

The background of the slide features a photograph of trees, with a large blue rectangular overlay on the left side containing the main text.

S.A.F.E. HOUSING SAINT PAUL

Stable, Accessible, Fair, and Equitable
Housing in Saint Paul



Staff Report - June 17, 2020

S.A.F.E. Housing Saint Paul – Fair Housing Policy Agenda

- Fair Housing Context
- History of policy engagement and development
- Overview of ordinance policy provisions

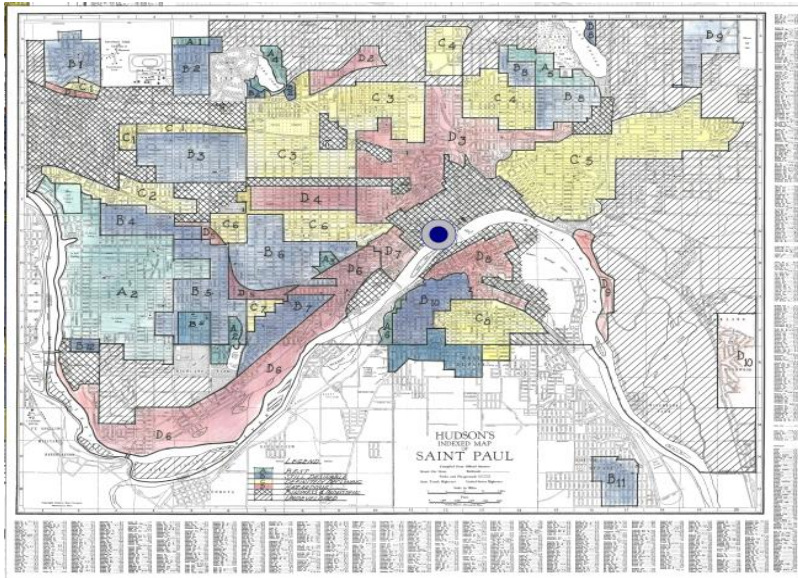
Fair Housing Act 1968



Addressing disparate housing impacts in **homeownership**, **renting**, and **financing**

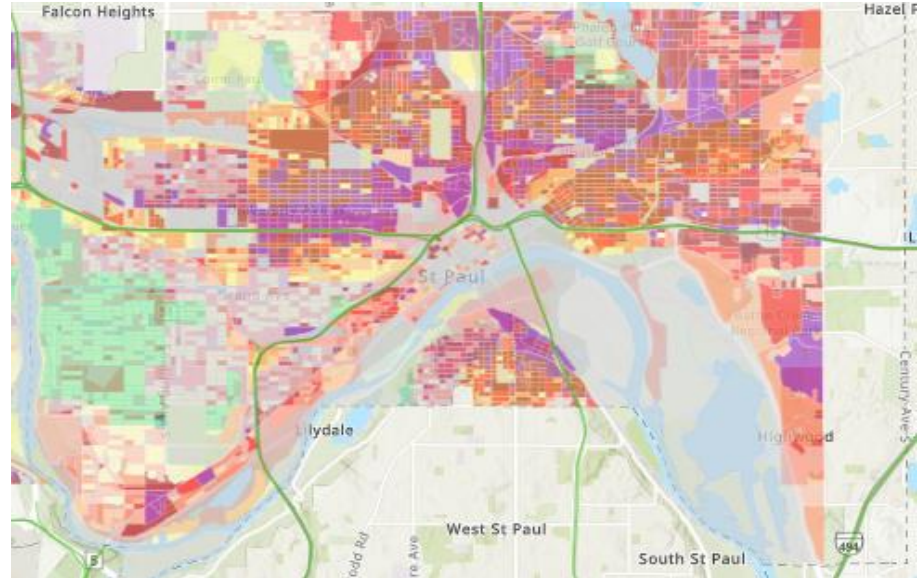
Protected classes: **Race, color, national origin, religion, sex, disability, familial status**, age, ancestry, creed, public assistance status, marital status, sexual or affectional orientation

Historical context: Fair Housing in Saint Paul



Redlining map in Saint Paul

Home Owners' Loan Corporation, 1934

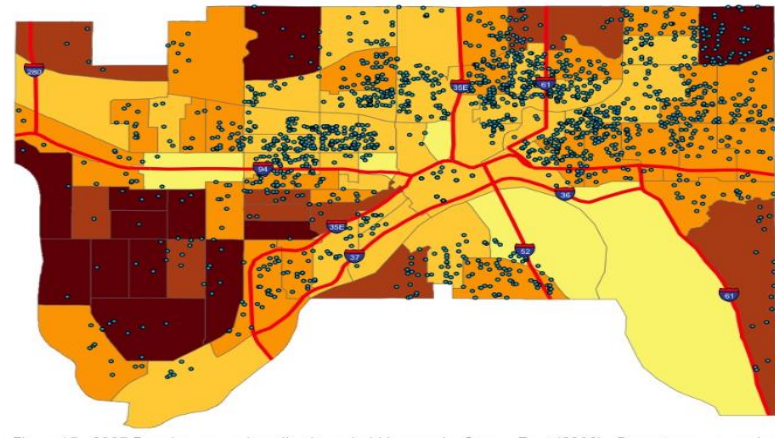


Entrenched residential segregation

Source: 2010 Census, Redlining in New Deal America, University of Richmond



Displacement in Rondo



2010 Foreclosure Crisis

City of Saint Paul Commitment to Fair Housing



The Most Livable
City in America

Fair Housing Work Group

Status update and policy and program options in response to
Resolution 17-2064.

St. Paul's Fair Housing work group has its work cut out for it



2017-2018

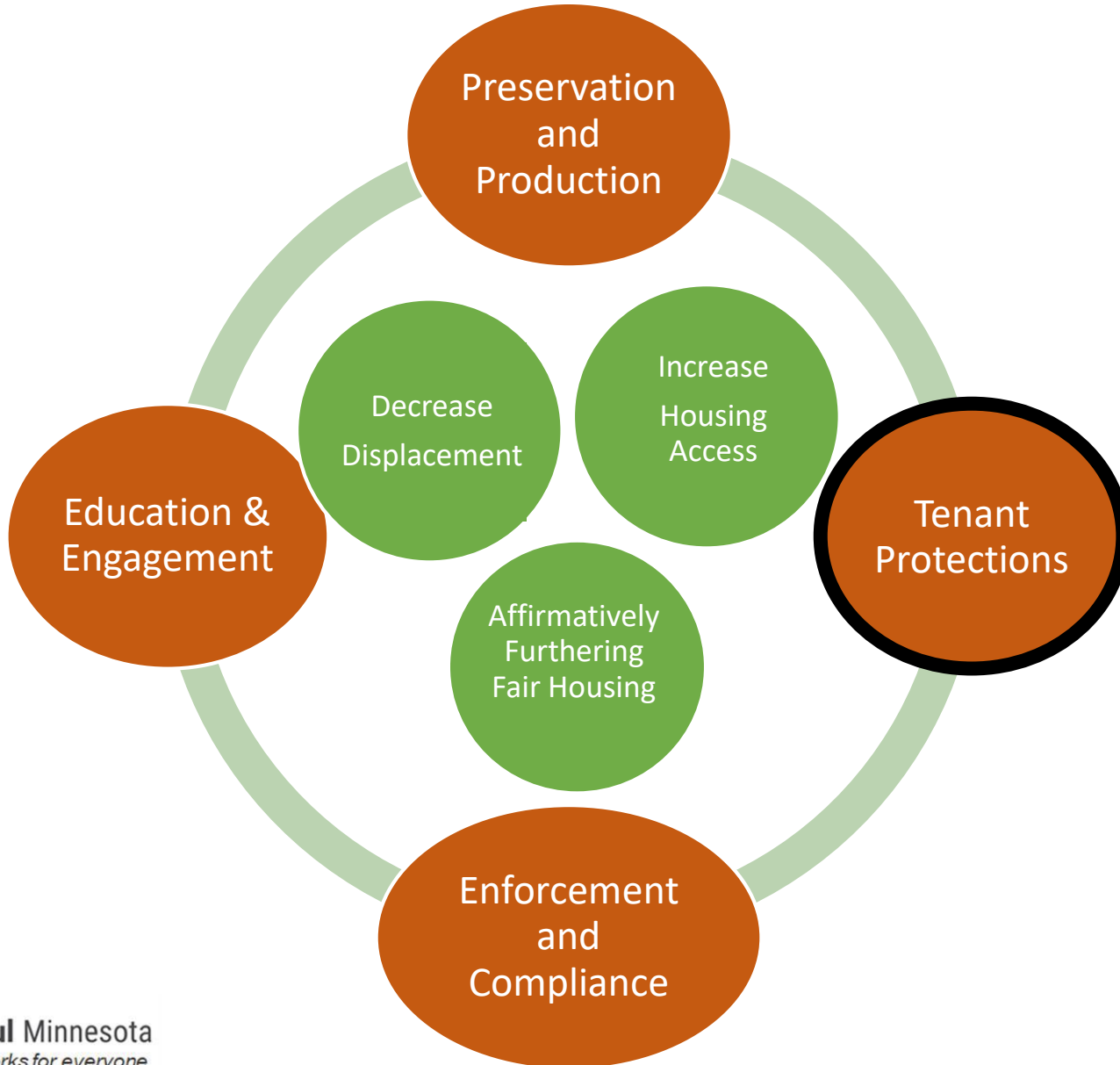
Fair Housing Foundations

Housing
Access

Affirmatively
Furthering
Fair Housing

Anti-
Displacement

Fair Housing & the City of Saint Paul



City of Saint Paul Commitment to Fair Housing



City of Saint Paul

City Hall and Court House
15 West Kellogg Boulevard
Phone: 651-266-8560

Legislation Text

File #: RES 18-1204, Version: 1

Calling for action to create and preserve housing that is affordable at all income levels, address racial, social and economic disparities in housing, and create infrastructure needed to stabilize housing for all in Saint Paul.

WHEREAS the Saint Paul City Council acknowledges the housing crisis in our city and region, and the urgent need to address the crisis as our population grows, and

City of Saint Paul Commitment to Fair Housing

BE IT FURTHER RESOLVED that the City Council requests further study and legal analysis from city staff of the following policies or concepts by the end of 2019:

- Tenant protection ordinances including advance notice of sale, right to counsel for all tenants in housing court, just-cause eviction and condemnation assessments.
- Ordinances to reduce barriers to finding rental housing including ban-the-box, limiting application fees and

Source: July 2018 Council Resolution 18,1204

Tenant protections as a race equity imperative

Renter demographics in the City of Saint Paul

RACE	BLACK	NATIVE	LATINO	ASIAN	WHITE
% of households that are renters	83%	67%	66%	62%	41%
Number of households that are renters	13,460	505	4,610	7,018	32,424
% of renter households earning less than \$25,750	53%	n/a	n/a	50%	35%
% of renter households earning less than \$42,900	77%	n/a	n/a	75%	59%
What households can afford to spend on housing	\$659	\$891	\$946	\$1,002	\$1,519

n/a = data withheld as sample size is too small, large margin of error

Source: Minnesota Housing Partnership, Market Watch, July 2018

Tenant protections as an economic justice imperative



The Aspen Institute 
@AspenInstitute



Housing is the largest single expenditure for most households and often one of the most significant factors determining financial security.



27,692 or 51% of renter households in Saint Paul pay more than 30% of their income on rent

Source: Minnesota Housing Partnership, Market Watch, July 2018



Saint Paul Minnesota
A city that works for everyone

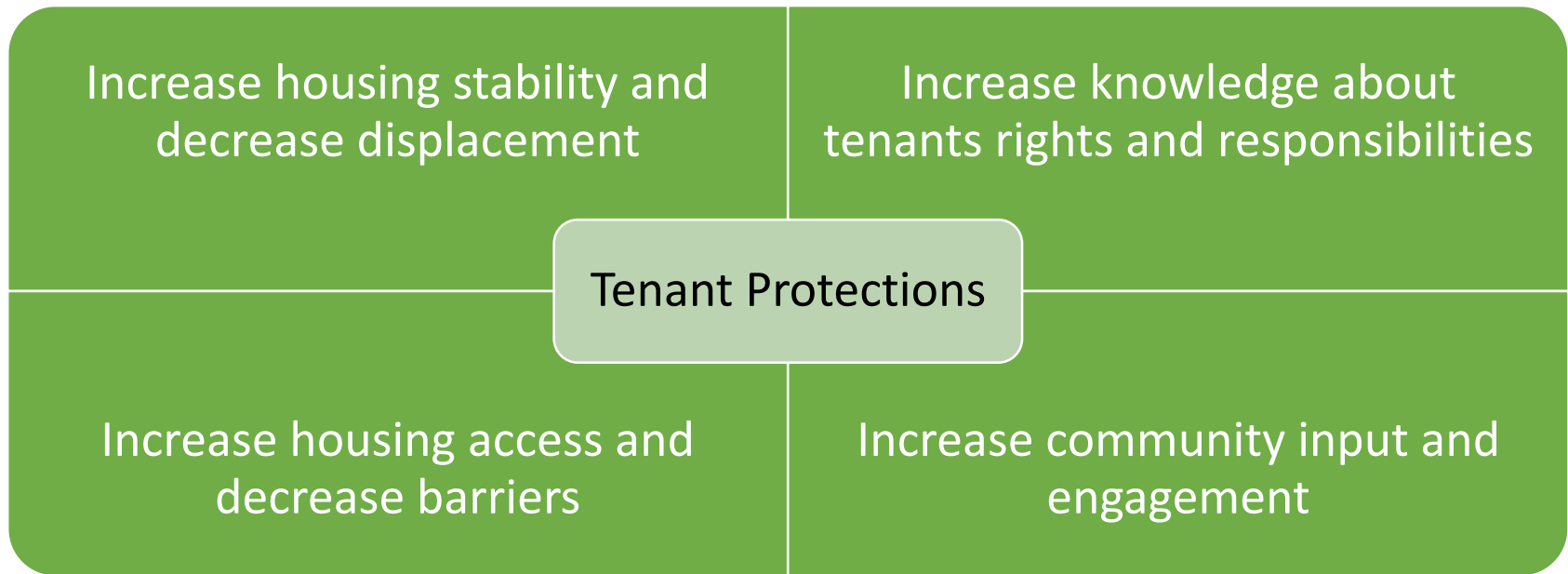
Fair housing is a local policy imperative

The New York Times

Under Ben Carson, HUD Scales Back Fair Housing Enforcement



Summer 2019 Stakeholder Engagement



Fall 2019 Community Feedback Sessions



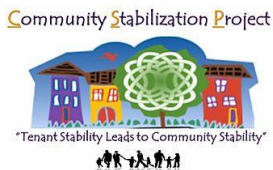
NEWS

St. Paul schedules three policy forums on tenants' rights





Equity
IN PLACE
Investment • Access • Opportunity



Community discussion on
PREVENTING Displacement
SAINT PAUL



HousingLink
PolicyLink



HeadingHome
RAMSEY

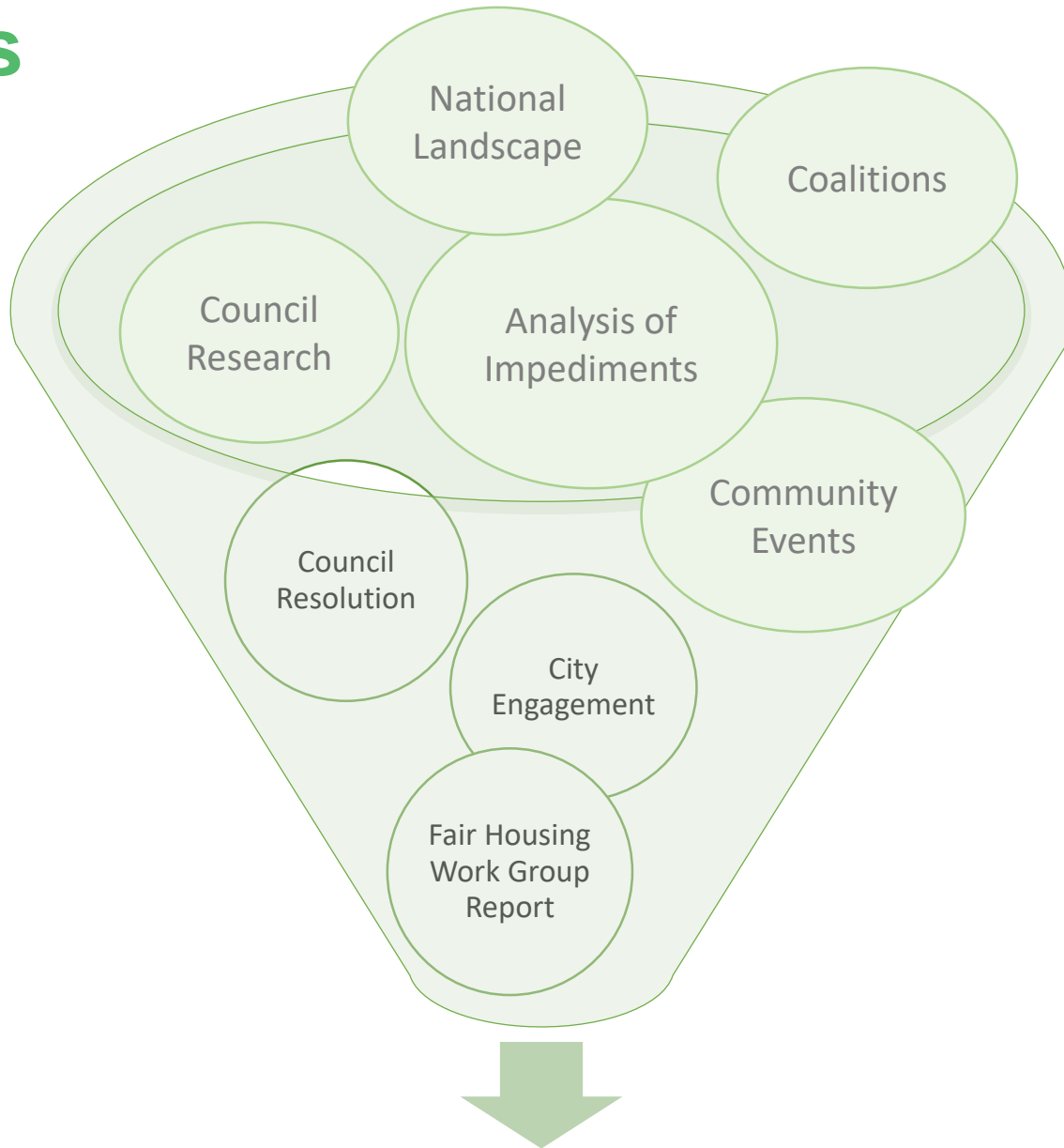
A regional initiative to end homelessness in Saint Paul and Ramsey County



Saint Paul
PUBLIC SCHOOLS



Inputs



Fair Housing Policy Agenda

S.A.F.E. HOUSING TENANT PROTECTIONS

Tenant Rights and Responsibilities Information

The Tenant Rights and Responsibilities Information policy ensures tenants and landlords know their rights, responsibilities and what resources are available to them. It requires that a packet and poster summarizing this information be provided to tenants by the landlord at lease signing.

Security Deposit Limit

The Security Deposit Limitation policy ensures equitable access to housing by ensuring tenants will not be required to pay more than a single month's rent as a security deposit. It also includes a prepaid rent limitation that ensures tenants will not be required to pre-pay more than one month's rent at move in.

Tenant Screening Guidelines

The Tenant Screening Guidelines policy ensures fair access to housing by creating uniform screening criteria for applicants related to rental, criminal and credit history.

Just Cause Notice

The Just Cause Notice policy increases housing stability by ensuring landlords provide just cause for nonrenewal of lease or termination of tenancy at the time notice is given. Just cause includes nonpayment of rent, repeated late payment of rent, among other criteria.

Advance Notice of Sale

The Advance Notice of Sale policy supports the preservation of affordable housing and addresses displacement pressures tenants face. It ensures that a notice of a proposed sale be provided to the City and tenant before an affordable property is placed on the market as well as after the transfer of ownership occurs, coupled with a tenant protection period after the sale.

Rights and Responsibilities

Why do we need a local Tenant-Landlord Information Packet? Many tenants are unaware of their housing rights and responsibilities. Information regarding tenant rights are often difficult to access, in multiple locations, or hard to understand. Creating this resource will aid in a clearer shared understanding between landlords and tenants on rights, responsibilities, and resources available to support better communication and resolution related to landlord-tenant issues.

Goal: Inform tenants and landlords of their rights, responsibilities, and available resources.

Policy details: Compilation of relevant city ordinance, state statute, and federal laws regarding landlord and tenants' rights, responsibilities, and resources.

- Easy to read
- Multiple Languages

Security Deposits

Why do we need a limit on the upfront costs of housing? Minnesota currently does not have any restrictions on the amount a housing provider can charge for a security deposit or prepayment. Requiring large security deposits and/or rent prepayments creates an additional financial barrier for residents who have lower but steady incomes to accessing rental housing.

Goal: Limit the upfront costs of accessing rental housing.

Policy details: City would set requirements regarding maximum amounts allowable as security deposits and prepaid rent required to move in.

- Security Deposit can equal up to One (1) months' rent
- Prepaid rent cannot exceed One (1) months' rent
- Does not include application fees and/or pet deposits.

Tenant Screening

Why do we need tenant screening guidelines? Tenant selection criteria is a crucial piece of fair housing work. Property owners create and utilize tenant selection criteria to screen tenants and assess risk often based on criminal history, rental history, and credit score. Lack of regulation in this space has resulted in residents who are disproportionately impacted by the disparities in our criminal justice system, predatory financial systems, and being denied housing access to rental housing.

Goal: Increase housing access and mobility for persons with backgrounds negatively impacted by criminal, credit, and rental histories

Policy details: Establish uniform screening criteria that will:

- Limit the impact of criminal history
 - Misdemeanors – 3 years
 - Felonies – 7-10 years
- Limit the impact of rental history
 - Evictions – 3 years
 - Consider additional payment standards
- Prohibit the use of credit scores

Just Cause Notice

Why do we need a Just Cause Notice? In many cities and states, landlords can non-renew or terminate tenancy without providing the tenant with any information. As a result, landlords can refuse to renew a tenant's lease for any reason or for no reason.

Goal: Prevent housing displacement without cause and increase housing stability.

Policy details: City would require landlords to give written reason for non-renewal or termination of tenancy that aligns with one of ten established Just Causes:

- Non-payment of rent
- Repeated late payment of rent
- Material non-compliance
- Refusal to renew
- Occupancy by property owner or family member
- Building demolition and dwelling unit conversion
- Rehab and renovation
- Complying with a government order to vacate
- Occupancy conditioned on employment
- Exceeding Occupancy

Advance Notice of Sale

Why do we need and Advance Notice of Sale Policy: The Advance Notice policy provides information earlier in the sales process to two key stakeholders: preservation buyers and tenants. Engaging preservation buyers earlier in the process strengthens the City's NOAH preservation efforts by creating more opportunities for preservation buyers. Notifying tenants ensures they are informed and can prepare for any potential changes to the status of their housing.

Goal: Support preservation of affordable housing and increase protections for tenants potentially facing displacement.

Policy details: Require property owners of affordable buildings to give notice to the City & tenants in advance of a proposed sale as well as after a change in ownership. Establish a tenant protection period to minimize displacement.

Properties covered by this policy as proposed:

- 3+ units
- 20%+ of units affordable
- Affordable=80% AMI or below
- 90-day advance notice period
- 90-day tenant protection period