

# EXHIBIT -B

## Dream Group Homes Inc. Narrative

### REQUEST TO FOR A PROPOSED TEXT AMENDMENT TO THE CITY OF MARICOPA ZONING CODE OF CAPISTRANO HOUSE OF DREAM GROUP HOMES INC. A SIBLING PLACEMENT GROUP HOME

DREAM GROUP HOMES INC. operating at 42577 W. Capistrano Dr., Maricopa, Arizona, 85138 (Capistrano House) hereby submits its request for Proposed Text Amendment to allow a maximum of 10 unrelated persons in the Capistrano House, because Dream Group Homes Inc. provides sibling placements and some siblings are being housed separately due to the zoning regulation of the maximum occupancy being 5. We are requesting a proposed text amendment to the City of Maricopa Zoning Code that would allow Capistrano House to place a maximum of 10 unrelated persons, which would include up to five (5) sibling groups together in one home.

Licensing from the State of Arizona has come out to do the measurements, and that information is attached. Capistrano House would comfortably house 9 children, but at this time, our request is for a Proposed Text Amendment to the City of Maricopa's Zoning Code allow up to 10 unrelated persons be housed together in one home.

Under the Maricopa Zoning Code 410.24(B)(2) Occupancy. The number of residents, excluding staff, shall not exceed 5. The Capistrano House will have 24-hour staff, and the children range in age from 4-17. There would be more than 5 unrelated persons living in the Capistrano House, provided the City of Maricopa amends its zoning code to allow up to 10 unrelated persons, which would include up to five (5) sibling placements groups to be housed together at the Capistrano House.

For the previous reasons stated, Dream Group Homes Inc. is requesting a Proposed Text Amendment on the occupancy provision of the Maricopa Zoning Code from a maximum of 5 to a maximum of 10 unrelated persons to preserve the family unit of sibling placement groups for Dream Group Homes Inc.

### DREAM GROUP HOMES INC. BACKGROUND

Margaret Jordan established DREAM Group Homes, Inc. in 2013 in the city of Maricopa in hopes of becoming the premier group home provider, providing foster care services to the unfocused sibling population.

At DREAM Group Homes, Inc., we seek to keep the family together in one household, where all children will learn the tools for their success. Here, they learn how to succeed as an individual, and as one family. Our model also resembles a regular family home with a loving house parent. This allows the children to bond appropriately with their siblings and a trusted adult.



**Mission**

To keep siblings together.

**Vision:**

The vision of DREAM Group Homes, Inc. is to guide all families in our care into their best possible future. It is our vision for the children to succeed as one family by providing a long-term, stable, structured environment for abused, abandoned, and neglected siblings ages 4-17.

**Values:**

DREAM Group Homes, Inc.'s E-5 program seeks to fulfill its Mission and Vision by incorporating the following values:

**Educate:**

We will teach our children competencies and skills in the areas of academics, personal hygiene, communications, problem solving, and self-evaluation, which will provide them with the foundation necessary to be successful in their transition into adulthood.

**Expose:**

We will continuously expose our children to educational opportunities, mentors, volunteer work, internships, and travel as a positive reinforcement as to what they can achieve with their own hard work and determination.

**Enlarge:**

We will consistently encourage our children to enlarge the vision they have for themselves and their families. By working with our children to assist them with setting both short and long-term SMART Goals, and then accomplishing these goals, our children will continue to gain confidence in their ability to accomplish the DREAMs they create for themselves.

**Effective Engagement:**

We will encourage our children to effectively engage in their own future success. We will seek to provide the resources necessary to achieve the DREAMS and goals our children create for themselves in the areas of their interest.

**Evolve:**

We will seek to provide a program that assists our children as they evolve into responsible, functioning individuals of their community and contributing members of our society.

About Margaret Jordan:

Ms. Jordan is a lifelong resident of Pinal County getting her start in Stanfield, AZ, Casa Grande, AZ, and ultimately growing up in Eloy, AZ. After college in 2005, Ms. Jordan returned to Pinal County to live in the wonderful city of Maricopa. Ms. Jordan has a unique background of education and experience. Her Bachelor of Arts degree in Economics was received from Knox College, a college consistently in the top 75 private liberal arts colleges in America. Ms. Jordan had a champion in her mother, also a Pinal County educator, in which she understood how important education can be to an individual who grew up in less than ideal circumstances. Due to this understanding, Ms. Jordan continued to pursue higher education through the obtainment of a

Master of Business Administration degree and a Master of Science in Accountancy degree. This commitment to education fueled Ms. Jordan's passion to helping other, less fortunate, foster children...being a champion in their life and helping these wonderful children to see their worth and potential with the right type of education for them.

*Ms. Jordan worked for several years with foster children in group homes. She tutored these children and helped to build them up educationally. Though, there was still something missing. While working in these group homes, Ms. Jordan saw the anguish some of the children were going through. The major factor for the anguish was being without their siblings through this traumatic experience. Ms. Jordan knew it was time to share her home and wonderful city of Maricopa with a sibling group of up to 5. Providing a home for siblings during their guardian's dependency case allows for a reduction in trauma these children experience. And our wonderful city provides the perfect family atmosphere that allows our siblings to remain a true family during this experience in their life. The city of Maricopa has also provided a quality education for the children attending Leading Edge Academy, taught discipline and respect through their participation in karate with Maricopa Karate for Kids, developed teamwork and cooperation in our children through their participation in the City of Maricopa sports teams, kept them entertained at UltraStar Multitainment Center, and kept them grateful through volunteering with the Church of Celebration's PowerPack Copa feeding Maricopa's hungry as well as volunteering to be guests at other children's birthday parties, who wouldn't otherwise have guests, here in the city of Maricopa. Ms. Jordan and her staff are not only providing a home for these children to live, they are also helping to raise children who will strive to be contributing members of society.*

### **PURPOSE OF THE REQUEST**

To truly be the premier organization we strive to be, that can make a bigger, more positive impact on our foster siblings, we must be allowed to remain competitive in the group home industry, allowing for 10 beds in 1 home. This will allow DGH to reduce operating expenses incurred to operate 2 separate locations in order to house larger sibling groups, as well as to remain operating when our total number of foster siblings is less than 5. Also through this change in zoning regulation, DGH will be allowed to return to a more stable environment and more positive continuity of care for the children by allowing the children to reside in a home with trusted live-in residential staff that they can truly bond with, instead of the typical rotational shift staff required through the current zoning regulations for more than 5 siblings.

### **HOW THE PROPOSED TEXT AMENDMENT ADVANCES THE GOALS OF THE GENERAL PLAN AND MAKES THE ZONING CODE A BETTER DOCUMENT**

The Amendment of the Text in the City of Maricopa's Zoning Code would advance the goals of DREAM Group Homes, Inc. and advance the goals of truly fulfilling DREAM Group Homes, Inc.'s mission: To keep siblings together. DGH has been able to keep most siblings together in one home, however, we have failed our larger sibling groups who have more than 5 children in their family. Our first sibling group went without their 6<sup>th</sup> sibling for 18 months due to the zoning regulations of the city of Maricopa. Our third sibling group, currently in our care, reside within our same company, but are separated by homes at the end of each day. It also makes the



Zoning Code a better document by echoing the zoning plans of surrounding cities in the State of Arizona (See Exhibit A, Maximum Capacity of Zoning Requirements in Surrounding Cities), and making the City of Maricopa a more inviting and competitive environment for community based businesses that contribute so much to the growth and evolution of the City of Maricopa, such as DREAM Group Homes, Inc. The Proposed Text Amendment to the Zoning document would also be better served by being consistent with the Federal Fair Housing and State Statutes.

Margaret Jordan  
Dream Group Homes Inc. Owner and CEO

TX17-01

### TEXT AMENDMENT APPLICATION

Note: Development Services general email,

#### SECTION I: PROPERTY OWNER(S)

Name: DREAM Group Homes, Inc.

Mailing Address: 44400 West Honeycutt Road, Suite 102, Maricopa, AZ 85138

Phone: (480)363-4723

Fax: (646)365-5450

**\*If more than one owner, attach additional sheet with names, addresses and signatures as requested below.**

#### SECTION II: APPLICANT INFORMATION & PRIMARY CONTACT INFORMATION

Applicant Name: Margaret Jordan

Affiliation with Project: Owner, President/CEO of DREAM Group Homes, Inc.

Mailing Address: 44400 West Honeycutt Road, Suite 102, Maricopa, AZ 85138

Phone: (480) 363-4723

Fax: (646)365-5450

Primary Contact Name: Margaret Jordan

Affiliation with project: Owner, President/CEO of DREAM Group Homes, Inc.

Phone: (480)363-4723

Fax: (646)365-5450

Email: Margaret.Jordan@dreamgrouphomesinc.com

#### SECTION III: TEXT AMENDMENT REQUEST

Indicate the type of Amendment (Zoning, Subdivision, Sign, etc.): Zoning Text Amendment

Describe the request: Request to increase maximum capacity of juveniles in group homes

Reason/justification for amendment: The proposed text amendment to the Zoning document would also be better served by being consistent with the Federal Fair Housing and State Statutes. The amendment of the text in the City of Maricopa's Zoning Code would advance the goals of DREAM Group Homes, Inc. and advance the goals of truly fulfilling DREAM Group Homes, Inc.'s mission: To keep siblings together.

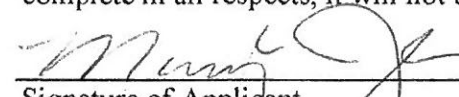
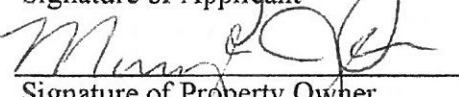
**SECTION IV: SUBMITTAL REQUIREMENTS**

Please provide the following (attach additional sheets):

Office  
 Check-in Applicant  
 Use Only Checklist

- Three (3) copies of the proposed amendment: Include a narrative outlining the purpose of the request and how the proposed Text Amendment advances the goals of the General Plan and makes the Zoning Code a better document (Please be sure to include exhibits where they are necessary and as appropriate).
- Three (3) copies of the proposed edited/text amendment. (Use strikethrough and underlining's in order to indicate the amended portion of the Text).
- Complete Citizen Participation Plan  
 See \_\_\_\_\_ as a complete reference. Find the guide here:  
<http://www.maricopa-az.gov/web/developmentservices/resource-center/category/166-process-guides-timelines>
- Fees: Zoning Text Amendment- \$1,500
- PDF of all submittal materials on CD or USB drive

I have read the Text Amendment Application and understand that if my application is not complete in all respects, it will not be scheduled until such time as it is complete.

	Margaret Jordan	10/23/2017
Signature of Applicant	Print Name	Date
	Margaret Jordan	10/23/2017
Signature of Property Owner	Print Name	Date

**\*If more than one applicant/owner, attach additional sheet with names, addresses and signatures**

OFFICE USE ONLY		
Case #:	Fees:	Receipt #:
Date of Submittal:	Accepted by:	



39700 W. Civic Center Plaza  
Maricopa, AZ 85138  
Ph: 520.568.9098  
Fx: 520.568.9120  
www.maricopa-az.gov

## TEXT AMENDMENT APPLICATION

Note: Development Services general email, [dspermits@maricopa-az.gov](mailto:dspermits@maricopa-az.gov)

### SECTION I: PROPERTY OWNER(S)

Name: Debbie Everett

Mailing Address: 17652 N. Avelino drive Maricopa, AZ 85138

Phone: 602-999-0428 Fax: 520-366-8900

**\*If more than one owner, attach additional sheet with names, addresses and signatures as requested below.**

### SECTION II: APPLICANT INFORMATION & PRIMARY CONTACT INFORMATION

**Applicant Name:** Debbie Everett

Affiliation with Project: Owner

Mailing Address: 17652 N. Avelino dr Maricopa, AZ 85138

Phone: 602-999-0428 Fax: 520-366-8900

**Primary Contact Name:** Debbie Everett

Affiliation with project: owner

Phone: 602-999-0428 Fax: 520-366-8900

Email: havenhouse4@gmail.com

### SECTION III: TEXT AMENDMENT REQUEST

Indicate the type of Amendment (Zoning, Subdivision, Sign, etc.): \_\_\_\_\_

Describe the request: Change rules regarding group homes and the amount of residents that an reside in a home.

Reason/justification for amendment: See attachment

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**SECTION IV: SUBMITTAL REQUIREMENTS**

Please provide the following (attach additional sheets):

Office

Check-in Applicant  
 Use Only Checklist

- Three (3) copies of the proposed amendment: Include a narrative outlining the purpose of the request and how the proposed Text Amendment advances the goals of the General Plan and makes the Zoning Code a better document (Please be sure to include exhibits where they are necessary and as appropriate).
- Three (3) copies of the proposed edited/text amendment. (Use strikethrough and underlining's in order to indicate the amended portion of the Text).
- Complete Citizen Participation Plan  
 See [Citizen Participation Guide](http://www.maricopa-az.gov/web/developmentservices/resource-center/category/166-process-guides-timelines) as a complete reference. Find the guide here:  
<http://www.maricopa-az.gov/web/developmentservices/resource-center/category/166-process-guides-timelines>
- Fees: Zoning Text Amendment- \$1,500
- PDF of all submittal materials on CD or USB drive

I have read the Text Amendment Application and understand that if my application is not complete in all respects, it will not be scheduled until such time as it is complete.

Debbie Everett 4/3/18  
 Signature of Applicant Print Name Date

Debbie Everett 4/3/18  
 Signature of Property Owner Print Name Date

**\*If more than one applicant/owner, attach additional sheet with names, addresses and signatures**

OFFICE USE ONLY		
Case #:	Fees:	Receipt #:
Date of Submittal:	Accepted by:	



## Haven House AZ

Have House AZ is in compliance with the city of Maricopa for bed bound residents by having a sprinkler system that is monitored 24 hours a day, allowing us more time to evacuate in a fire.

Haven House is licensed by the State of Arizona to provide Supervisory, personal and direct care for up to five residents. Each staff member is CPR and First Aid certified meeting all fingerprint clearance requirements and is licensed by the State.

Providing excellent knowledge of human behavior and procedures of the group home. Haven House owner and licensed nurse Debbie Everett will utilize strong assessment skills to determine necessary resident care and assist with daily function to prepare a care plan for each resident.

Having a dedicated and reliable staff allows us to provide 24-hour care to personalize each individual resident's needs. Providing medication management and education. Providing 3 nutritional home cooked meals, healthy snacks while encouraging the resident to participate with menu planning.

Our home maintains a safe supportive and therapeutic environment to develop resident's self-reliance. Support each resident's personal needs and desires to help in learning living skills to take care of their well-being.

Works closely with the resident's family and support system to ensure all needs are met within a timely manner. Haven House offers daily indoor and outdoor activities, exercise that fits each resident's needs and abilities.

There are multiple reasons why we would need to follow through with the rezoning for this facility. We here at Haven House strive to provide a safe and secure environment for our patients and their families. Expansion would be imperative because there are no Assisted Living Facilities (11 beds or more) in Maricopa City, our rates can remain the same and we can help as many families as we are prepared for. We are obtaining multiple request from families to provide a home for their loved ones; request are due to the convenience of the location, Haven House having a five star rating, as well as the exceptional care that we do provide. We have the capability to provide our 24-hour care to a 10-bed facility and we would appreciate the opportunity to do so.

Thank you  
Debbie Everett RN  
Haven House AZ  
602-999-0428