only 48% of these homes had any vacancies**. Alarming, **81% of the residences surveyed reported having one or fewer beds** available for the disabled population (seniors over 70 years old). This means that 52% of the Residential Assisted Living Homes in Glendale indicated 0% vacancy and **would be unable to accommodate additional residents seeking care**.

# Glendale RAL's Surveyed (Vacancy %)



Vacancy Level	# Glendale RAL's Interviewed	Portion of Population
RAL's (100% Occupied)	16	52%
1 Bed Available (Vacancy)	9	29%
2 Beds Available (Vacancy)	5	16%
3+ Beds Available (Vacancy)	1	3%
Total Glendale RAL's	31	100%

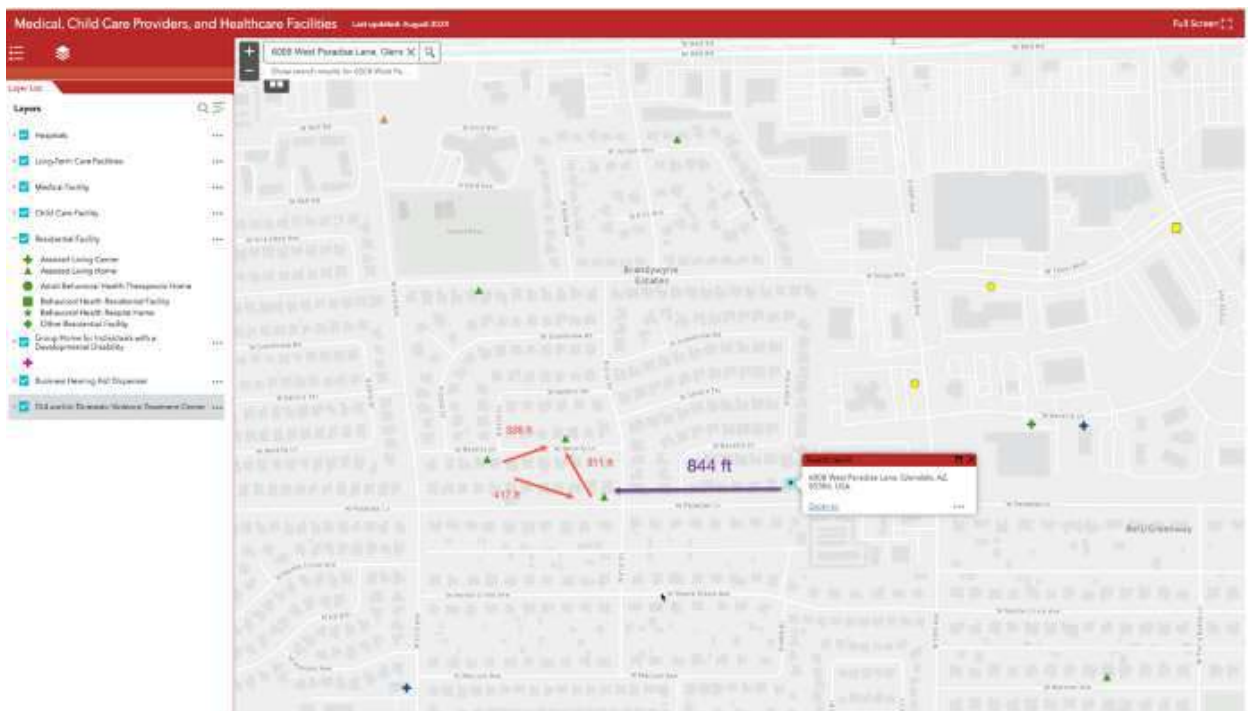
<b>1 bed or Less Available</b>	25	81%
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**(d). An accommodation would not fundamentally alter the City's zoning scheme**

This home was previously used as an assisted living residence for 12+ years between 2003 and 2019, servicing up to 10 senior residents. Clearly, it's existence does not alter the nature and purpose of the UDC.

Because the **property is currently certified for disabled persons, previously licensed** and fully operational as a reputable, successful Assisted Living Care Home, it is **our objective to renew and leverage the single family home as configured, and previously certified/approved by the Glendale Fire Department.**

Additionally, the City's spacing requirement is designed to not overburden one particular area with group homes. Allowing this home will not run contrary to this goal. The nearest group home is over 800 feet away and on the other side of North 63<sup>rd</sup> Avenue. This road acts as a natural divider in the neighborhood. The subject home is also just one home away from the commercial corridor lining North 59<sup>th</sup> Avenue, making the "feel" of this part of the neighborhood very different from the area where the next nearest assisted living home is located.



**(e). No burden on the City**

Other than the time it takes to grant the accommodation, which should be minimal, there is no undue financial or administrative burden on the City associated with this request.

Therefore, the purpose of our request is to help service the expanding demand for exceptional serviced senior care in the Glendale area. **This will be accomplished by utilizing the existing infrastructure of the 8 bedroom home more effectively**, allowing us to provide enhanced, high-quality care to our residents while integrating seamlessly into the neighborhood.