

To whom it may concern,

I am writing to you in regards the request to set limitation/ordinance for housing rental around University of St. Thomas. I am owner of property 115 Cretin Ave N, St. Paul MN 55104. I currently live in 1015 Mississippi St NE, Fridley, MN 55432. Since 2003, I currently rent my house. The decision to rent was due to the fact I had a change in my personal life and needed to move. I did not sell the house as the market price was low, I had intention to move back into the neighbourhood when my family situation changes. I also wanted to have my daughter to go to St. Thomas and it would be great opportunity for her to live next to the school when she attends University of St. Thomas.

I am quite concerned about the direction the council is taking in regards to ordinance and restricting owners the right to rent. It is my civil right to own property and rent it vs loosing my investment. When I choose to rent, I made sure that I abide by the law of the state and the county. I also made sure that in renting, if the renters are students that I met their parents, walked them all through the lease and my expectations as well as the University of St. Thomas expectations of their students who are renting off campus. I am in constant connection with the school and they keep me updated with any changes in the area.

I attended the last hearing and was quite surprised by the comments of the home owners about the situation and examples they are presenting. If any of the homes/tenants reported due to noise, St. Thomas university becomes aware of it, if the tenants are students. This occurred to me once in 2004 were the tenants ignored the lease agreement and got caught drinking. The school took strict measures against the students and they had to pay fines for breaking the lease. Their parents were contacted and I did not renew their lease. One of the owners in last hearing stated that there are 2 homes that cause noise in his block he called them the mid night house and the 4 am house. I do not believe this owner ever called the school or the police and reported the issue. The noise and disruption of the area can be caused by owners, tenants (students or none students). I have lived in the neighborhood from 1992 till 2003 and only once experienced excessive noise from the house next to mine. I spoke with the tenants and asked them to reduce the noise which they complied with, with no objections.

if you must address the current issue, you can enforce training course/certification for any landlord. You can also revoke rental license for a year as a penalty for repeated violations similar to policy adopted by city of brooklyn park. It is not right to penalize all homeowners who opted to avoid foreclosure or excessive investment loss due to housing market condition for the fact that several homeowners have issues with student rental.

I recommend that you reassess your decision and vote to prevent such behavior by taking the right measures and restrictions vs limiting rental to under graduates. Please consider this proposal and if you need to speak to me I am available at 612 730 7424

thanks for reading my letter and considering my request,

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Hany Omar