

From: [Cindy Bach](#)
To: [*RVCouncil](#)
Subject: Air B N B's
Date: Friday, January 27, 2023 2:37:54 PM

Caution: This email originated outside our organization; please use caution.

From Next Door neighborhood site:

The home at 1901 Ryan Ave just sold and the new owner does not plan to live there but instead rent the whole home out on AirBNB. Their permit to do so will be discussed at the January 30th City Council meeting. This will be the third AirBNB house in a one block radius with the other being directly across the street. Unlike some AirBNB rentals, these are homes that are not occupied at all by the owner - they are used for the sole purpose of short term rentals. These types of non-owner-occupied short term rentals, primarily AirBNB locations, have caused negative impacts on "house prices and communities" (Forbes, Feb 2020). Prof. Daniel O'Brien (Northeastern University) says that AirBNB "...creates the most transient households possible - poking holes in the social fabric of the community and undermining its natural ability to discourage and prevent crime."

I STRONGLY REQUEST THAT YOU REVOKE THE PERMIT FOR THIS HOME TO BE A B&B LOCATION.

Cindy Bach

From: [Kelly Brooks](#)
To: [*RVCouncil](#); [Randy Brooks](#)
Subject: Monday's council agenda
Date: Friday, January 27, 2023 9:45:46 AM

Caution: This email originated outside our organization; please use caution.

Dear esteemed City Council members, I see that you have AirBNB's on your agenda this coming Monday. I'm writing to share my perspective on this topic, as someone who has lived in Roseville for the past 24 years and cares deeply about this community. I would ask the council to please limit the number of such units (total) that the city will allow, creating some type of limited-time permit or licensure and inspection requirement if none currently exists. Also, please limit the number of these Air BNBs that can exist within a specific geographic area since these are in residential neighborhoods. Otherwise these owners are essentially going around the zoning ordinances and creating 'hotels' within a neighborhood zoned for single family (not high density) housing.

I would like to share my family's personal experience. Our next door neighbor to the east began offering owner-occupied AirBNB in their home about 4 years ago. Today they've built out about half dozen rooms in their home to use for this purpose, and I believe it's now their primary source of income. Given that, they have incentive to keep their rooms occupied, as full as possible as often as possible. This has led to parking issues on our street and in front of our home. Their renters are forever using our driveway as a turn around (at least once a day). Their renters smoke in their backyard, which is immediately outside my teenage daughter's bedroom window, and they sit in chairs set up, which have a direct sightline to her bedroom. She has said she feels unsafe in this arrangement. Of course, with unknown multiple individuals coming and going for days or weeks in and out of this home, I too often feel on edge. Not only do I have personal safety concerns but I also worry if there was ever a fire if there are sprinklers in their basement where they have these rooms or what other dangers might be inherent in essentially having a 'hotel' in your house?

I actually called the city planner last summer about my concerns and he said that you--the council--would need to do something to impact this and there are currently no ordinances on the books which limit the number of units or anything related to this type of arrangement. So, there are no limits on them, and as far as I know, no permit/certification that expires or no other requirements, particularly as owner-occupants. To me this is quite different from someone renting a room to a 'roommate' in a more long-term arrangement. This is a business of short term room rentals. But is it treated as any other business? They are not required to provide parking, or to even notify or get permission from neighbors. It's odd to me that this can happen. In contrast, I needed to inform several of my neighbors about our driveway expansion and get my immediate next door neighbor's permission to encroach closer to the property line. (Neighbor on the west side, not the AirBNB folks.)

My husband and I have brought up our concerns directly with the AirBNB neighbors and they are kind about hearing us out. But of course this doesn't have any impact on their keeping up their business. I suspect also that they want to be as accommodating as possible to our feedback so that we don't complain to the city and no rules become imposed on their key source of income.

So, while this is a bit different from a non-occupant AirBNA (since they live on the premises), it falls into the same category and is something the city should be urgently addressing as this becomes more and more prevalent.

Thank you for taking this matter under careful consideration. I will see you at Mondays'

meeting.

Kelly Brooks, 1136 Ryan Ave. W.

From: [John Fairchild-Ehm](#)
To: [*RVCouncil](#)
Subject: Another Air BNB?!
Date: Friday, January 27, 2023 2:59:09 PM

Caution: This email originated outside our organization; please use caution.

Apparently this will/could be the 2nd in the area of 1900 Ryan. My memory is that nonowner occupied properties have problems.

Sincerely,
John Fairchild-Ehm
1837 Fernwood
Roseville, MN 55113

Sent from my iPhone

From: [Diane Graham-Raff](#)
To: [*RVCouncil](#)
Subject: Full-Time AirB&B in our community - 1901 Ryan
Date: Friday, January 27, 2023 4:17:23 PM

Caution: This email originated outside our organization; please use caution.

While I don't have an issue with owner occupied Air B&Bs where folks stay in part of the home or an ADU on the property (they help people afford their homes and personally we have met great folks across the globe using Air B&Bs), full-time Air B&B has no place in our communities. There's already a shortage of moderately priced housing. The City of Roseville should not be issuing permits for full-time Air B&B type rentals. Please do not approve the application for 1901 Ryan or any other full-time Air B&B type permits until the City of Roseville addresses the need for regular moderate priced housing.

Diane Graham-Raff
2097 Rosewood Ln. S.
Roseville

Sent from my iPad

From: [Dan](#)
To: [*RVCouncil](#)
Subject: STR permit for 1901 Ryan Ave
Date: Thursday, January 26, 2023 9:06:16 PM

Caution: This email originated outside our organization; please use caution.

Council Members,

I am writing to you today regarding the property at 1901 Ryan Ave. My understanding is that the owner has applied for a permit to make it a short-term rental property (they already have it listed on AirBNB for rent). I am very opposed to this license being granted.

To start, the home directly across the street (1973 Tatum) is also a non-owner-occupied STR property, as the owners of 1901 Ryan intend to do. There clearly is a fair amount of evidence about the negative impact that rental properties, and especially non-owner-occupied properties, have on neighborhoods. To have two across the street from each other would have an immediate and deleterious effect on our neighborhood.

Please, at a minimum, delay your vote until you have more information. The home at 1973 Tatum St is unlicensed and may not be on your radar, as an example of information that might sway your vote. We also have another property at 1977 Ryan that is an AirBNB, though at least that is owner-occupied. If we extend the search to a few blocks of Ryan and Tatum there are already 8 homes for short-term rent, most of which are non-owner occupied.

The second issue is not with this application specifically, but with AirBNBs and other non-owner-occupied STRs in general.

In February, 2020, Forbes published an article called "The AirBNB Effect on Housing and Rent". This study reported that AirBNB rentals have a negative impact on "house prices and communities." Furthermore, commenting on a study conducted by Northeastern University, Professor Daniel O'Brien said, "What matters is not the tourists AirBNB brings to the neighborhood; instead AirBNB creates the most transient households possible - **poking holes in the social fabric of the community and undermining its natural ability to discourage and prevent crime.**" Another, peer-reviewed study, published in the academic journal PLOS ONE, found that an increase in AirBNB rentals caused a "gradual **breakdown in community cohesion** due to locals being pushed out that lead to an **increase**" in crime.

I understand this is not a new topic to the Council and that steps have been taken to prevent STRs from hosting parties in Roseville neighborhoods. Thank you for that, even if it is tough to get every owner to register with the city. I'd like to see the council continue this process to help neighborhoods like mine remain friendly to first-time homeowners, families, and the people who have grown old here. All the work that the Council, City Commissioners, current and past residents, and others, have put into making this the community it is today, will be undermined if we continue to see STRs take over.

Honestly, I'm afraid. Check out this article about what is happening in Lauderdale: <https://www.startribune.com/landlord-snapping-up-lauderdales-single-family-homes/600189174/>. Do we want to see that happen here?

I want you to be aware that I do not think this is in the best interest of my neighborhood or our city as a whole. Thank you for "listening" to me. I'm eager to see the outcome of the council meeting on Monday.

Sincerely,

Dan Johnson-Powers
1974 Tatum St.

From: [Marceil Luedtke](#)
To: [*RVCouncil](#)
Subject: Jan 30 Council Agenda Item
Date: Friday, January 27, 2023 12:57:30 PM

Caution: This email originated outside our organization; please use caution.

I understand you will be discussing 1901 Ryan Ave W and permit to rent out the entire house to short term renters. I live next door and find it interesting that the new owners have already been renting the house out for weeks without a permit. Across the street is another home rented out for short term use on Craigslist. So 50% of my neighbors now come and go like a revolving door. I use to have relationships with these neighbors and now I don't know owners or all the various people coming and going. It has eroded the sense of community and social structure of this street. It makes me and other neighbors feel less safe. They come at all hours even middle of the night disrupting sleep with noise. The owners don't care for their property. Don't rake, trim corner shrubs so hard to see safely to turn car, etc. At times has been parking issues with constant strange cars parked in front of my house limiting my visitors. It has made me start to think about moving away. I bought this house 23 years ago as liked the established residential community. I don't want to live in short term rental land not knowing my neighbors. Envision Roseville means not having a future with homes run by corporations and landlords for a profit at the expense of a sense of community. There are too many short term rentals within blocks. Stop the bleed of our homes to rental units. Thank you for considering my input. Marceil Luedtke

From: noreply@civicplus.com
To: *RVCouncil; Rebecca Olson; Pat Trudgeon
Subject: Online Form Submittal: Contact City Council
Date: Wednesday, January 25, 2023 11:19:00 AM

Caution: This email originated outside our organization; please use caution.

Contact City Council

Please complete this online form and submit.

Subject	Short term housing
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Contact Information

Name:	Sarah McNeal
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Address:	1887 W Shryer
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City:	Roseville
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State:	MN
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Zip:	55113
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Email Address:	
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Phone Number:	
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Please Share Your Comment, Question or Concern

To the Roseville City Council,

The new owners of house at 1901 Ryan Ave W have applied for a permit to convert it to a short term rental.

The house across the street at 1973 Tatum St. has been reported as being suspected as operating a short term rental without a permit.

When considering applications for short term rentals, please consider density of this type of permit as it is impossible for us to

know our neighbors and build community relationships without long term tenants. With a consistent turnover of tenants, we are constantly in the dark about who is occupying a property and what the risks are for kids who are traveling independently between residences.

This kind of rental in a neighborhood full of people who value the relationships and connections they have is discouraging. Having recently made the decision to sell the house on Shryer and downsize, I can tell you that the most difficult thing about the decision was leaving my wonderful neighborhood and neighbors.

Please do not let lack of governance destroy what we have built: a neighborhood with yearly block parties, book club, game group, gardening group and more.

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From: noreply@civicplus.com
To: [*RVCouncil](#); [Rebecca Olson](#); [Pat Trudgeon](#)
Subject: Online Form Submittal: Contact City Council
Date: Wednesday, January 25, 2023 9:33:42 AM

Caution: This email originated outside our organization; please use caution.

Contact City Council

Please complete this online form and submit.

Subject	Short term rental density
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Contact Information

Name:	Colleen Schlieper
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Address:	1986 Prior Ave N
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City:	Roseville
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State:	MN
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Zip:	55113
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