

I am in favor of the student rental ordinance as written. It is not perfect and the problems that I list below won't be changed by the ordinance, but I'm hopeful that it will prevent them from getting worse. Without this ordinance or some very strong protection for our neighborhoods, I'm concerned my days here are numbered.

In addition to the 150 foot rule, two other elements mentioned in the planning commission report, requiring UST to house more students on campus, and developing housing proximately to campus, should be part of the solution.

I have lived at 1921 Lincoln Ave since 2000. I love this area of St Paul, with the diversity of homes, the easy access to shopping by foot, and the convenient location in the Twin Cities. But my experience has been negatively effected by a student rental at 1935 Lincoln. This property turned over in 2003, and the new owners have rented to University of St Thomas students every year but one.

This has had a significant negative effect on my quality of life for all the usual reasons: loud parties, excessive number of cars on the street, being woken up during the night as kids loudly go to and from their cars, urinating in my yard, trash in the streets, sidewalks not consistently shoveled, and a property that is kept at minimum standards.

I have spent an enormous amount of time and energy on this issues - going to WSNAC meetings at UST, MacGroveland Community Council meetings, organizing neighborhood meetings, talking to UST officials, meeting with the landlord, my council member and the western district commander, and communicating my expectations to the continuous flow of students through that property every year. UST tries to be supportive, the police always respond when I call them, and the landlord has been great to work with. But all this requires an enormous amount of time and is not what I bargained for when I moved to St Paul. And this last year, it was not enough to prevent the students from being disruptive right up to the day they moved out.

All this effort has been directed toward one property. If another property nearby is flipped, I will probably not stay in St Paul. I have invested at least \$100,000 in my home, hoping this would be the place I'd stay for a long time; but this issue is a cloud that hangs over my future.

There have been years where there have been good tenants, but many of these kids are not mature enough to live in a neighborhood with families. Most of them belong in areas that are dedicated to student living. Once a property begins renting to students, then it's damage control. I am exceedingly tired and worried about faced an unknown group of students every year.

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