

June 13, 2012

Dear Council Member,

We have lived at 2081 Lincoln Avenue, near the University of St. Thomas since 1975. We love living in this neighborhood, however we feel that action is needed to preserve the quality of living and housing before it is too late.

Over the years we have watched as numerous properties have changed from owner occupied homes to landlord owned student rentals. We have observed student rental homes where regularly the snow is not shoveled making walking unsafe, we have watched lawns that are not mowed with tall weeds, we have watched homes deteriorate with paint peeling, windows and railings falling off etc. as well as increasing numbers of large parties with loud noise into the wee hours of the morning multiple nights of the week. One example is a property near us owned by the same landlord for many years and the same problems happen over and over again regardless of calls made to the landlord or to the city. Neighbors must call the proper enforcement agency **each time** there is a problem. This becomes very time consuming when you are dealing with multiple rentals properties on the same block. Families should not have to spend their time calling enforcement agencies on a constant basis to preserve their neighborhood. In our case we raised a disabled child on this street. Our son had to walk up the incline sidewalk each day to catch his bus at the corner of Grand and Cleveland. There were always at least a couple of rental houses on his short walk to his bus corner with un-shoveled snow, putting him at risk of falling. This was a constant worry for us as parents.

We strongly feel this proposal to reduce the density of rentals is needed. If there is a smaller number, it is easier to work with the students, the landlords and enforcement, but when there are so many it becomes a full-time job to attempt to maintain the quality of the neighborhood. If the density is not limited, more and more homeowners will feel it is too much work to live in this area and leave the city. I believe all of us have considered it at one time or another. We fear that another home will go up for sale and become a rental forcing us to sell before our property value drops. We strongly believe the city needs to take action to preserve the quality of housing in this area by supporting the Student Housing Overlay District Proposal. It is critical to establish **a balance** before more and more homeowners leave the area and there are only rentals left, with no one left to call enforcement. It would be sad to see a quality St. Paul neighborhood become a rundown student rental area as can be seen in other cities. The time to deal with this problem is now before it is too late. Therefore we ask that you support the Student Housing Overlay District Proposal.

Respectfully,

Jim and Loretta Nuessle
2081 Lincoln Avenue