

PUBLIC MTG RE STUDENT RENTAL LAW: TUES 10/27 6 PM - 2111 SANSOM

On Tuesday October 27 at 6PM, CCRA will seek public comment for feedback to the CCRA board on City Council Bill [150649](#). This meeting will take place at 2111 Sansom Street. This applies to the area between 17th and 21st, Walnut to Spruce and excludes the following uses from residentially zoned properties:

- (.1) Rooming houses;
- (.2) Boarding houses;
- (.3) Fraternity and sorority houses;
- (.4) Housing, not owner-occupied, for "students" defined in the Code as "any person under the age of twenty-three (23) years enrolled full-time in a college or university undergraduate degree program."

Council President Clarke introduced the bill to address concerns of neighbors regarding conversions of two garages to multi-unit residential structures on the 2000 block of Rittenhouse Square Street - the garages at 2023 (The Horsehead garage) and 2028 Rittenhouse Square Street. The current zoning code allows 7 units at 2023 and 13 units at 2028, with 3 bedrooms for each unit, for a total occupancy of 60. (Neighbors suggest that the developer is including unlawful additional bed rooms.) These added dwellings easily double the population of the block, which is otherwise dominated by single family homes zoned RM-1 (residential multifamily).

At a meeting on October 13 of CCRA representatives with the residents of the 2000 block of Rittenhouse Square Street in the Council President's office, the neighbors agreed that their concerns could be addressed by legislation that excludes the following uses from residentially zoned properties (the language is in rough draft):

- (.1) Group living other than temporary overnight housing for homeless people and personal care homes [i.e., supportive housing & assisted living]
- (.2) Multi-unit occupancy housing where the average number of rooms in a building occupied as bedrooms exceeds 2 per unit.

Council President Clarke's staff is currently suggesting legislation providing that students might not occupy more than 40% of the units in a building but has not supplied an amended version of the Bill so the only proposal on the table is the current language prohibiting rentals to full time undergrad students under 23 years of age.

Bill 150649 is scheduled for a Council Rules Committee hearing at which the public may testify on Monday November 16 at 10 am in Room 400 City Hall.