

**DEFINITION OF FAMILY STAKEHOLDERS GROUP
SUMMARY OF FEBRUARY 13, 2006 HOMEWORK ASSIGNMENT
RESPONSES**

(Numbers in parenthesis represent the number of times this comment was made by different stakeholders.)

- 1. Based upon the information we have discussed at our stakeholder meetings, what do you consider to be the real issue(s) facing your neighborhood?**
 - ***Over-occupancy of single family homes regardless of relationship (6)***
 - Clustering of these homes exacerbates secondary impacts (1)
 - It is a slippery slope – once one house becomes over occupied, others think it is okay to do the same (1)
 - ***Secondary impacts of over-occupancy (7)***
 - Trash – volume, dumped in yard (4)
 - Noise – humans, equipment and household animals (2)
 - Parking – on street, in yard, on sidewalk (4)
 - Crime (1)
 - Public Health (1)
 - Quality of Life (1)
 - Secondary impacts are real and perceived (1)
 - Secondary impacts affect property values (2)
 - ***Boarding Houses (2)***
 - Renting out of rooms (2)

- 2. Given the tools we have talked about in these presentations, how would you resolve the issue(s) you listed in question one?**
 - ***Address number of occupants by tightening up the Minimum Housing Code (8)***
 - Prevent makeshift bedrooms (2)
 - Add clause to address number of occupants per working bathroom (2)
 - Focus on number of bedrooms and size of bedrooms, not square footage of habitable rooms (1)
 - The number of bedrooms listed on the deed should restrict occupancy limits (1)
 - Limit occupants by total habitable square footage AND total lot size (1)
 - Larger square footages need to be explored to lessen number of allowable occupants (2)
 - Consider a 4 person limit for a 1,000 SF house (total SF not habitable space) and require an additional 250 SF for each person beyond 4. Potentially cap single family household occupancy at 8 persons and require any number above that to pursue a “hardship” consideration by a hearing body. Define “single family household occupancy” in the

zoning ordinance, rather than family, and base the definition upon this amendment to the Minimum Housing Code. (1)

- Modernize the Minimum Housing Code – the code needs to be realistic to the density the City is seeing – homes are closer together and have less acreage (1)
- ***Enforcement of Minimum Housing Code (2)***
 - Add fines for occupancy violations – make them big enough to deter violation of the code (1)
 - We need 24 hour a day enforcement, which would require restructuring the hours of the current zoning/housing inspectors (1)
 - Refocus enforcement efforts from “downtown” to outer lying suburbs (1)
- ***Address secondary impacts (5)***
 - Increase public education on existing regulations and good practices (3)
 - § Print and audio media
 - § Neighborhood meetings
 - Limit the number of operable vehicles by the size of the lot (1)
 - Be more specific about the permissible location of residential parking paying attention to setbacks and building envelopes appropriate for neighborhood character – parking on “improved” surfaces in the front lawn may have negative visual and environmental impacts (1)
 - Restrict the number of vehicles to those that fit driveway width and street capacity – prevent any additional parking pads (1)
 - Facilitate necessary noise permitting for special events (1)
- ***Enforcement of secondary impacts (2)***
 - Increase follow up on enforcement (1)
 - Increase fines/ penalties (1)
 - Tie penalties to restricting some other public service – like vehicle registration (1)
 - Make homes that produce larger quantities of trash pay for the disposal of this additional trash (1)
- ***Restrict boarding houses (1)***
 - No more than 2 borders per house in a single family residential neighborhoods (1)