

To the St. Paul City Council,

June 19, 2012

This ordinance is needed to preserve the high quality of this neighborhood in a way that will benefit everyone, including single-family homeowners, student and non-student renters, multi-family dwelling residents, investors, the University of St. Thomas, and the City of St. Paul.

The purpose of the ordinance is to retain the diverse character of land use in this area without allowing certain blocks to be dominated by the single use of student rental housing. Diversity of land use and attractive housing opportunities on all blocks will maintain neighborhoods that are peaceful, crime-free, well maintained, and support citizen involvement in neighborhood and city affairs. Unfortunately, these characteristics are less likely to be found in blocks dominated by rental to transient populations that may not be invested in the quality of the City in the long run.

This ordinance is needed as an additional measure to be added to long-term efforts of many kinds to integrate student lifestyle with post-student lifestyle in this area. To date legislation such as the most helpful Social Host Ordinance, calling for police enforcement of nuisance and/or criminal behavior, several good programs at UST and other colleges to support good use of rental housing by students and landlords, and various community programs such as supported by UST Student Government and the West Summit Neighborhood Advisory Committee have been helpful but are not sufficient. This Ordinance will be a building block in continued cooperative efforts to create and maintain outstanding neighborhoods in this area.

This ordinance is not an anti-student ordinance. With this ordinance, there are still ample rental opportunities for student housing where students are welcome as members of the community. The issue is density and that is what is addressed exactly by the ordinance.

This ordinance does not single out the University of St. Thomas. The proposed ordinance overlay area surrounds that institution because UST attracts and serves a student population larger than the combined size of all the other neighboring colleges combined. This is simply a matter of numbers.

Please support the overall quality of this area and of the City of St. Paul by passing this ordinance.

David Redmond  
2035 Lincoln Avenue