

Linda A. Kelleher, City of Reading City Clerk

President of the College Heights Community Council

October 4, 2012

Senate Urban Affairs Public Hearing

The City of Reading is fortunate to have Albright College and Alvernia University, both located in low density residential neighborhoods. Around 2002-03 the student population at Albright began to increase faster than the college could build additional on-campus housing and within a few years, student rentals began to grow within this primarily owner-occupied neighborhood. At this same time the College Heights Community Council (CHCC) was also organizing and growing. The CHCC is located within the 17-7 and 17-8 Precincts within Senatorial District 11 and the House 126th District and is composed of approximately 870 households with approximately 200 contributing members. The housing plan for this area was drawn in 1912 as a low density (R1 and R2) residential neighborhood. The homes are a mix of semi-detached and detached homes. The majority of the homes in this area are detached dwellings. Home values run from approximately \$80,000 for semi-detached to \$150,000 plus for detached dwellings.

By 2005 the College Heights area went from primarily owner occupied to almost 50-50 rental/owner occupied properties and the majority of the rental properties became off campus housing for 3, 4, 5 and 6 Albright students. The complaints for police and codes services increased proportionately, especially over weekends. A number of long standing residents sold their homes and left Reading because they could not take the student behavior problems such as students urinating in bushes, parties that did not end until well after 2 am (weekends and week nights), bottles, cans and cups littering the streets, students throwing up on front lawns, etc.

Officials at Albright stated that they could not control the behavior of students who lived off campus. They refused to recognize the problem and residents began to complain to the City. Around 2006, as City Clerk I was asked by City Council to work with our Zoning Office and Law Department to research how other college communities handle off campus student housing problems.

Our research showed that college students are not in a protected class and limitations on the number of students residing in a home could be used. Our original ordinance limited the number of students per household to three (3), if a landlord wanted more than three, he would need to obtain a Special Exception zoning permit from the Zoning Hearing Board. The ordinance also states that there cannot be more than one approved student home within 800 feet of another. This ordinance was based on an ordinance previously enacted in West Chester. The College Heights community has managed to block the approval of any additional student homes in our neighborhood. City Council also enacted a Disruptive Conduct Ordinance to address the problems at rental properties. If two Disruptive Conduct Reports are issued to a rental property within a 12 month period, the landlord is required to evict the tenants.

While the City and the neighborhood thought the problem was solved, the City quickly realized that enforcing this limitation on the number of students per household was nearly impossible for two reasons:

1. The Zoning Enforcement Officer needs to prove that there are more than three students residing, not “visiting” or “sleeping over” at a property.
2. When the landlord limits the number of students in a home to three, the students often invites one to two additional students to move in (without informing the landlord) to share expenses.

In 2010 the City amended the zoning ordinance to prohibit any additional student homes in low density residential zones (R1 and R2), except in existing multi-unit properties.

As you consider the request of the investors/landlords to minimize or eliminate the restrictions on student housing, you also need to consider:

1. College students do not fall within the protected class. The Fair Housing Act, which is the federal law governing housing discrimination, includes the following seven protected classes: race, color, religion, national origin, sex, disability, and familial status.
2. Investors/landlords believe renting a single family home is a “by right” use in the Municipalities Planning Code (MPC); however, that is a myth as the MPC does not include provisions for the rental of single family homes.

3. Single family rental properties are commercial businesses. Landlords are required to obtain a local business license, pay local business privilege tax along with state and federal tax on their rental property income.
4. Investors/landlords say that regulating single family rentals in zoning ordinances would result in a “taking” of a property; however, the zoning ordinances are meant to regulate uses in various zoning districts. The MPC only requires a municipality to allow each use type in at least one zoning district in the municipality.
5. In 2011 the City of Reading started a Quality of Life Ticketing Ordinance and in one year 67% of the tickets issued were to rental properties.
6. The City of Reading has approximately 28,000 residential properties and 17,000 are rental units.
7. Pennsylvania has 2,563 municipalities (excluding Philadelphia and Pittsburgh). There are 241 colleges and universities in Pennsylvania (excluding Philadelphia and Pittsburgh) in approximately 123 communities that are 3rd Class-sized cities and smaller. The majority of these municipalities are like Reading and the colleges and universities are located in low density residential zones.
8. Investors/landlords do not reside in the neighborhoods they invest in. Therefore they are not truly invested in the property or in the conditions of the neighborhood.

I have lived in the Albright area since 1968, when my parents moved to Reading from an outlying suburban area. I purchased my first home in this area and subsequently purchased and moved into two other homes in this same neighborhood. I personally saw this neighborhood go from a community that was quiet, stable and secure to a neighborhood that has become stressed. This stress, which I call “The Creep”, started with the slow and steady increase of single family rental properties in this neighborhood.

The irreconcilable difference between permanent and temporary housing and owner occupied and rental housing is that temporary and rental housing uses are for profit. By definition, rental units are businesses that generate a service fee paid to the investor.

Conversion of owner-occupied businesses is a Reading problem and a State-wide problem and is increasing in the current recovering real estate market as investors purchase foreclosures and convert them to rental housing. This problem destroys

neighborhoods and causes owner occupants to move away from Pennsylvania's cities. This is not a small and isolated issue. The cumulative effect has caused the continued degradation of Pennsylvania's neighborhoods and the long term decline of Pennsylvania's cities.

So I suggest the following: rather than move legislation that will improve conditions for investors/landlords, create and adopt legislation that will improve conditions for neighborhoods like mine. Amend the MPC to define single family rentals as "Commercial" properties, which is what they truly are.

I live in an R2 low density residential zone. If I were to move and decide to rent my home, then I would need to obtain a business license and pay business privilege tax, because, by making my house a rental property, I would have created a business.

Zoning codes regulate various types of uses in various areas "to protect the character and well being of private and public property,"; "to avoid the undue concentration of population," and to minimize the impact incompatible uses have on neighborhoods. Zoning is used to group complimentary uses and prevent conflicting purposes. Clearly, the conversion of single family owner-occupied homes to single family rental homes is conflicting. Single family rentals are the only use not regulated in the MPC. If you want to save 2,563 municipalities you will correct that omission in the MPC.

Top Colleges in Pennsylvania



[University of Pennsylvania Philadelphia, PA](#)



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees. Outstanding retention rate. Very expensive tuition. Reasonably priced on-campus housing. Over 24,500 students. Presumably very dangerous campus. Has strong presence in accounting and finance, management, and medical programs.

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[Carnegie Mellon University Pittsburgh, PA](#)



Bachelor's degrees, master's degrees, and doctoral degrees are available. Outstanding student retention rate. Very expensive tuition. Reasonably priced on-campus housing option.

Approximately 11,200 students are enrolled. Presumably dangerous campus. Top offerings include engineering, computer science, and management programs.

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[University of Pittsburgh](#) Pittsburgh, PA



Bachelor's degrees, master's degrees, and doctoral degrees are offered. Excellent student retention rate. Steep tuition rates. Reasonably priced on-campus housing option. Around 28,400 students. Presumably unsafe campus. Emphasis on medical, english and literature, and education degree programs.

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[Pennsylvania State University](#) University Park, PA



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees are available. Excellent retention rate. Very expensive tuition costs. Affordable on-campus housing option. Over 44,500 students. Presumably dangerous campus. Well known for their engineering, management, and computer science programs.

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[Temple University](#) Philadelphia, PA



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees are offered. Great student retention rate. Steep tuition costs. Reasonably priced on-campus housing option. Around 36,100 students attend this school. Presumably unsafe campus. Strong education, medical, and accounting and finance programs.

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[Drexel University](#) Philadelphia, PA



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees are offered. Very expensive tuition. Moderately priced on-campus housing option. About 22,700 students. Presumably unsafe campus. Has strong medical, business, and engineering degree programs. ROTC programs are offered.

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[Villanova University](#)[Villanova, PA](#)



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees are offered. Excellent student retention rate. Very expensive tuition. Reasonably priced on-campus housing option. Approximately 10,400 students attend this school. Presumably dangerous campus. Focus on accounting and finance, business, and management degree programs.

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[Indiana University of Pennsylvania](#)[Indiana, PA](#)



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees are offered. Average tuition rates. Reasonably priced on-campus housing option. Roughly 14,700 students attend this school. Presumably dangerous campus. Strong emphasis on psychology, education, and management programs. ROTC programs are available.

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[West Chester University of Pennsylvania](#)[West Chester, PA](#)



Bachelor's degrees and master's degrees. Average tuition. Affordable on-campus housing option. Around 14,300 students are enrolled. Presumably dangerous campus. Well known for education, general studies, and medical degree programs. ROTC programs are available.

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[Lehigh University](#)[Bethlehem, PA](#)



Bachelor's degrees, master's degrees, and doctoral degrees. Excellent student retention rate. Very expensive tuition. Reasonably priced on-campus housing option. Roughly 7,000 students enrolled. Presumably unsafe campus. Offers strong engineering, accounting and finance, and education degree programs.

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[Duquesne University](#)[Pittsburgh, PA](#)



Bachelor's degrees, master's degrees, and doctoral degrees are available. Great student retention rate. Steep tuition fees. Reasonably priced on-campus housing. Roughly 10,300 students are enrolled. Presumably unsafe campus. Concentration on management, education, and business degree programs.

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[Bloomsburg University of Pennsylvania](#)[Bloomsburg, PA](#)



Bachelor's degrees, master's degrees, and doctoral degrees are available. Average tuition rates. Affordable on-campus housing option. Over 9,600 students enrolled. Presumably dangerous campus. Top offerings include education, business, and management degree programs. ROTC programs are available.

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[Harrisburg Area Community College at Harrisburg](#)[Harrisburg, PA](#)



Associate's degrees are available. Affordable tuition. Over 22,100 students. Safe campus. Has strong presence in nursing, business, and management programs. ROTC programs are available.

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[Slippery Rock University of Pennsylvania](#)[Slippery Rock, PA](#)



Bachelor's degrees, master's degrees, and doctoral degrees are available. Affordable tuition costs. Reasonably priced on-campus housing. More than 8,700 students enrolled. Presumably dangerous campus. Well known for education, management, and business degree programs. ROTC programs are offered.

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[Saint Joseph's University](#)[Philadelphia, PA](#)



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees. Great retention rate. Very expensive tuition fees. Moderately priced on-campus housing option. Around 8,400 students are enrolled. Presumably unsafe campus. Best known for offering education, marketing and advertising, and accounting and finance programs.

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[University of Scranton](#)[Scranton, PA](#)



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees are offered. Great retention rate. Very expensive tuition fees. Reasonably priced on-campus housing. More than

5,900 students attend this school. Presumably unsafe campus. Has strong presence in education, medical, and management degree programs.

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[Kutztown University Kutztown, PA](#)



Bachelor's degrees and master's degrees are available. Average tuition rates. Affordable on-campus housing option. Around 10,700 students. Presumably dangerous campus. Popular education, psychology, and art programs.

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[California University of Pennsylvania California, PA](#)



Associate's degrees, bachelor's degrees, and master's degrees are offered. Affordable tuition prices. Reasonably priced on-campus housing option. Around 9,100 students are enrolled. Presumably unsafe campus. Has strong presence in occupational therapy, education, and management programs. ROTC programs are available.

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[Wilkes University Wilkes Barre, PA](#)



Bachelor's degrees, master's degrees, and doctoral degrees are available. Steep tuition prices. Reasonably priced on-campus housing option. More than 6,000 students. Presumably unsafe campus. Known for education, management, and business degree programs. ROTC programs are available.

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[Eastern University Wayne, PA](#)



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees. Steep tuition prices. Affordable on-campus housing option. About 4,100 students enrolled. Safe campus. Offers strong management, business, and education degree programs. ROTC programs.

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[Millersville University of Pennsylvania Millersville, PA](#)



Associate's degrees, bachelor's degrees, and master's degrees. Average tuition. Affordable on-

campus housing option. Around 8,500 students attend this school. Presumably dangerous campus. Top offerings include education, management, and business programs. ROTC programs are available.

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[Pennsylvania State University at Harrisburg](#)[Middletown, PA](#)



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees. Moderately expensive tuition. Reasonably priced on-campus housing. Around 4,000 students. Generally safe campus. Top offerings include education, management, and engineering programs. ROTC programs are available.

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[Edinboro University of Pennsylvania](#)[Edinboro, PA](#)



Associate's degrees, bachelor's degrees, and master's degrees. Affordable tuition. Affordable on-campus housing option. More than 8,300 students. Relatively safe campus. Offers strong education, art, and psychology degree programs. ROTC programs.

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[Shippensburg University of Pennsylvania](#)[Shippensburg, PA](#)



Bachelor's degrees and master's degrees are offered. Average tuition fees. Affordable on-campus housing option. About 8,300 students are enrolled. Presumably dangerous campus. Offers strong education, management, and psychology programs. ROTC programs are offered.

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[Lock Haven University of Pennsylvania](#)[Lock Haven, PA](#)



Associate's degrees, bachelor's degrees, and master's degrees. Average tuition costs. Affordable on-campus housing. More than 5,400 students enrolled. Generally safe campus. Strong emphasis on education, management, and business degree programs. ROTC programs are available.

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[Bucknell University](#)[Lewisburg, PA](#)



Bachelor's degrees and master's degrees. Excellent student retention rate. Very expensive tuition

prices. Reasonably priced on-campus housing. More than 3,700 students enrolled. Presumably very dangerous campus. Strong engineering, economics, and psychology programs.

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[Delaware County Community CollegeMedia, PA](#)



Associate's degrees. Affordable tuition. Over 12,300 students. Safe campus. Concentration on general studies, management, and nursing degree programs.

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[East Stroudsburg University of PennsylvaniaEast Stroudsburg, PA](#)



Associate's degrees, bachelor's degrees, and master's degrees are available. Average tuition fees. Affordable on-campus housing option. More than 7,600 students enrolled. Presumably dangerous campus. Has strong education, management, and medical degree programs. ROTC programs are offered.

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[Marywood UniversityScranton, PA](#)



Bachelor's degrees, master's degrees, and doctoral degrees. Very expensive tuition rates. Reasonably priced on-campus housing. Approximately 3,500 students attend this school. Safe campus. Well known for social work, education, and medical programs. ROTC programs are available.

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[Clarion University of PennsylvaniaClarion, PA](#)



Associate's degrees, bachelor's degrees, and master's degrees. Average tuition costs. Affordable on-campus housing option. About 7,400 students attend this school. Presumably dangerous campus. Popular education, library and museum, and communication and journalism degree programs. ROTC programs are offered.

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[Community College of Allegheny CountyPittsburgh, PA](#)



Associate's degrees are offered. Affordable tuition rates. Approximately 19,800 students. Generally safe campus. Known for general studies, nursing, and management degree programs.

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[Robert Morris UniversityMoon Township, PA](#)



Bachelor's degrees, master's degrees, and doctoral degrees are offered. Moderately expensive tuition. Reasonably priced on-campus housing option. Around 4,800 students attend this school.

Generally safe campus. Concentration on management, business, and education programs. ROTC programs are available.

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[Bucks County Community College Newtown, PA](#)



Associate's degrees. Affordable tuition prices. Over 11,300 students enrolled. Safe campus. Strong business, management, and education programs.

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[Community College of Philadelphia Philadelphia, PA](#)



Associate's degrees are offered. Relatively low tuition fees. Around 19,100 students. Safe campus. Best known for offering general studies, business, and social work degree programs. ROTC programs are available.

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[Montgomery County Community College Blue Bell, PA](#)



Associate's degrees are available. Affordable tuition costs. Over 10,500 students enrolled. Safe campus. Offers strong general studies, business, and nursing programs.

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[La Salle University Philadelphia, PA](#)



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees. Very expensive tuition. Reasonably priced on-campus housing. Around 6,500 students are enrolled. Presumably dangerous campus. Places a focus on nursing, accounting and finance, and psychology programs. ROTC programs are available.

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[Gannon University Erie, PA](#)



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees are offered. Steep tuition. Affordable on-campus housing option. About 4,300 students are enrolled. Presumably dangerous campus. Strong education, engineering, and medical degree programs. ROTC programs are offered.

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[Arcadia University Glenside, PA](#)



Bachelor's degrees, master's degrees, and doctoral degrees are offered. Very expensive tuition. Moderately priced on-campus housing option. More than 4,100 students are enrolled. Relatively safe campus. Places a focus on education, medical, and business degree programs. Affiliated with Presbyterian Church.

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[York College Pennsylvania York, PA](#)



Associate's degrees, bachelor's degrees, and master's degrees. Average tuition costs. Affordable on-campus housing. Around 5,600 students are enrolled. Presumably dangerous campus. Top offerings include business, management, and education programs.

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[Waynesburg University Waynesburg, PA](#)



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees are offered. Moderately expensive tuition rates. Affordable on-campus housing option. Over 2,500 students are enrolled. Safe campus. Offers strong business, management, and nursing programs. ROTC programs.

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[Philadelphia University Philadelphia, PA](#)



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees are offered. Very expensive tuition prices. Affordable on-campus housing option. About 3,500 students are enrolled. Presumably unsafe campus. Focus on fashion, retailing and wholesaling, and management programs.

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[Holy Family University Philadelphia, PA](#)



Associate's degrees, bachelor's degrees, and master's degrees. Steep tuition prices. Reasonably priced on-campus housing. More than 3,400 students. Safe campus. Offers strong education, nursing, and management degree programs. Affiliated with Roman Catholic Church.

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[Lehigh Carbon Community College Schnecksville, PA](#)



Associate's degrees. Affordable tuition prices. Around 7,700 students attend this school. Safe campus. Best known for offering education, general studies, and management programs. ROTC programs are available.

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[Widener University Chester, PA](#)



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees are available. Very expensive tuition. Reasonably priced on-campus housing. About 4,900 students are enrolled. Presumably dangerous campus. Best known for education, nursing, and management degree programs. ROTC programs are offered.

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[Neumann UniversityAston, PA](#)



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees. Steep tuition rates. Reasonably priced on-campus housing option. About 3,100 students are enrolled. Generally safe campus. Focus on education, general studies, and nursing programs. ROTC programs are offered.

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[Luzerne County Community CollegeNanticoke, PA](#)



Associate's degrees are offered. Affordable tuition costs. Over 7,400 students. Safe campus. Strong emphasis on nursing, general studies, and business programs. ROTC programs are offered.

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[Lebanon Valley CollegeAnnville, PA](#)



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees. Great retention rate. Very expensive tuition rates. Affordable on-campus housing option. Approximately 2,100 students are enrolled. Safe campus. Has strong presence in education, management, and business programs.

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[Penn State Erie-Behrend CollegeErie, PA](#)



Associate's degrees, bachelor's degrees, and master's degrees. Moderately expensive tuition rates. Affordable on-campus housing option. Approximately 4,400 students enrolled. Relatively safe campus. Known for business, engineering, and management degree programs. ROTC programs are available.

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[University of the Sciences in PhiladelphiaPhiladelphia, PA](#)



Bachelor's degrees, master's degrees, and doctoral degrees are available. Great retention rate. Very expensive tuition prices. Moderately priced on-campus housing option. More than 2,900 students are enrolled. Presumably unsafe campus. Emphasis on pharmacy, medical, and medical assistant programs.

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[Immaculata UniversityImmaculata, PA](#)



Associate's degrees, bachelor's degrees, master's degrees, and doctoral degrees are available. Very expensive tuition costs. Reasonably priced on-campus housing. Approximately 4,300 students. Presumably unsafe campus. Well known for their nursing, management, and business programs. Affiliated with Roman Catholic Church.

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Pennsylvania Colleges by City

[Abington](#)

- 1 college

[Allentown](#)

- 6 colleges

[Altoona](#)

- 5 colleges

[Ambler](#)

- 1 college

[Ambridge](#)

- 1 college

[Anville](#)

- 1 college

[Aston](#)

- 1 college

[Beaver Falls](#)

- 2 colleges

[Bensalem](#)

- 1 college

[Bethlehem](#)

- 6 colleges

[Blairsville](#)

- 1 college

[Bloomsburg](#)

- 1 college

[Blue Bell](#)

- 2 colleges

[Bradford](#)

- 1 college

[Bristol](#)

- 1 college

[Broomall](#)

- 1 college

[Bryn Athyn](#)

- 1 college

[Bryn Mawr](#)

- 3 colleges

[Butler](#)

- 2 colleges

[California](#)

- 1 college

[Canonsburg](#)

- 1 college

[Carlisle](#)

- 2 colleges

[Center Valley](#)

- 2 colleges

[Chambersburg](#)

- 3 colleges

[Chester](#)

- 1 college

[Cheyney](#)

- 1 college

[Clarion](#)

- 1 college

[Clarks Summit](#)

- 1 college

[Clearfield](#)

- 2 colleges

[Coatesville](#)

- 2 colleges

[Collegeville](#)

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[Columbia](#)

- 1 college

[Cresson](#)

- 1 college

[Dallas](#)

- 1 college

[Doylestown](#)

- 1 college

[Du Bois](#)

- 3 colleges

[Dunmore](#)

- 2 colleges

[East Stroudsburg](#)

- 1 college

[Easton](#)

- 1 college

[Ebensburg](#)

- 1 college

[Edinboro](#)

- 1 college

[Elizabethtown](#)

- 1 college

[Elkins Park](#)

- 1 college

[Erdenheim](#)

- 1 college

[Erie](#)

- 11 colleges

[Exton](#)

- 3 colleges

[Falls Creek](#)

- 1 college

[Feasterville](#)

- 1 college

[Fogelsville](#)

- 1 college

[Folcroft](#)

- 1 college

[Fort Washington](#)

- 1 college

[Forty Fort](#)

- 1 college

[Frackville](#)

- 1 college

[Gettysburg](#)

- 3 colleges

[Glenside](#)

- 3 colleges

[Grantham](#)

- 1 college

[Greensburg](#)

- 3 colleges

[Greenville](#)

- 1 college

[Grove City](#)

- 1 college

[Gwynedd Valley](#)

- 1 college

[Hanover](#)

- 2 colleges

[Harrisburg](#)

- 7 colleges

[Hatfield](#)

- 1 college

[Haverford](#)

- 1 college

[Hazleton](#)

- 3 colleges

[Hermitage](#)

- 1 college

[Hershey](#)

- 1 college

[Huntingdon](#)

- 2 colleges

[Immaculata](#)

- 1 college

[Indiana](#)

- 2 colleges

[Jenkintown](#)

- 1 college

[Johnstown](#)

- 6 colleges

[King of Prussia](#)

- 1 college

[Kittanning](#)

- 2 colleges

[Kutztown](#)

- 1 college

[La Plume](#)

- 1 college

[Lancaster](#)

- 10 colleges

[Langhorne](#)

- 1 college

[Lansdale](#)

- 2 colleges

[Latrobe](#)

- 2 colleges

[Lebanon](#)

- 3 colleges

[Lower Burrell](#)

- 2 colleges

[Meadville](#)

- 3 colleges

[Mechanicsburg](#)

- 2 colleges

[Media](#)

- 3 colleges

[Monaca](#)

- 3 colleges

[Monroeville](#)

- 3 colleges

[Moon Township](#)

- 2 colleges

[New Castle](#)

- 4 colleges

[New Kensington](#)

- 2 colleges

[Oil City](#)

- 2 colleges

[Philadelphia](#)

- 47 colleges

[Pittsburgh](#)

- 36 colleges

[Pottstown](#)

- 2 colleges

[Pottsville](#)

- 4 colleges

[Reading](#)

- 6 colleges

[Scranton](#)

- 6 colleges

[Sharon](#)

- 3 colleges

[State College](#)

- 2 colleges

[Sunbury](#)

- 2 colleges

[Uniontown](#)

- 3 colleges

[Upper Darby](#)

- 2 colleges

[Warminster](#)

- 2 colleges

[Washington](#)

- 4 colleges

[Waynesburg](#)

- 2 colleges

[Wayne](#)

- 3 colleges

[West Mifflin](#)

- 2 colleges

[Wilkes Barre](#)

- 4 colleges

[Williamsport](#)

- 4 colleges

[Willow Grove](#)

- 3 colleges

[York](#)

- 8 colleges

June 11, 2012

Mr. and Mrs. Ed Hynes

10 Cathy Ln

Flanders NJ 07836

Dear Mr. and Mrs. Hynes

You are the owner of a rental property located at 1510 Hampden Blvd. Neighbors have informed the City that you intend to rent the property to five students who attend Albright College. Your property is located within an R2 low density zoning district. To retain the character and integrity of the low density residential zones, the City placed regulations around how many unrelated people can reside at a property in R1 and R2 zoning districts. These regulations are used in many other municipalities around Pennsylvania.

Before you have tenants move into the property you need to contact the Zoning Administrator to obtain a variance. The zoning administrator can be reached at 610 655 6326. We hope this letter provides you with the information you need to operate your rental property legally. Please let us know if you have questions or need additional information.

Sincerely,

City of Reading

Linda A. Kelleher CMC

City Clerk

C: Members of Council, Solicitor, Managing Director, Zoning Administrator, Codes Manager

