

**From:** [Isabel Chanslor](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** Rent stabilization  
**Date:** Thursday, August 25, 2022 3:01:53 PM

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Rent stabilization issue.

I'm sharing my thoughts against the revisions to the rent control ordinance.

My name is Isabel Chanslor. I live in Roseville and represent Midway RiseUp in St. Paul.

Housing stability has been stated as needed today by all sides. But housing stability for whom?

And yes- we all agree we need more housing. More fair and affordable housing. That's not the issue at debate here. We who oppose these changes agree we need more affordable housing.

Twin City Developers are building complexes for a perceived future growing population and are building housing complexes - many which stand today 40 to 60 percent vacant - all across the metro. If they were affordable we would have no housing crisis.

Many of those apartment buildings are luxury or too expensive - which is why they are empty. And many of those luxury places are filled with occupants who have first and second homes. These apartments are their second or third homes.

We invite you - Developers- to create an ordinance. Do the hard work it takes to get your ordinance onto a ballot and do the even harder work of getting out the vote. But, instead you all chose a back door approach to change the ordinance that has led us to today. Your action are filled with whiteness and privilege.

What comes with being a growing diverse socio economic city? rent stabilization! Please do your research!

Developers need to learn. Let the market decide? Well the market decided. The market voted! So, Pivot your approach.

What does a vote mean? Voters rights are being attacked all over this country. Why is this council taking part in such an ugly silencing maneuver by ignoring this city wide approved ordinance?

Local philanthropy is attempting to address housing stability because unstable housing is at the root of homelessness, trauma, child health issues and wellness outcomes, outcomes for other abled people, caregivers, seniors and youth.

We need our city to be a innovative and partner with its people, the county, the state and philanthropy to work smarter on how to protect and increase stable housing for the most vulnerable.

When will city leadership learn from the errors of your ways?

You are pricing out your workers. And future Council members, who take over your seats,

will for Years to come will have to find ways to bring the workers back.

Rent stabilization is not a us vs them situation. But that the propaganda. It's a set up.

Developers - you have heard today from Working members of this community. Low income people and those in poverty work!! It is an insult and ignorance that believe differently.

Get the knowledge needed and do the smart thing. Stop being shortsighted. Stop holding up greedy for-profit structures that set the people up for Failure.

We have had enough! And the people voted that as true!

**From:** [john moore](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** continued testimony for 8/24 hearing  
**Date:** Thursday, August 25, 2022 4:42:24 PM

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Members of the Council,

I was advised by Council President Brendmoen at yesterday's hearing to furnish what I wasn't able to finish for lack of time during my testimony. At that time I made a solid case why the proposed amendment regarding new construction would not pass constitutional muster in light of the 14th Amendment of the US Constitution as well as Section 2 of Article I of the Minnesota State Constitution, due to discrimination against the disabled. I also mentioned irony.

Even if the council were to unanimously pass the amendment with eternal undying support, along with all the political clout of the Mayor, it would always be under threat of being overturned by a Judge. Regardless of how determined the boss of the carpenter's union or the CEO of Ryan Companies may seem, they rely on investors to proceed. And investors hate uncertainty.

Serious investors always invest with an eye toward the worst case scenario. This is evident in a chart of the S&P500, which consistently shows dips in periods of uncertainty, and rallies when certainty materializes. For this reason, anybody entrusted with any meaningful amount of money has no choice but to invest in St. Paul real estate under the assumption that the proposed amendment will be overturned by the courts. Now Ryan Companies and other real estate developers and investors may be eager to entertain the idea of investing in St. Paul and are right now exercising a knee jerk reflex in support of the amendment, what's going to happen is that the CFOs, the actuaries, the risk management analysts, and the legal departments are ultimately going to submit a memo to management stating that the amendment, even if passed, puts them in no different a position than they were before. They will waste time and money on research and due diligence, but not one additional dollar will be invested in St. Paul that wouldn't have been invested without the amendment.

This is the irony part. The council may be looking to engender favor from developers, maybe get some buildings built, and overall increase positive sentiment toward the council. That won't happen.

What likely will happen is the amendment gets tossed by a court of competent jurisdiction due to its blatantly discriminatory effect on disabled people in violation of the equal protection clauses of our constitutions, further painting the council as discriminatory. This will have the opposite effect on the public's view of the council. Not one person benefits. Renters and developers alike will encounter significant disruption, expense and distress. Hence, irony.

Thank you for your consideration,

John Moore

P.S. A new construction exemption, regardless of exemption period or lookback period, if any, slants protection toward the able bodied and forms the basis for a constitutional challenge toward the amendment.

**From:** [Koziol, Kristin \(CI-StPaul\)](#)  
**To:** [Weiner, Greg \(CI-StPaul\)](#)  
**Subject:** Fw: Constituent in favor of rent stabilization  
**Date:** Monday, August 29, 2022 10:05:49 AM

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**Kristin Koziol | Executive Assistant to Councilmember Russel Balenger**

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**From:** nash hall <[nashhall89@gmail.com](mailto:nashhall89@gmail.com)>  
**Sent:** Thursday, August 25, 2022 04:28 PM  
**To:** #CI-StPaul\_Ward1 <[Ward1@ci.stpaul.mn.us](mailto:Ward1@ci.stpaul.mn.us)>  
**Subject:** Constituent in favor of rent stabilization

**Think Before You Click:** This email originated **outside** our organization.

Hello,

I am a constituent of Councilperson Balenger, I live at 876 Dayton Ave, St Paul, MN 55104. I oppose proposed amendments to the voter-passed rent stabilization that would loosen rent stabilization on affordable housing, allow landlords to greatly raise rent between so-called "justified" evictions, and grant multi-decade exemptions for new housing with look-back exemptions. Low and fixed income renters cannot budget for or afford large greed-driven rent increases by wealthy corporate landlords like Dominion. The rent control ordinance allows those renters to stay housed and safe, with predictable, affordable changes in rent that they can plan for. Wealthy, greedy, self-interested corporate landlords and real estate developers may be angered at the hit to their profits that comes with limiting their ability to squeeze as much cash as possible from the most vulnerable in our city. But bruised corporate profits cannot reasonably be balanced against the stress, terror, uncertainty, and life disruption that comes to the many vulnerable people in this city for whom a roof over their heads is constantly threatened by the cost of rising rent. It's laughable to hear corporations and developers claim that rent control is in the way of affordable housing, while for the past decade they unwaveringly took actions that raised rents and home prices and drove the spike in homelessness in the Twin Cities metro, all to benefit their pocketbooks. They haven't suddenly found a concern for the vulnerable in the city, and their proposed amendments should not be seen as anything but further actions to protect profits gained through ruthlessly extracting high rents and building luxury apartments. But the people of the city do care about our vulnerable community members, which is why we passed the ordinance to make our entire city more just, equitable, and safe by keeping people in homes. Please oppose amendments that serve corporate interests. Pass amendments that will serve the honorable goals of the rent stabilization.

Sincerely,

Nash Edgerton Hall