

Dear Councilwoman and Council President Lantry,

My name is Duane Wackerfuss, and I live at 1016 Laurel Avenue, in Councilman Carter's ward. I own a couple of rental properties in Councilman Stark's ward, and I have rented to both students and non-students alike.

I also live next door to a rental property as well, and have had some problems with very late partying, so I do understand the concerns of others who live next to less than desirable rentals. I do not generally disagree with the moratorium, or with registering student housing, or with other measures that get to the root of the actual problem, and prevent the situation from deteriorating further.

What I am not so sure about are the additional provisions that seek to strip my ability to rent to students for various reasons, those being:

- By requiring landlords to maintain a minimum number of students
- By penalizing landlords who use every effort to operate within the maximum occupancy limits in good faith
- By requiring landlords to continuously rent to students or lose the ability to rent to students in the future

Councilwoman Lantry, I do not want to be in a position where I feel I have to refuse a family or non-student housing in order to keep my ability to rent to students in the future. Nor should I have to force more than two to live at my properties, being that lower density is better. Finally, I charge what I feel is very reasonable rent for four people. My leases list four people. I tell them that more than that is not allowed, and I seek to build relationships with my tenants AND my tenant's neighbors to keep abreast of such issues. All I would ask on this last point is to allow landlords to correct the situation or evict rather than lose the ability to rent to students. The incentive is there already!

I am honest trying very hard. I am NOT an absentee landlord. I am investing in building up my properties so they appeal to the community. I am getting to know my neighbors, and working to eliminate problems at my houses.

All I ask is to please consider removing those provisions added on since the earlier draft ordinance, and providing landlords a chance to cure defects.

With kind regards,

Duane Wackerfuss
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