

Comments submitted verbally for consideration in the Consolidated Plan regarding affordable housing and encouraging landlords to provide affordable rents to low and very low-income households.

Sylvia Conrad
Owner/Landlord Tri-plex Unit
303 E. Jackson St.
Rapid City, SD 57701

Ms. Conrad stated that:

“I own a 3-plex, where I occupy one of the units and rent two units to single low-income individuals. I, like many other senior owner-occupied rental units, want to provide housing for other low-income people, but have to raise their rents to cover the higher rates for water, garbage collection and non-owner occupied taxes, even though I occupy the property and pay the utilities for all of the apartments. “

“The City bills the other two units for water and garbage at the regular rates, even though I am a senior, occupy the property and pay the water and garbage bills for all three units. I am charged \$12.40 per month, the senior rate, on my unit, and the regular rate of \$15.48 per each non-senior occupied unit.”

“There are a total of three people occupying the total living area. The water use for all three units is below that of a typical single family residence. “

“The garbage collection rate of \$43.11 does not reflect one small container that serves all three units, but is less than full. These rates also seem excessive for small users.”

“I request that the City Council consider offering seniors who own and occupy rental units of duplexes to 4-plexes and pay all of the utilities for their units, the lower senior rate for all the units, and perhaps the amount charged could be geared to water usage. The water usage, I’m sure, would also dictate the garbage situation.”