

Bobbie Walthall

To: Scott McCullough
Subject: RE: City Rental Ordinance

-----Original Message-----

From: Donna Koepp [mailto:dpkoepp@gmail.com]

Sent: Tuesday, November 27, 2012 8:52 AM

To: schummfoods; mikedever; hughcarter; mikeamx515; aroncromwell; Scott McCullough; Sheila Stogsdill; Brian Jimenez; David L. Corliss; Dustin Chase; Michael Eglinski

Subject: City Rental Ordinance

Dear Mayor Schumm, City Commissioners, City Manager Corliss, Code Enforcement Director Jimenez, City Planning Director McCullough and Assistant Director Stogstill, City Auditor Eglinski, and Neighborhood Code Enforcement Officer Chase.

RE: Discussions of the City Rental Ordinance, expansion into RM neighborhoods and reduction of number of tenants to no more than three
(3) unrelated renters in Single or Duplex homes in RM-zoned areas.

I support expansion of the ordinances as mentioned above.

I have a rental unit in a duplex at 1431 Applegate Court. It has been rented for 15 years, my current tenant has been there for 13 years. This has in the past been a quiet neighborhood, but in recent years has become one of many, many students.

I think the proposed ordinance may help regulate the rentals that have taken over our neighborhood. It would be unfair to prohibit the rentals, but to have city oversight that would limit the number of tenants in one home, and hopefully the number of cars in the driveways and on the streets, and to be enforced with annual inspections by city officials (especially if there have been complaints) that may indeed return our neighborhood to the peaceful place it once was. If there is a registration charge to landlords for this process, that would be well worth it.

Lawrence is a wonderful place to call home. I've recently returned from many years away, to enjoy my retirement in a place that has become home. I was shocked at the changes I observed in Lawrence upon my return last summer. I hope you, as city commissioners, will continue to protect this wonderful city of ours, and I believe this ordinance may be a critical step in doing so.

Thank you for your service.
Sincerely,

Donna P. Koepp
785-748-0844



Lawrence Association of Neighborhoods

Neighborhoods Working Together

Dear City Commissioners:

11-15-12

The Lawrence Association of Neighborhoods, LAN, is writing in support of a city-wide rental registration program that expands the single-family neighborhood registration program to include multi-family zoned neighborhoods. LAN has been supportive of such a program for over five years. We continue to be concerned about sub-standard rental properties in neighborhoods zoned multi-family that are not receiving proper safety inspections. We believe that such rentals are creating dangerous living conditions as well as contributing to neighborhood blight. All neighborhoods deserve to be protected and supported by the City in order to continue to thrive.

An expanded Rental Registration Program could be designed to be largely self-sustaining via registration fees collected by the City. A start-up amount of money is needed to add staff to the code enforcement department. Implementation could be delayed as the City registers landlords and collects fees. Renting property is a business and as such should be accountable for providing safe living accommodations. Improving the value and livability of all neighborhoods will benefit the City, as well the residents who live there.

Thank you for your thoughtful consideration,

Gwen Klingenberg,

Lawrence Association of Neighborhoods - President

Bobbie Walthall

To: David L. Corliss
Subject: RE: City Rental Ordinance to be discussed at Commission meeting 11/27/2112

----- Forwarded message -----

From: "MED" <medebicki@aol.com>

To: "schummfoods@gmail.com" <schummfoods@gmail.com>, "mikedever@sunflower.com" <mikedever@sunflower.com>, "hughcarter@sunflower.com" <hughcarter@sunflower.com>, "mikeamx515@hotmail.com" <mikeamx515@hotmail.com>, "aroncromwell@gmail.com" <aroncromwell@gmail.com>, "Scott McCullough" <smccullough@lawrenceks.org>, "Sheila Stogsdill" <sstogsdill@lawrenceks.org>, "Brian Jimenez" <bjimenez@lawrenceks.org>, "David L. Corliss" <DCorliss@lawrenceks.org>, "Dustin Chase" <chase@lkpd.org>, "Michael Eglinski" <meglinski@lawrenceks.org>

Subject: City Rental Ordinance to be discussed at Commission meeting 11/27/2112

Date: Sat, Nov 24, 2012 9:25 am

(Excuse me, I misspelled Scott McCullough's address in my initial email.)

Dear Mayor Schumm, City Commissioners, City Manager Corliss, Code Enforcement Director Jimenez, City Planning Director McCullough and Assistant Director Stogstill, City Auditor Eglinski, and Neighborhood Code Enforcement Officer Chase.

RE: Discussions of the City Rental Ordinance, expansion into RM neighborhoods and reduction of number of tenants to no more than three (3) unrelated renters in Single or Duplex homes in RM-zoned areas.

I support expansion of the ordinances as mentioned above.

I have read three different memos on this matter and am mightily confused. I, and my neighbors, await a clarification of what the City is proposing.

While the costs of **enforcement** seem prohibitive, the costs of **not enforcing** the rules are damaging our neighborhoods and will continue to do so. We need your support and will be pleased to be part of the solution, if asked.

I know that many of you have heard my concerns that what was formerly a quiet, single family-oriented neighborhood along both sides of Lower Lawrence Avenue (66049), off of Bob Billings, has in the last several years become overrun with renters (many of whom are students) and their **many cars**.

Although we have believed that the homes in our neighborhood were designed to be for single families our zoning designation for far too long has been RM: meaning, for the most

part, that no more than 4 unrelated persons may reside in the homes which are rented. The numbers are far greater.

With that designation one would assume that only four cars per home would be present. However, as there is no mechanism for judging how many occupy homes of this sort, and as they are not subject to the current ordinances in effect, there are usually no less than 6-8 cars per unit. Often more. The homes and available parking were not designed for such traffic. (None of the garages are used for parking.)

There is not enough room for parking at those residences involved, so the adjacent streets are used and the renters feel no compunction about walking through private property to access their cars, destroying yards and gardens and being exceptionally noisy at all hours.

IF the city would reduce the number of unrelated people as renters to 3, we believe some of this congestion would be eliminated. The Code enforcement police do, I believe, keep track of the numbers of complaints about the condition of these homes as well as the noise factors, but we don't understand what the designation of "nuisance house" means, if anything. We have tried to work with landlords and renters, we have posted "no trespassing" signs with limited success. There are some who do comply with our requests (praise them), but the majority are urged by ??? to pay no attention to what it means to live in a family-oriented neighborhood claiming their "right" to access our properties at will.

What remedy can we expect? We can, if it is proposed, live with an 18 month (or less) time frame for eliminating the large numbers, as long as our area is subject to the rental ordinances and enforcement.

Mary-Elizabeth Debicki, Ph.D.
1445 Applegate Court, 66049

Bobbie Walthall

To: Scott McCullough
Subject: RE: Rental Registration

From: Dustin Brown [mailto:brownd@oreadresidents.org]

Sent: Monday, November 19, 2012 7:34 PM

To: carter hugh; schummfoods@gmail.com; mdever@sunflower.com; mikeamyx515@hotmail.com; aroncromwell@gmail.com

Cc: Scott McCullough; David L. Corliss

Subject: Rental Registration

Dear City Commissioners,

The Oread Residents Association, ORA, is writing in support of a city-wide rental registration program that will expand the present program existing in single-family zoned neighborhoods. Renting property is a business and the safety of all renters in the city should be assured. Blight from sub-standard housing is a problem especially in multi-family zoned neighborhoods. While there are many responsible landlords, there are many who take advantage of weak blight and enforcement codes. Moving forward with a city-wide rental registration program will allow the City to begin to collect registration fees from all landlords. This is a revenue-generating program but it needs start-up costs for the first year to increase city code enforcement staff. Such a program will surely benefit the entire community by assuring safe rental housing and better enforcement of city-wide codes. It is a win-win for neighborhoods and the city.

Thank you,

Dustin Brown
Secretary - Oread Residents Association
brownd@oreadresidents.org