

From: [Andrea Lubov](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Proposed household size change ordinance
Date: Thursday, February 18, 2021 4:02:37 PM

To: Members of the Saint Paul City Council
From: Andrea Lubov and Allan Schultz
2096 Roblyn Ave.
Saint Paul, MN 55104
Date: February 18, 2021
Subject: Proposed Ordinance to change the definition of household

My name is Andrea Lubov, and my husband and I have lived at 2096 Roblyn Ave. since 1992. Our house is next door to a current student rental house at 2090 Roblyn Ave. We believe there are two additional student rental houses on our block.

We vehemently oppose the proposed change because the students who have lived in that house have caused very serious problems on two separate occasions, and we believe that allowing more students in single family homes in this neighborhood, where nearly all residences are single family homes, will potentially cause more problems.

Let me give you some background.

FIRST BIG PROBLEM

When we moved into our home, the house at 2090 Roblyn was owned by a single mother who lived there with her two sons. She sold the house to a small developer around 2007 and left the area. The developer bought the house for his son to live in, along with roommates, while the son attended the University of St. Thomas. The son and his friends were reasonable tenants, though occasional weekend parties in the summer were a bit loud. The father did some landscaping which included adding some shrubs and wood mulch in the front of the house. The son and his roommates had a party and someone tossed a lit cigarette into the mulch. It smoldered for a day, and then the mulch caught fire, and there was a fire in the basement. The fire department put out the fire, and fortunately no one was hurt, though there was considerable damage. A day or two after the fire was extinguished a fire department representative came to check out the house and realized there were five people actually living in the house. The owner was fined, and everyone moved out, about a month before final exams. The owner went through bankruptcy, and the house stood vacant for 2 years before new owners purchased it, and the house was classified as a student rental house.

The house ownership has changed several times since then, which generally means that upkeep on the house is minimal. The residents fully turn over at the end of each school year, and the ownership seems to change frequently too. No one really cares about this house as a permanent residence, something which affects the value of all the rest of the homes in the immediate area.

SECOND BIG PROBLEM

After a couple of years of quiet tenants, the tenants two years ago turned out to be quite loud. That year was the last "Tommie/Johnny" game, and they managed to paper both

schools with invites to a raucous party at the house. Two of them told me before hand that they were having a party before the game, intimating it would be small and parents would be attending. It was huge—probably 200 people—and the one parent in attendance was rude and nasty. Party-goers urinated in neighboring back yards, in the alley behind the house, and on the street in front of the house, and the music was deafening. Afterwards, the tenants apologized, trying to say it wouldn't happen again. The University of St. Thomas initiated some "restorative justice" between the tenants and neighbors to calm things down, but, of course, we're all on edge. So far, the current tenants have been quiet, but that may be due to the pandemic or one neighbor telling them that if they are too noisy, she will report them to St. Thomas. Who knows? All we know is that we don't EVER want something like that to happen again.

We firmly believe that allowing more residents in the house make it more likely that we will have noisy parties with serious drinking. I always tell new tenants about the fire, and say that any neighbor who suspects that more than four people live in the house will report them to the housing authority and the fire department.

The biggest reason for increasing the household size to six, is that 1/6 of the house rent is less expensive than 1/4 of the house rent. This will only encourage more students to move off campus. Is this what St. Thomas wants?? It certainly isn't what neighborhood residents want!

I will be glad to testify at the March 3 hearing, if you want me to.