

Kathryn Burger - St Paul rental moratorium

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Subject: St Paul rental moratorium

Hello,

I am not going to be able to make it to the meeting tomorrow concerning the rental property moratorium.

I have lived at 1711 James Avenue for 15 years, and I would like to state that I am for the moratorium on turning single family homes into rental properties. I would like this moratorium to reach all of St Paul and not just the area around St Thomas. Since I live just south of the planned border of the moratorium, this will put pressure on my neighborhood to be turned into rental property, especially with St Kates and Macalester nearby.

During the first ten years of living at 1711, there was a college rental property at 1721 James that was a detriment to the neighborhood's peace. There was constant noise throughout the night as friends and partiers yapped while going to their cars, honked "goodbye", honked "hello", etc etc. Five years ago my wife and I started looking for a home in the suburbs, but then miraculously the home went on the market and a single family bought it, bringing peace and quiet. We quit looking for a new house. When I bought the house at 1711 I planned to stay for the long haul because I love St Paul and love the neighborhood, but I can assure you that if we ever have a family with infants and a college house is disturbing the peace of my baby's and my sleep, I am gone.

And again, I have asked many times to various representatives at the city, county, and state level why landlords can turn a home into a rental and suffer absolutely minimal tax penalty? It is a wealth producing business! It should be taxed as a business. As of now there are two non homesteaded rental properties at 1706 Palace and 1741 James the same size as my house, and they pay LESS property tax than I do. And again, I propose that if these properties paid a significantly higher property tax the issue of single family homes being flipped to rental would take care of itself. I am willing to bet that a higher percentage of rental properties require more services than owner occupied homes, which would obviously mean that their taxes should be higher. I wonder how many rental property owners decided to take advantage of the street repair to fix their sewer lines and replace their lead water service as I and my neighbors have?

I have been rallying for owner occupied homes for years now after living the disaster at 1721 James for a decade. Behind me on Palace rental properties are densely packed and just the other day I saw 4 college kids checking out a house on Palace (1744 ish) that used to be owner owned. The City Council has a chance to make our neighborhoods a great place for families to live, or they can let St Paul turn into a rental property cesspool with responsible people like me living elsewhere. Stand up to the landlords please.

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