
Rick Allan, Pugliese Associates

RE: HB 809

19 July, 2015

Mr. Allan:

This is a letter of support for HB 809, which negates the ridiculous control that municipalities now have over student rentals. The Borough of Edinboro is a prime example of the rights of students and property owners being trampled. As a former PA Legislator, I would most certainly co-sponsor this bill if I were still serving the people of PA. For 20 years, I have given Edinboro University students a beautiful home away from home—a student rental to be proud of.

Along with the borough mandates, the University is forcing more students to reside on campus, placing additional significant cost on to the students and their families. This policy also seriously damages the town that has supported the University, as well as landlords, restaurants, and other local businesses.

HB 809 is a step in the right direction, allowing more freedom to students and landlords. The next step should be an investigation of how a taxpayer-funded State School can be allowed to violate its own mission of providing high quality education at the lowest possible cost, while mandating on-

campus residency not for academic reasons, but to pay for expensive, over-built dorms that were built at a time when the school was well aware of declining enrollment.

I would be happy to work with you in the future to provide relevant information on these issues.

Cordially,

John Hornaman

Retired State Representative

From: Raymond Wong
Date: 07/18/2015
To: Rick Allan

Hello,

I support Bill 809. Students should have equal access to rental housing as all other citizens.

Thanks & Regards,
Raymond

From: Jay Marcinowski
Date: 07/18/2015
To: Rick Allan <rick@puqlieseassociates.com>
Subject: HB 809

I am a responsible and respected landlord and I own rental properties within the Borough of Edinboro.

I believe that it is unfair and unconstitutional to identify students as a different kind of occupant and use zoning to control when and where students may reside. I support this bill.

Yours truly

Jay Marcinowski
Edinboro, Pa.

From: Bob Garness
Date: 07/18/2015
To: Rick Allan
Subject: House Bill 809 - Support

Rick,

My wife and I own a house in Pittsburgh which we rent to students. The current rule prohibiting more than three unrelated persons AND the rule against the number of unrelated females living together are both antiquated and unnecessary in the modern economy. I fully support any action to eliminate these rules.

Sincerely,

Robert C. Garness

Mr. Allen,

I am writing to voice my strong support of House Bill 809. As a Landlord in Edinboro, PA I have seen first hand the discriminatory actions against both students and property owners of the municipality. To preserve the rights of students to alternative and affordable housing it is imperative that this legislation is passed. Thank you for effort to see it is done.

Ronald G. Troyer, Owner
Troyer Properties, Inc
Cambridge Residential Investments, LLC
Ronald and Debora Troyer Rentals

Rick, I own a 3 unit apartment building in downtown erie housing 6 Ganon students. I need this income to live on. Please do all you can do to keep this bill from passing.
Thanks john grimm.

Rick,

Please count this email as written support for rescinding the Anti Student legislation hearing coming up next week. Thank you for your support of this effort.

Jan Ferguson

Rick Allen and members of the PA Government,

I would ask that all PA politicians support house bill 809 in removing rental restrictions that target students or others.

In my specific case, I had a rental in Erie county that had ten rooms, two full baths, a 3/4 basement, and off street parking for twelve or more vehicles. It had been used as a business prior to my renovation (it was over 2000 sq ft and abandoned for several years) I was only allowed to rent to two college students or two unrelated people. I had to prove they were related, not the township having to prove they weren't.

My question to the township was that I could by ordinance rent to a dysfunctional family of ten, but I was not allowed to rent to three nuns -they said that is how it reads.

After the recent supreme court decisions, no one or government body should discriminate just because you are not related by blood.

Please pass this bill.

Eric Reese

4762 Elsie St.

Erie, PA 16511

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Eric Reese

4762 Elsie St.

Erie, PA 16511

This letter is being written to support HB 809. While we were not intentional landlords, our purchase of a home in a local college community for our son to live in turned into a legal battle and consequently the sale of the home. I hope this bill is passed and that other parents will not find themselves in the expensive mess that we did.

All the best.

Heide Port

July 15 ,2015

We are landlords in Edinboro and have been for twenty years .We have come through many changes in regulation of housing rentals some good and some that have created hardship. Now with many more restrictions and changes in place like requirement of sophomores to stay on campus many more vacancies are apparent for some landlords.

We would like to voice our support for HB 809 as this would give a fairer option for rental clients as deemed necessary in individual situations making it better for landlords and rental clients. Please vote in support of HB 809.

Michael And Gloria Kelly

Mr. Allen,

Please register my support for HB 809 regarding rentals. As an owner of rental properties I have been negatively impacted by the policies recently enacted by the Borough of Edinboro in this regard.

Sincerely,

Ray Overholt

Edinboro, Pa 16412

Dear Sirs ,

I am writing to express my support for bill HB809. Please make it a point to vote in favor of this bill.

Thank you,

Paul T. Lloyd

Owner

LLOYD Carpentry , Edinboro, Pa.

Operating Member

Woodwright Properties LLC., Edinboro, Pa.

Rick,

I'd like to speak in support of HB 809. I am a relatively small landlord but still find my company limited by the current restrictive laws regarding only allowing 3 or fewer unrelated parties in a house. Some of my properties are rather large, with more than 3 bedrooms. I often am approached by groups of friends wanting to rent from me, some college age and some older. But I'm limited by the antiquated laws that are still on the books.

My homes are all very nice and I've never been accused of being a slumlord. My tenants are pleased with their housing and I don't cram more people into a property than should be there. In fact, I often use my own restrictions when I believe the family group may be too large for the home.

I recently acquired a property in South Oakland. It is a modern house, with approximately 3,300 square feet of living space. There is off-street parking for 5 or more vehicles at the home. The home has 3 bathrooms as well... more than adequate to handle more than 3 students.

However, being limited to 3 or fewer unrelated parties, I'm unfortunately very limited to who I may rent the house to.

I've been approached by many groups of people regarding renting the home. When I mention the restriction, they often say that they're not females, and they shouldn't be affected by the legendarily

untrue "brothel" rule. It is amusing that almost everyone believes there is a law restricting groups of females from renting a home. However, those laws existed at one point in time and were stuck due to their unfairness.

Similarly, the laws regarding 3 or fewer unrelated parties are equally unfair. Families today are not just related by blood. Housing laws need to take that into account.

In addition, at least in the Oakland area, there is insufficient housing to handle the number of students. Passing this bill will provide LEGAL housing to students. And there are laws already in place to prosecute bad landlords. The focus should be on that.

A tenant of my South Oakland property was visited last year by Oakwatch. He was one of two people living in the property. He forwarded my name and number to them, after being warned, himself, of the student restrictions. By the way - he was 30 years old, and the other tenant was 28.

And I subsequently received a call and was warned to obey the law, by the Oakwatch group, which I have.

Clearly, passing HB 809 would be a good thing for the state, and for Oakland specifically. I am very much in favor of it.

Warren

Warren Sufrin

Twin Property Solutions, LLC

Please pass this bill as I feel that the ordinance is trying to run all the independent landlords out by forcing us to discriminate against who we rent our properties too. I cannot choose who I want to rent to based on color of skin, sex, or religious beliefs but they are telling us we can't rent to college students if a non-student was in that piece of property before them. We are landlords in Edinboro and now are being told we have to provide students name, vehicle registration, license number, and phone number, this was just sent to us on July 13, 2015 and they want this information by July 24, 2015. It seems the Edinboro Boro can change the laws and not notify you until it is time for inspections and permit renewals, they need to be stopped.

Thank you,

Kenneth and Cynthia Hayes

T & H Ventures, Inc.

Thank you for representing the HB 809... I am very concerned about this as it does affect my rental unit in edinboro pa. I am the home owner of 229 beech st in edinboro, pa 16412. I find it very difficult that I have to ask the question to every interest in my apts as to whether they are a student or not! How can I discriminate against non student? Or students for that matter. What's the difference if I tell them "I can't rent to you because you are black, white, Hispanic, gay, transgender...." I feel it is the same thing I am doing when I tell them I can't rent to you because you aren't a college student. Or that I can't rent to them because they ARE a college student! This has to come to a stop! Billy fitzsimmons in edinboro (boro office) even does her back ground checks on my tenants! Informing me that this tenant was not a college student and that I was going to lose my renting permit unless eviction happened?! Now she is

going as far as wanting license plate numbers to all my tenants so she can track who lives there and who doesn't! My property is private property... My tenants do not need a babysitter and tracking their every visitor is none of her concern. I feel as I should be allowed to have two people in a bedroom if they desire to do such. Instead (my three bedroom apt) I am only allowed three people in my apt! The college is forcing students to live on campus for two years making filling apts in Edinboro extremely difficult because of this "students only or non students only" rule. I thank you once again for your representation on this matter and have my full support!

Hunter Miller

Thank You Mr. Allan!!!!

While I was in the service, I worked and went to school at night to earn my degree. A student housing ordinance amounts to legalized discrimination of the youth that are doing their best to better themselves. They should be rewarded and instead, the accessibility to housing is limited. In an age of high tuition, we really shouldn't be adding in additional of housing by limiting it. It isn't my investment niche, but why torpedo our youths plan?

Thanks again for supporting House Bill 809.

Ray
Ray Andel MBA/CREM
Trailblazer Building
(724) 456-1347