

From: min412@everyactioncustom.com on behalf of [Myrna and Lyle nelson](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Subject: Responding Rent Stabilization Ordinance Amendments
Date: Monday, September 12, 2022 8:50:44 AM

Dear STP Council Hearing,

I'm a leader with ISALAH and live in your Ward.

I believe that whether we are white, black or brown, our city should be a place for everyone, no matter the color of your skin, how much money you make, or whether you rent or own your home. I'm contacting you about amendments being advanced to change the rent stabilization policy.

Amendments to Support (In order of greatest importance)

- * Re-include certain types of affordable subsidized housing (LIHTC, S8 voucher, etc.) in the rent stabilization policy so renters in affordable housing can benefit from the policy
- * Rolling 15 year new construction exemption beginning Jan 1 2023 with no look back (exemption would only apply to buildings built starting in 2023 and would last for 15 years)
- * The revised just cause language that gets rid of the subjective "disorderly conduct" category and adds relocation assistance to tenants displaced by certain landlord-driven actions
- * If a landlord requests for an exemption to the 3% rent increase limit, a tenant needs to be notified when the request is received by the city (not when the exemption request is approved) to give tenants more time to appeal a final determination
- * Requiring landlords to notify tenants if their unit is not rent stabilized prior to rent agreement

I ask that you vote in favor of these amendments. I look forward to hearing from you about this.

Thank you!

Sincerely,
Myrna and Lyle nelson
334 Cherokee Ave Apt 412 Saint Paul, MN 55107-2643
min412@comcast.net

From: mbford72@everyactioncustom.com on behalf of [Mary Beth Ford](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Subject: Responding Rent Stabilization Ordinance Amendment
Date: Monday, September 12, 2022 8:50:41 AM

Dear STP Council Hearing,

I'm a leader with ISALAH and live in your Ward.

I believe that whether we are white, black or brown, our city should be a place for everyone, no matter the color of your skin, how much money you make, or whether you rent or own your home. I'm contacting you about amendments being advanced to change the rent stabilization policy.

Amendments to Support (In order of greatest importance)

- * Re-include certain types of affordable subsidized housing (LIHTC, S8 voucher, etc.) in the rent stabilization policy so renters in affordable housing can benefit from the policy
- * Rolling 15 year new construction exemption beginning Jan 1 2023 with no look back (exemption would only apply to buildings built starting in 2023 and would last for 15 years)
- * The revised just cause language that gets rid of the subjective "disorderly conduct" category and adds relocation assistance to tenants displaced by certain landlord-driven actions
- * If a landlord requests for an exemption to the 3% rent increase limit, a tenant needs to be notified when the request is received by the city (not when the exemption request is approved) to give tenants more time to appeal a final determination
- * Requiring landlords to notify tenants if their unit is not rent stabilized prior to rent agreement

I ask that you vote in favor of these amendments. I look forward to hearing from you about this.

Thank you!

Sincerely,
Mary Beth Ford
284 Spring St Unit 105 Saint Paul, MN 55102-4478
mbford72@gmail.com

From: jake.albert.meyer@everyactioncustom.com on behalf of [Jake Meyer](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Subject: Responding Rent Stabilization Ordinance Amendments
Date: Monday, September 12, 2022 8:50:40 AM

Dear STP Council Hearing,

I'm a leader with ISALAH and I am a renter in your Ward.

I believe that whether we are white, black or brown, our city should be a place for everyone, no matter the color of your skin, how much money you make, or whether you rent or own your home. I'm contacting you about amendments being advanced to change the rent stabilization policy.

Amendments to Support (In order of greatest importance)

- * Re-include certain types of affordable subsidized housing (LIHTC, S8 voucher, etc.) in the rent stabilization policy so renters in affordable housing can benefit from the policy
- * Rolling 15 year new construction exemption beginning Jan 1 2023 with no look back (exemption would only apply to buildings built starting in 2023 and would last for 15 years)
- * The revised just cause language that gets rid of the subjective "disorderly conduct" category and adds relocation assistance to tenants displaced by certain landlord-driven actions
- * If a landlord requests for an exemption to the 3% rent increase limit, a tenant needs to be notified when the request is received by the city (not when the exemption request is approved) to give tenants more time to appeal a final determination
- * Requiring landlords to notify tenants if their unit is not rent stabilized prior to rent agreement

I ask that you vote in favor of these amendments. I look forward to hearing from you about this.

Thank you!

Sincerely,
Jake Meyer
1106 Summit Ave Saint Paul, MN 55105-2647
jake.albert.meyer@gmail.com

From: [Joan Haan](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: Rent stabilization
Date: Sunday, September 11, 2022 4:02:48 PM

Dear St. Paul City Council Members,

My name is Joan Haan, I live in Ward 4, and am a leader with ISAIAH.

A few weeks ago I spoke before your chambers (#13) in support of my council member's amendments. I spoke of my daughter and family that are living with my husband and I in a house with physical and emotional space to share. Because they have lived rent free with us since mid-July, and we are able to gift them with some additional money to add to their down payment, they are buying a house. Yay! Finally a happy ending after losing their rental home due to a fire, and their car stolen from our driveway.

However – this is a fairy tale ending for the vast majority of St. Paul renters who have lost their home due to no fault of their own and/or unaffordable rent increases, especially in subsidized housing. The city council may not be a fairy godmother, but it does have the power and responsibility to make it right for the 50+ percent of the renters in our community.

Do the right thing for the renters, the voters and the community of St. Paul! Vote against this proposal with the harmful amendments as it currently stands. "We all do better when we do better" in secure housing.

Sincerely,
Joan Haan
651-260-2747

From: [Monica M](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Re: Rent Control amendments
Date: Thursday, September 8, 2022 11:45:50 AM

City Council President Brendmoen and the Saint Paul City Council,

I had concerns about rent control when it was on the ballot and I have even more concerns about development and rent control after hearing about these amendments.

I am concerned that these amendments will not do anything beneficial for city planning, the residents of the city, affordable housing, or development in general.

These amendments appear to be the stereotypical politician response to big business. It makes the council appear as those developers are heavy contributors to city council elections.

These amendments do not take into account any other type of development that could happen that could benefit housing affordability and help people with lower incomes build wealth. So a developer who wants to prey on renters won't build a big development. Let them go away for a while- seek out the developers who are willing to build affordable condos and rowhouses that are affordable to people to purchase and build wealth. There are developers out there who will do that. They are developing these types of housing units in other cities.

If you are stuck on amendments that cater to big developers, is there any way to protect naturally occurring affordable housing (NOAH) from being torn down by a developer who then will use rent control exemptions to raise rents in areas? I can see motivating developers to build on vacant lots by exempting developments that develop an area. But, why would we encourage tear downs of NOAHs in order to reward a bigger developer with a development and rent control exemption for the next 20 years? If you are concerned about evictions that allow landlords to raise rents, I can see the selling of NOAHs to big developers being the biggest risk of those types of evictions. (Small landlords selling their housing stock to developers).

The rent control measure just passed in November. I think it is awfully quick to be making snap judgments and amendments to something before we really even understand long term effects and before we've even studied alternate options (such as affordable condos). Please reconsider even passing any of these amendments into the rent control measure and give it some time.

Monica Rasmussen
409 Roy St N
Saint Paul
msbertrecords@gmail.com
651-645-2572