

Borough of West Chester Testimony on H.B. 809

HOUSE LOCAL GOVERNMENT COMMITTEE

MONDAY, 20 JULY 2015

Impacts of Un-Regulated High Density Student Housing

H.B. 809 Imposes a Disparate Impact on Communities Hosting Universities

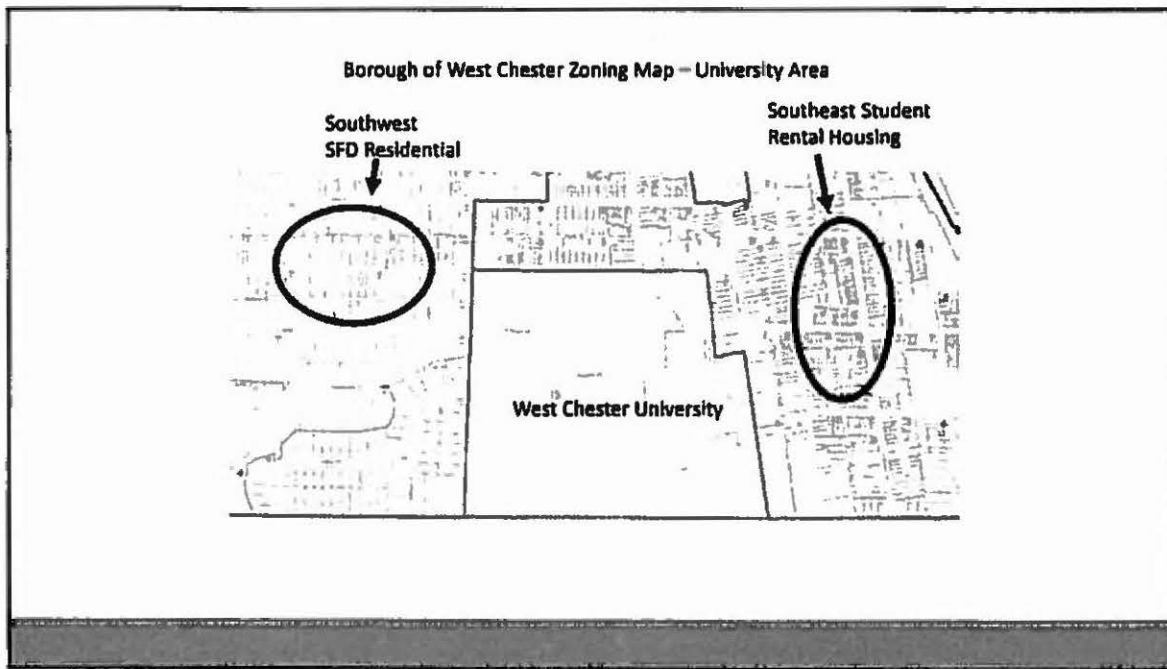
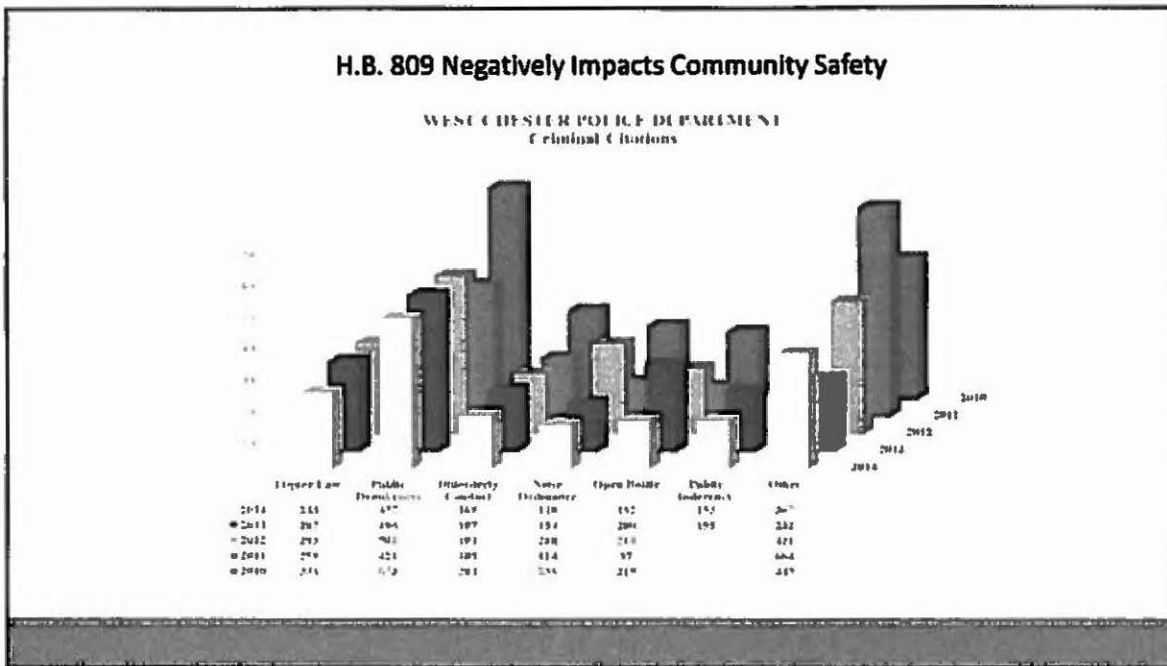
- H.B. 809 Negatively Impacts a Community's Quality of Life
- H.B. 809 De-Stabilizes Neighborhoods and Communities
- H.B. 809 Negatively Impacts Community Safety
- H.B. 809 Removes Local Zoning Control
- H.B. 809 Degrades a Community's Health and Welfare
- H.B. 809 Undoes Cooperative University and Community Efforts

H.B. 809 Imposes a Disparate Impact on Communities Hosting Universities and Colleges

- **High Cost to Host a University**
 - Additional Police Service
 - Additional Fire Services and Equipment
 - Providing Housing for University
 - Providing Parking for University
 - Traffic
 - Tax Exempt

H.B. 809 Negatively Impacts a Community's Quality of Life

- **Student Rental Housing Destabilizes Neighborhoods**
 - Out migration families
 - Out migration middle and upper income households
 - Upends a neighborhood's value system
 - Declining property values
 - Decline in the aesthetics of residential dwellings due to lack of proper maintenance



**Calls for Police Services, University Area
January through June 2015**

Calls for Police Service	Southwest SFD Neighborhood	Southeast Student Rental Neighborhood
Part I	8	314
Part II	12	517
Miscellaneous	41	280
TOTAL CALLS	61	1111

Part I - calls for service include:
 Burglary
 Theft from vehicles
 Theft from buildings
 Assaults
 Rape
 Narcotic violations

Part II - calls for service include:
 Underage drinking
 Borough Noise Ordinance
 Criminal Mischief
 Trespassing of Real Property
 Public Drunk
 Driving under the Influence
 Weapons Violations
 Sale of Liquor violations
 Borough Open Container violation

Misc Calls:
 Disturbance - Noise
 Disturbance - Fights
 Disturbance - Juveniles
 Disturbance - Domestic
 Suspicious Persons
 Suspicious Auto
 Service of Warrants
 Suspicious Persons
 Non-Criminal Pedestrian contacts
 Service Call assists citizens

H.B. 809 Removes Local Zoning Control

Community Based Zoning Implements Community Values

- Legislation imposes a foreign set of values

H. B. 809 Undoes years of Thoughtful and Equitable Zoning in West Chester

- Density
- Community Impacts
- Resource Impacts
- Health Impacts
- First Responder Impacts
- New West Chester Rental Regulation Ordinance

H.B. 809 Degrades a Community's Health and Welfare

- Overcrowding is a fire safety issue
- Insanitary conditions with more occupancy
- Health hazards due to rubbish, garbage and rat harborage
- Blocking of fire exits
- Privacy is lost
- Higher volumes of disruptive conduct
- Overcrowding in order for students to save \$\$\$\$\$
- Noise complaints increase.
- Accumulation of trash and litter

H.B 809 Undoes Cooperative University and Community Efforts

Campus Community Coalition Group

- Value Instruction
- Alcohol Management
- Nuisance Abatement Efforts
- Integrating Studnets into our community, not setting up high density exclusionary student zones