

PERSONAL CARE HOMES

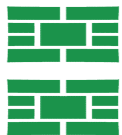
Council Workshop
Thursday, April 28, 2018



EXISTING ORDINANCE

- Family personal care home:
 - Home for elderly or handicapped adults [in a residence or other type building(s), non-institutional in character]
 - Licensed and regulated by the State
 - Offering care for up to six ambulatory persons

- 2 types of family personal care homes:
 - Handicapped
 - Elderly

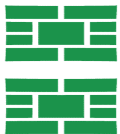


PERMITTED ZONING DISTRICTS

- Conservation and Residential Districts*:
 - C-A, R-6, R-M, RIP, RIP-A, RIP-A-1, RIP-B-1, RIP-C, RIP-D, I-P, RMH
- Business & Industrial Districts*:
 - R-B, RB-1, B-C, B-C-1, B-G, BG-1, BG-2, I-L, I-L-B, R-B-C, R-B-C-1,
- Mid-City**:
 - TN-2, TC-1, TC-2

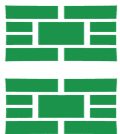
* Not be permitted within 500 feet, as measured in any direction from property line to property line to another such care home or other type of care home

** Special needs housing facilities shall have on-site supervision on a 24-hour basis.



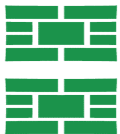
NEWZO: PERSONAL CARE HOME

- Any residence/group of buildings—for profit or not—that provides the provision of housing, food service, custodial care and activities for 2+ ambulatory adults who do not require nursing care and who are not related to the owner or administrator
- Must comply with GA Administrative Code
- Enable residents to live independently in a watchful and family-like environment
 - Awareness of whereabouts
 - Ability and readiness to intervene if a crisis arises
 - Supervision with nutrition, medication and transient medical care
- Each resident provided—at minimum—the amount of square footage required for sleeping, bathroom, bathing and dining facilities as identified in GA Administrative Code



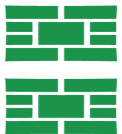
NEWZO: PERSONAL CARE HOME

- Does not include:
 - Kitchen facilities where residents prepare and serve meals;
 - Assisted living facilities, nursing homes, rooming houses, single room occupancy residences, or substance recovery facilities which do not provide personal care;
 - Use of a residence/group of buildings as a home for individuals on parole, probation, or convicted and released from incarceration, for any crimes including child molestation, aggravated child molestation or child sexual abuse, as defined in O.C.G.A. §16-6-4 or individuals required to register as sex offenders pursuant to O.C.G.A. §42-1-12, as amended



HOUSEHOLD

- A single housekeeping unit consisting of one of the following:
 - an individual or 2+ related persons;
 - 4 or fewer non-related persons; or
 - 4 or fewer related and non-related persons; or
 - individuals with disabilities who have a physical or mental impairment that substantially limits one or more major life activities as defined by the Fair Housing Act who live as a housekeeping unit



NEWZO: TYPES OF PERSONAL CARE HOMES

1. Registered

- An operator-occupied personal care home in which the number of residents does exceed the number permitted by the “household” definition

2. Family

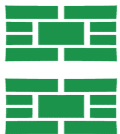
- A personal care home in which the number of residents does not exceed 6 persons

3. Group

- A personal care home in which the number of residents is at least 7 but not more than 15 persons

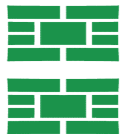
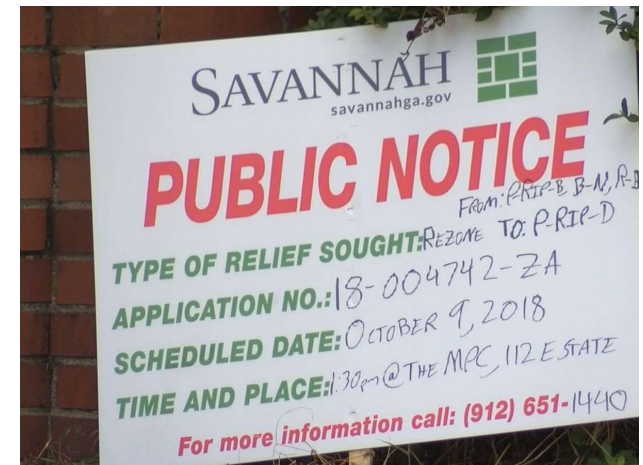
4. Congregate

- A personal care home in which the number of residents exceeds 15 person but not more than 24 persons



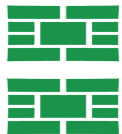
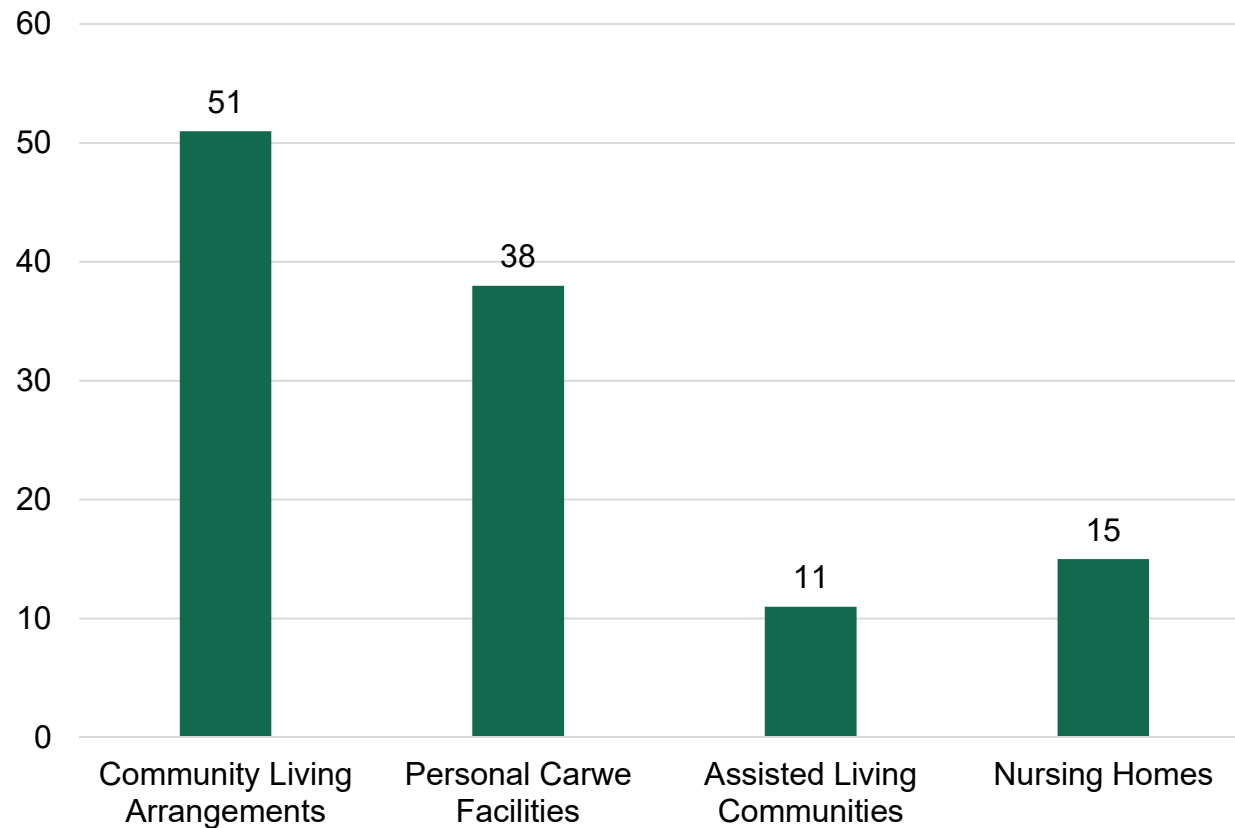
NEWZO: USE STANDARDS

- “S” requires Special Use Permit
- Approval by Mayor and Aldermen:
 - Public hearing notice (signage and neighborhood notification)
 - With approval, option to add modifications or conditions to the permit
- Special Use Condition:
 - Not be permitted within 500 feet, as measured in any direction from property line to property line to another such care home or other type of care home
- Local governments prohibited from performing inspections of residential rental property [O.C.G.A. §36-74-30(b)], yet State requirements call for Fire Inspection



LONG-TERM CARE FACILITIES

As registered by the State of Georgia (2018)



BTCs ISSUED

| Business Tax Certificate – Active Registrations | 2016 | 2017 | 2018 |
|---|-----------|-----------|-----------|
| 621610 - Home Health Care Services | 48 | 53 | 59 |
| 623110 - Nursing Care Facilities (Skilled Nursing Facilities) | 21 | 21 | 27 |
| 623210 - Res Intellectual and Develop Disability Facilities | 1 | 1 | 1 |
| 623220 - Resident Mental Health and Sub Abuse Facilities | 3 | 3 | 3 |
| 623990 - Other Residential Care Facilities | 0 | 1 | 1 |
| TOTAL | 73 | 79 | 91 |

