

Please address the on-going problems student rental problems around St Thomas by voting in favor of Russ Stark's student rental ordinance.

Thank you,  
Tim O'Hara  
1973 Fairmount Ave

Dear Council Members:

I am writing to say that I am in favor of the student rental ordinance proposed by Russ Stark. I strongly urge you to vote yes on this ordinance.

Currently the area encompassed by this proposed ordinance is a pleasant place to live that attracts a large variety of inhabitants ranging from young students to retirees. As with all things in life, moderation and balance are key. If this ordinance is not passed, then the neighborhood will surely, slowly, but surely convert into a solely student neighborhood and the balance will be lost. Just as was seen in Stadium Village (now razed or solely student apartments), Dinkytown (now entirely occupied by student rentals), Marcy Holmes (very few owner-occupied properties), and Mpls' Como Neighborhood (6 owner-occupied homes per block), the same will happen here. Each home that goes up for sale will have to become a rental because no quiet, employed, family, community-oriented person would want to buy surrounded by loud parties, beer cups, and poorly-kept lawns.

Go drive through those neighborhoods and look at them. Then please ask yourself if you want our neighborhood to look like those. Is that the kind of area you would like to be your legacy?

You have a chance to keep a great part of St. Paul great. Please protect us from the pressures brought about by the behemoth St. Thomas. Please enable us to keep this a safe, quiet, and clean place to live. Please vote yes on this ordinance.

Thank you for your time,  
LeAnn Taylor  
2122 Lincoln Ave

Dear Ms. Lantry,

I am a rising junior at Macalester, and I wanted to talk to you about the housing ordinance. You're probably getting a lot of emails about this, but I have a lot of concerns and I hope that you will listen to them.

I understand that the neighborhood is concerned about the student population of Mac-Groveland. It's not fair when students are disruptive and disrespectful to their neighbors and their property. However, I do not think that this ordinance is the way to deal with this.

When my housemates and I moved into our house this year, we took every precaution to make sure that we would be respectful neighbors. We talked to the people living in the houses around us, gave them our numbers and some baked goods, and asked them to call us if we were ever disruptive in any way. So far, we have gotten no complaints, because we are very careful to keep our noise level down and our property clean.

I think it is all a matter of educating students about living respectfully in the community before they move off campus. Macalester has several workshops at the end of each year for students to come and learn about living off campus-- ranging from how to pay bills, to respecting your neighbors. There is a huge effort on the part of Macalester's administration and its students to stay an integral and valued part of the community, not a despised one.

The fact that St Thomas does not make this same effort should not hurt Mac students. If this ordinance passes, it would force more students to live on campus during their junior and senior years, which is actually much more expensive than living off campus. Students don't move off campus so that they can have raucous parties, they do it because it's cheaper. If this ordinance passes, this will not be the case.

PLEASE understand how much this ordinance would hurt Macalester students, and consider voting against it.

Sophia Nikitas

Dear Representative Stark,  
I live in Merriam Park and urge you to vote for the student housing ordinance to help  
preserve neighborhood balance.  
Sincerely, Ann C. Dillon at 2177 Carroll Ave.

Dear Tom Beach, Russ Stark and Saint Paul City Council Members,

My husband and I purchased our home on Dayton Ave in 2009 only after spending much time walking the streets, at all times during the week and weekends. We were concerned about safety because of so many student occupied dwellings, though we believed the situation was manageable. Since purchasing our home, we noticed an increase in traffic, noise, break ins, flagrant abuse of traffic regulations and trash (such as bottles, cans and furniture) left on lawns, sidewalks and alleys near student occupied dwellings.

The speeding and flagrant disregard of stop signs and speed limits on streets and alleys is our greatest concern. We are very worried for the safety of pedestrians and bikers, especially elderly, students and children because of the disregard of traffic laws by university students. We are half a block from Saint Marks and we watch students walk to school not only during the week but also on weekends, and often they walk from many blocks away. It is tragic to realize that the abuse of traffic from university students places them at risk. My husband and I have also made it a practice to photograph trash left on streets, alleys, lawns and sidewalks outside student occupied dwellings. These behaviors are hazardous for neighbors and also for other students.

Ultimately, the burden of managing the risks presented by university students and their consistent abuse of traffic laws falls on the neighbors, not the university which benefits the most from their numbers. To place this responsibility on neighbors, rather than the university is confusing to us all. We have no recourse with students as a university clearly does. A dorm or apartment on Grand and Finn, and an increased number of student occupied dwellings in our neighborhood places those with the least power at the greatest risk, especially those who are vulnerable, like other youth and the elderly.

I ask you to vote for the common good! Do NOT build a student dorm on Grand and Finn. Do NOT increase the number of student occupied dwellings anywhere but on the campus of Saint Thomas itself. Require the University to build a dorm on their own property where they are the best party to manage effectively the consequences for which they gain the greatest benefit.

Thank you for your concern for us all.

Sincerely,

Mimi Haddad and Dale Halladay

To all St. Paul City Council members:

In the past few years we have seen a significant increase in conversion of single family homes to student rentals, especially on Lincoln Avenue. We are concerned about preserving the family atmosphere of our neighborhood and the value of our property. Research indicates that when student rentals reach 25 percent of homes, a tipping point occurs. Owners feel under siege and try to sell their homes and move. That is how student ghettos emerge in neighborhoods that were previously stable.

The proposed ordinance would require a minimum distance of 150 feet between student rentals. This is a modest tool providing no hardship to anyone—owners, renters, students, or landlords—that we believe would help preserve residential stability. We urge you to support the Student Housing Neighborhood Impact Overlay District.

In addition, we sincerely thank Councilman Dave Thune for your vote on June 20th to support the neighbors' appeal of the approval of the proposed private student dorm on the corner of Grand and Finn. Your comments expressing your concerns about this inappropriate project in the transition zone of our neighborhood as we relate to UST validated our own deep concerns and were much appreciated.

Sincerely,

Cheryl and Brian Fogarty  
2166 Lincoln Avenue

Hello, I'm writing in support of the proposed ordinance to limit rental property through the neighborhood. A large # of rental units weakens the core of a neighborhood, adding a transient population. The landlords have little incentive to improve rentals. Planting trees, maintaining gardens, painting regularly , etc. are all costly items. Therefore, often they do the least possible within the law. Please keep our neighborhood a "neighborhood." Susan (Price)

Council Members,

Having lived in Mac-Groveland & Merriam Park nearly all of my life & it is very important to me that we continue to take steps to preserve our community. Because of this, I wanted to take a moment of your time to express my support for the Student Housing Ordinance.

-Kathleen Miltner  
2163 Iglehart Ave.

Dear Members of the St. Paul City Council,

I am writing to you to ask that you please vote in favor of the housing ordinance.

My husband and I have owned our home on Selby Avenue for eighteen years. We have invested countless hours, more money than we paid for the home and more hours of sweat equity than can be measured to improve, beautify and love our home. We live in a community of families who have done the same. By doing so, we have, on a larger scale, invested in the city of St. Paul.

Over the last eighteen years we have been witness to -and living with- the results of the growing impact that the conversion of single-family homes to student rental property has caused. If there are no set parameters to curb this growth, housing in our community will become imbalanced and I believe our community will become a housing slum. It happened in Dinkytown. It will happen here.

I am asking you to invest in us. Please show us that our efforts have not been in vain. Let us be a shining example of a community surrounding a University that doesn't fall to ruin because we all, as citizens of St. Paul, did something to keep housing and life in balance for the benefit of everyone.

Thank you for your time and consideration.

Sincerely,  
Missy McDonald  
1936 Selby Avenue

Dear St. Paul City Council,

My wife and I attended the City Council meeting on Wed 20Jun, and heard the reasoning on both sides of the proposed Student Housing Overlay District Ordinance. There wasn't time to speak, but I wanted to share my thoughts with you on why we firmly support this ordinance.

- I heard the comment from someone opposed to the ordinance that dispersal isn't the answer. I couldn't disagree more....dispersal IS the answer, as it moderates density...that is the key to the overlay. I don't think we heard from any homeowner who would say that three student rental housings on a single block would cause hardship. That is dispersal and moderated density. What we all are of a single voice on is that we don't want six or seven or an entire block converted.
- Councilman Stark made two excellent points on the fact that this ordinance is NOT about behavior...it is about Student Rental Housing density and its impact on the City's Land Use Strategy and the quality of life in the neighborhoods. The second point made is that the overlay district is not at saturation, and permits more conversions within the overlay district, but in a more controlled fashion than simply distance-from-campus
- We have two student rental properties on our immediate block. One is well kept up and doesn't host loud parties, the other is straight from Animal House, and I would gladly sign up for a 3<sup>rd</sup> student rental property on our immediate block if further conversions were blocked. That's what this is all about...stopping the conversions on any one street from going past the tipping point
- We think it is complete alarmist fabrication that this ordinance will drive down property values...if I were on the fence as to whether to purchase in this neighborhood and I heard the ordinance had passed, I would feel assured that my property values were protected. I do not feel my rights are infringed in any way because I cannot convert my home to a student rental property, nor could I sell it to someone who intended to do so as we have a student rental property across the street. I think this is a scare tactic of the realty lobby who want no limits of any kind on how they sell properties. There may be some negligible decline in the near term new home bids as some bidding wars on conversions will be halted, but once a block is past the tipping point, it is our consensus that property values decline precipitously. We walk extensively in the proposed overlay district, and have noticed often lately we see a "SOLD" sign in front of a house, and neither of us can recall seeing a "FOR SALE" sign...so homes are selling rapidly. We feel this ordinance protects this neighborhood as a desirable destination for families.
- One point that kept coming up...from parties on both sides of the issue and even related to the apartment block on Grand and Finn, was that St. Thomas needs to do more with respect to building more on-campus dormitory housing. They say they've spent all their money and can't borrow for a few years...well, they have five year plans, and apparently housing didn't rate as highly as a new Student Center or Athletic Complex, and they are pushing their lack of planning on their neighbors. Pass this ordinance, and notice how St. Thomas' priorities with respect to on-campus housings gets viewed in a new light
- Lastly, 25 years ago, when I was a university student in this neighborhood, I lived at the corner of Selby and Cleveland...right across the street from St. Thomas...very convenient for a college student...except for the small detail that I attended the University of Minnesota. I commuted 4.5 miles each way five days per week...by bicycle and bus, and never at any time did I feel disenfranchised, inconvenienced or put upon...I had no sense of entitlement or expectation that I needed to live 3 blocks from campus, nor do I think today's students have that expectation...moderated density restores balance to neighborhoods, allows for a reasonable expansion in student housing

conversion, doesn't harm the students, and does not impact my property values or my perceived rights. Witness the young couple who spoke to the City Council who currently rent in the overlay district and want to buy, but want the assurance that the integrity of their potential new neighborhood is maintained. They see the overlay district ordinance as *protecting their rights*, not infringing upon them, and that is the view of the majority in the overlay district.

**Michael and Missy McDonald**

1936 Selby Avenue  
St. Paul, MN 55104  
(651) 642-9239

Dear Council members,

I live at 2152 Lincoln Ave one just a few houses across from the University of St. Thomas. I am writing to urge you to support Russ Starks ordinance that would provide some balance between owner occupied and student rental housing. We have a great block and a great neighborhood. We need to keep a balance.

Thanks!

Tom O'Connell  
2152 Lincoln Ave.  
651-793-1436

To : St. Paul City Council

From : Joe Stinchfield  
1931 Selby Avenue

Re : Proposed Student Housing Ordinance.

I strongly support proposed efforts to limit student housing. I ask the City Council to hear the concerns of the residents and pass the ordinance immediately.

I have lived in this neighborhood since 1963. I have watched it go from a quiet residential area to one beset by the many woes you have heard about so many times. I will not add to that list. I will simply say that the residents in this area once were proud to be living in the St. Thomas neighborhood. We were all supportive of the University and hoped it would prosper. Problems with rental housing have changed that.

I am not opposed to rental housing. I have owned a duplex in Merriam Park for almost 40 years. I am opposed to trends that see the neighborhood shift from residential single family homes to predominantly student housing.

I thought it quite informative listening to the pros and cons at the hearing. One could categorize the two sides by the arguments they posed. One on side, home owners spoke with passion of their love for the neighborhood and their worry about its direction. On the other side, the discussion centered on money mostly from folks associated with real estate industry. It was quite revealing that even St. Thomas spoke about how resolving student housing issues was constrained by their lack of money which had already been prioritized to an athletic complex and student center.

So, I ask of you. Please be moved by the pleas of the people who live in the neighborhood and who hope to keep it a strong and vibrant part of our great city. They fully deserve your support. Please pass this ordinance.