

To Josh Williams and the St. Paul City Council,

I am writing my thoughts regarding File #19-094-559, File Name Blackstone 1, LLC, rezoning of 823 Englewood Ave W, Saint Paul from R4 one-family residential to RT2 townhouse residential.

To put it simply, I do not support the rezoning of the 823 Englewood Ave house. That means more people crammed into the house than there would be as it now. There is a lot of crime and shootings in the area, largely due to rental property and the tenants that rent those properties. The landlords do not do enough to screen their tenants but especially deal with them when they cause problems. Neighbors in the area are afraid to confront the tenants when they are causing problems or call the police due to fear of reprisal. There is a better chance that the tenants will be better quality if the house is a single family dwelling rather than a multi-unit property. There are enough rentals in this area already. I for one will pay attention to this property and if it is allowed to become a duplex or stays and single unit rental and has problems, I will be calling for the harshest response possible to hold the landlord accountable. Maybe if landlords were given more severe penalties for allowing tenants to misbehave, create messy environments, cause problems, etc., they would do more to screen them of deal with them in general. Some of the landlords don't maintain their properties very well either and it's harder to do when you have two separate tenants living in a moderately sized space that was intended for one family and not two independent tenants.

Respectfully,

Mark Berke
809 Minnehaha Ave W.
(one block away)