

**From:** [Kerry Furtney](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Definition of Family Zoning Study  
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Hello Councilmembers,

I think it's great to expand the definition of family to be more inclusive and sensitive to other cultures and ways of living. Changing the language to "household" and increasing the permitted numbers per household in general seems like the right thing to do.

My concern comes from issues around student housing. I am sure you have heard the complaints about student housing before, but they are real: uncared for houses and lots, trash and debris left outside, sidewalks unshoveled, tons of noise - especially drunken shouting late at night, loud parties, a lot of cars making parking difficult, etc. It makes the neighborhood undesirable to families and I guarantee you will have families moving elsewhere because of this. I know not every single student is a problem, but such a large number of them are (and there are MANY people in the neighborhood who share this view), that it continues to be a problem.

I live just south of the student housing overlay district. In the past few years we've had the tiny, 2 bedroom, single level house next door get converted into a 4 bedroom college rental. It went from a couple living there to 4 college guys. The duplex across the street used to be rented to families and now has two levels of college students. The duplex 4 doors down used to house couples and now has college students... the list goes on and on. As I understand, the limit per student housing would still be 4 within the overlay district, but as we live just out of this zone, I am concerned this would lead to even more students cramming into rentals around us, which would just exacerbate the issues we already deal with.

I believe the borders of the student housing overlay district should be expanded, as the streets just beyond the borders still deal with all the same issues and deserve the same consideration as the nearby streets in the zone. This would hopefully prevent further conflict between the students and the surrounding neighborhood and encourage the University to continue to do more to house the students on or closer to campus. Or even lead to more student apartments being built closer to campus, like on Grand Ave and Marshall Ave. If the district cannot be expanded (again, I strongly believe it should be!) I would at least like to see some language in the the new household definition capping student housing at 4 regardless of where that residence is.

Thank you for the opportunity to share my thoughts,  
Kerry Furtney  
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