

Hello,

I am a licensed Realtor and I work and survive off this area.. I lived in the area for 6 years and I own Duplexes in the affected area and surrounding area for 8 years and rent over 30+ people with a mix of both students and non students. I believe the problem is a **personal behavior** problem and a **dilapidation** of houses problem. The personal behavior problem could be handled with other avenues with the police and the University of St Thomas Code of Ethics and the degrading houses can be handled through the certificate of occupancy program. I have rented to both young/old professionals, families, College students and a mix of all. I work closely with the University of St Thomas and the Neighborhood liaison John Hersey and I believe that that is the solution to controlling the students behavior. I am worried that I am now going to have to **discriminate** against non-students to maintain my student rental license. Who is going to represent me in court when I am being sued for discrimination?

I believe you as council members have duty to answer the what if questions below before you make a decision? I am not trying to make any enemies within the council as I am 33 years old have larger aspirations that I want to tackle that will most defiantly involve coming in front of the council and asking for something someday.

- 1) Have you thought through the ripple effects this could have on a real estate transaction? (Zoning never comes into play on a real estate transaction meaning someone will unknowingly buy a house or duplex and spend their money just to find out after the fact that they cannot rent to students) most buyers are not using agents that are familiar with the area.. They use their family friend and that is the problem because that agent may not know about the Ordinance or the area.
- 2) What if I have a group of tenants that are seniors and decide to stay another year?
- 3) What if I have a group of sophomores and 2 drop out but continue to rent from me for 2 more years. (I didn't know 2 dropped out)
- 4) What if I have a great couple that wants' to move into one of my units and I tell them "No" I cant rent to you as you are not Students?
- 5) What will happen to Parents that purchase property for their children that attend the Universities in the area? What if they can't sell it when their children graduate college?
- 6) What if you replaced the word "student" within the ordinance and put in: Dog owner / non-student / Graduate Student / Retirees / Unemployed ? The list goes on and on. You can see that this is not a solution to restrict the use of someone's property

A possible solution:

I believe there are all the necessary laws and Ordinances to officially control this personal behavior in place right now.. The police and St Thomas would need to step up their effort to enforce noise and littering ect. If you don't feel the same I believe you could make gatherings over 10 persons have to have a permit issued by the city.. This would give police the right to break up any party once they counted more than 10 people leaving or entering the party or someone called in that counted more than 10 persons. The permit could only be pulled by the land owner. (I would never give my tenants such a permit as there would be to much liability) Then handle degrading rental houses through the Certificate of Occupancy Program.

Please review the points of concern that will affect the legal issues Realtors will run into.. And the property rights of owner to "sell" or "let for rent" their property to anyone.

http://www.spaar.com/uls/resources/SPAAR_Raises_Concerns_Over_.pdf

I could type for days on how I think this will negatively affect property owners but I believe you will get the picture after reading this email. I hope I have not upset anyone within the council by sending this email but I believe that this control in such a targeted area is not the solutions. I don't think if you pass this that it will fix anything in regards to student behavior but will only cause financial losses for investors and property owners that live in the area. **I also believe a Duplex is a rental in some capacity at all times and should be removed entirely from this Ordinance.**

Thank you for your time in reading this email and your professional consideration to vote against this Ordinance.

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