



District 6 Planning Council

171 Front Avenue
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Date: March 22, 2011

To: Legislative Hearing Officer

RE: 68 West Jessamine

There has been a great deal of neighborhood frustration associated with the property. The property has generally suffered from apparent owner indifference and lack of maintenance, supervision and control of the properties. The absence of owner presence and maintenance creates unwelcome opportunities for mischief. This property has had numerous violations, both exterior and interior and has had little to no property maintenance. It is a Category 3 vacant.

More broadly, this property is illustrative of neighborhood 'tipping points'. When a property reaches a point of degradation where it no longer attracts an investor's dollars for improvement to standard livability, and hence it can no longer attract a stable renter base, the market is telling us that the property has reached the end of its effective economic life. It has, in effect, passed a 'tipping point' into a phase of accelerating and systemic degradation.

As the number of vacant buildings increase it affects the lives and property of nearby residents and brings great ongoing and uncontrollable costs upon the city and taxpayers both directly (via increased police calls, inspections and other city services as the city is forced to maintain the property) and indirectly (through the opportunity cost of lower property values across the area, and the lower tax revenues associated with impacted valuations).

If there are any further questions or concerns District 6 Planning Council can be reached at 651-488-4485. Thank you.

Regards,

Jeff Martens
Board of Directors Vice Chairman
Land Use Task Force Chairman

Cc: Ward 5