

Hello.

My name is Dave Doran. I own 2 single family homes in St Paul and lived in the neighborhood for 9 years. I share the desire with all parties to have St Paul an enjoyable and safe place to live. Having loud neighbors and mismanaged rental properties is negative for everyone. That being said, I don't see how the current proposed ordinance will directly handle loud student renters and absent landlords. Even if the city reduces the number of Student Rentals by 10% - 20% over the next few years, the problem landlords and loud tenants will still be present.

Enforcement & Liability:

In the 9 years of owning property in the area I have rented to families, young professionals, William Mitchell Law Students, St Thomas Undergraduate Students and U of M Undergraduate Students. On numerous occasions I have had students live with friends who recently graduated, took time off from school, or left school completely. Will the landlord be responsible to check with St Thomas each semester to confirm that the student is attending class? If am in jeopardy of losing my future ability to rent to St Thomas Students I will be forced to discriminate against families & young professionals. I would estimate that this ordinance will increase the number of student rentals since landlords don't want to lose their ability to rent to students in the future. Instead of renting to whomever I felt was a responsible person, I will be forced to have someone choose my type of tenant for me.

Loss of Value & Demand:

I know many owners in the area who specifically purchased their home with the plan of renovating the home and turning it into a rental once they decided to have a family or move to a larger home. Why are those home owners penalized ? Since they will now not be able to rent out their homes OR sell to investors the value and demand for their home has DRASTICALLY been reduced. Many of these home will now become foreclosed properties, which we have already seen in the neighborhood.

Possible Solutions:

Make renters responsible for their personal conduct. Renters know that the police rarely break up the parties so the cycle continues. If police take action against repeat noise violations, the renters will change their ways. Hold landlords responsible for poorly managed maintenance. Many of these items can be discovered by a simple drive by inspection.

I believe we all aim to have our neighborhood a better place for renters and owners. I strongly believe the proposed ordinance will create more tension

between owners, tenants and landlords and fear the potential legal backlash it would create if it were to go through.

Thank you for taking the time to read my message.

Sincerely,

Dave Doran
Landlord & Past Long Time Neighborhood Resident