

# Possible Changes to Student Housing Regulations<sup>i</sup>

September 8, 2014

Possible Changes	Notes
<b>New Applications:</b>	
➤ Require A2 surveys	This is helpful for determining whether or not there is sufficient space to meet the parking and parking setback requirements, but serves no other purpose. May cost between \$1,000 and \$1,500.
➤ Require Special Permit Approval	This would allow neighbors to express their support or opposition, but it's difficult to see how the Commission could legitimately turn down an application that meets all the Zoning requirements.
➤ Change parking requirements to discourage destruction of lawns and/or provide screening – possibly prevent parking in the rear yard.	Be wary of the Law of Unintended Consequences e.g. the current regulations have led to the destruction of many lawns, even though the students often park in the street.
➤ Limit the number or percent on each street block	An alternative would be to establish a minimum distance between properties housing students. This raises a significant question – is it better to concentrate or disperse student housing in residential neighborhoods?
➤ Require new applications anytime the ownership changes	The Zoning Regulations currently require only a Continuation of Use Zoning Permit when there's a change of ownership of any property other than 1-3 family homes, so this would be unique to student housing. What would be the justification?
➤ Require a new application every 3+ years	At the present time the only type of approval that is of limited duration is for natural resource removal. The question is what would be the justification and what would constitute legitimate grounds for denial?
➤ Raise fees from \$300 - \$500 to \$1,000 per dwelling unit	Fees must be approved by the Legislative Council. However the current fee for constructing a 20,000 square foot office building is \$500, so it would seem difficult to justify a \$1,000 fee. It will raise Town revenues but not discourage student housing.
➤ Restrict housing to certain zoning districts	e.g. R <sub>1</sub> , R <sub>4</sub> , etc. This would not accomplish much because these zone cover large parts of Hamden.
➤ Restrict housing to certain areas	For example the east side of Whitney Avenue, from Ives Street to Mount Carmel Avenue is a possibility but there may be opposition

	to such a restriction.
➤ Require all of the SH package to be part of the lease and copy of lease to be submitted to us	This is feasible and seems quite appropriate.
➤ Eliminate all references to the Building Inspector	The Building Code exempts existing 1-3 family homes and therefore the Building Official isn't carrying out inspections. The Fire Marshal and QVHD notify the Building Official if they find a hazardous situation where the Building Official does have jurisdiction.
<b>Renewals:</b>	
➤ Raise fee from \$150 to \$500 per dwelling unit	Fees must be approved by the Legislative Council. The increase would raise Town revenues but not reduce student housing units.
➤ Require all of the Student Housing application package to be part of the lease and copy of lease to be submitted to us	This is feasible and seems quite appropriate.
<b>Other ideas:</b>	
➤ Have QU put problem houses on list of "unapproved" locations	The University would list properties with chronic problems.
➤ Exempt dwelling units rented to graduate students	Graduate students as a rule are older and conduct themselves differently from undergraduates. They are not the source of problems in the neighborhoods. Exempting them would not affect the number of student housing units but it would reduce paperwork.
➤ Create a new type of Zone allowing different types of student housing and commercial uses.	The purpose would be to encourage a concentration of housing buffered from residential neighborhoods, that attracts students from those neighborhoods and allows them to obtain many goods and services without using an automobile and without crossing Whitney Avenue.
➤ Encourage QU to make boarding fees more competitive	This suggestion has already been noted. Every vacancy on campus means unrealized revenue for the University and more students in the neighborhoods.

<sup>1</sup> Citizens and staff have contributed many of these suggestions.