



July 7, 2025

To: Mitchell Forney

Director of Community Development
City of Columbia Heights
mforney@columbiaheights.mn.gov

Subject: Request for Temporary Exemption from Rental Housing Density Cap

Property Address: 4538 4th St. NE, Columbia Heights, MN

Dear Mr. Forney,

I am writing to request a two year exemption from the rental housing density cap for my property at 4538 4th St. NE.

I purchased this home with the intention of residing in Columbia Heights. I am currently a full time college student at Florida Atlantic University, anticipating graduation on August 5, 2025, with a B.S. in Geoscience. Since relocating here, I've been working full time as a summer intern in the Twin Cities.

My goal is to secure long term employment locally in order to remain in this community. However, despite my efforts, I have not yet received a full time offer. I have even expanded my job search to areas near my university in Florida as a precaution.

Financially, I invested all my savings toward the down payment for this house. My internship income currently covers the mortgage, but after it concludes, I won't have sufficient earnings to maintain the payments.

I fully understand that this block has reached the city's density cap and that rental licenses are limited. However, I ask for your consideration of my temporary hardship. My situation as a first-time homeowner, student, intern, and committed future resident of Columbia Heights is unique—and the flexibility offered by a two-year exemption would make all the difference.

Thank you for your time, understanding, and consideration.

Sincerely,

