

**From:** [Cathy Capone Bennett](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** Letter regarding notice of extension of eviction filing  
**Date:** Tuesday, March 10, 2026 11:49:31 AM  
**Attachments:** [Outlook-j0gub41x](#)  
[St. Paul notice of eviction filing extension 3.10.26.pdf](#)  
[St. Paul Eviction Timeline.pdf](#)  
**Importance:** High

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You don't often get email from [cathy@tchousingalliance.com](mailto:cathy@tchousingalliance.com). [Learn why this is important](#)

Dear St. Paul Council Chair Noecker and Council Members.

Please find attached letter in opposition, with supporting materials, of Ordinance 26-18, Amending Section 193.04 of the Legislative Code (Title XIX) to temporarily extend the pre-eviction notice period in Section 193.04 from 30-days to 60-days.

We will plan to testify in person but please include the attached in the public hearing record.

Best, Cathy

Cathy Capone Bennett  
Executive Director

**Twin Cities Housing Alliance**

[cathy@tchousingalliance.com](mailto:cathy@tchousingalliance.com)

612-670-8147



For more information visit our website:

<https://tchousingalliance.com/>

# RAMSEY COUNTY Nonpayment Eviction Timeline

Day 1: Rent is due and goes unpaid

Day 2: 14-day notice of intent to evict goes out to resident. Notice includes instructions on how to access financial/legal aid

Day 15: Rent remains unpaid, eviction packet is created by site and sent to attorney with updated ledger including all unpaid rents and late fees that have come due and remain unpaid from day 1 until day 15.

Day 15 or 16: Attorney processes eviction packet and files with court.

Day 15 -18: Court processes filings. Ramsey county filing intake can take three days.

Day 18: Court drafts and sends letter to resident informing them that:

A. An eviction has been filed

B. Financial help is available, instructions to access are provided

C. Legal help is available, instructions to access are provided

Day 19: Summons Day: The Summons will always issue exactly 14 days before the date of the initial appearance

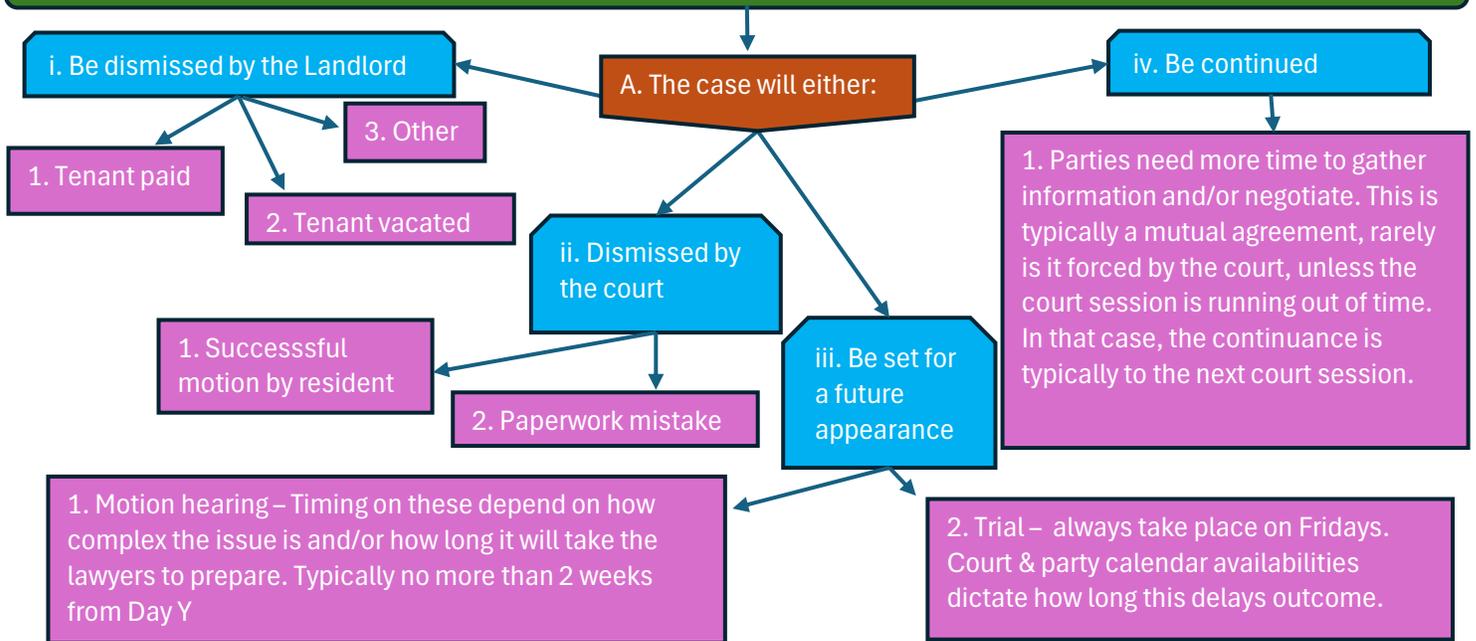
A. The law requires 14-days from the issuance of the summons until the court can hold hearings

B. The first possible date of the hearing is Day 29, therefore the first possible date of the issuance of the summons is Day 15-thru Day 18.

C. The Summons will always issue exactly 14 days before the date of the initial appearance.

Day 26: No more than 7 days after Summons Day – Process server completes service upon resident

**Day 36- to-Day 53 = First Possible Initial Appearance Day.** Typically 3 – 5 weeks after filing.



**Day 53-to-Day 75 Payment Day(s)**

Payment Day(s). These are the payment due dates agreed upon in the settlement agreement. If no payment, then:

**Day 53-to-Day 75 Writ Request Day(s) -**

Building tells attorney to request writ. Attorney files request, hopefully same day.

**Day 59-to-Day 81 Writ Receipt Day**

Attorney receives writ from court - Usually 5 business days.

NOTE: This can take an extra 3 weeks in Ramsey County. Issue Court Admin is aware of

**Day 60-to Day 83 Writ Delivery Day**

Writ is delivered to sheriff

**Day 74-Day 97 - Writ Posting Day -**

**Day 75-Day 98 - Writ Vacate Day**

24-hours after the writ posts, If resident is not out, then building goes online and schedules a return trip with the Sheriff to complete the lockout.

**Day 89-Day 112 - Writ Lockout Day**

Typically 14 days after the Writ Vacate Day, Sheriff will return to lock tenant out.

Tenant Settlements can have varying terms. It is typically 28 days from missed settlement agreement payment until Lockout can be scheduled.



Notice of Eviction Filing Extension  
Does Not Meet  
Resident and Operator Needs  
During Times of Economic Distress

March 10, 2026

Submitted via email: CouncilHearing@ci.stpaul.mn.us

Dear City of St Paul Council Chair Noecker and Council Members.

The Twin Cities Housing Alliance represents over 100 local housing providers - for profit, non-profit developers, owners and managers, in the Twin Cities area and St. Paul. Our mission is simple: to advocate for sound housing policies that result in expanded housing options across all income levels and to ensure existing housing remains safe, stable, and affordable.

We urge you not to support extending the notice of eviction filing to 60-days through the end of the year as proposed by Amending Section 193.04 of the Legislative Code (Title XIX). Based upon our members' years of expertise owning and managing rental housing we believe that this policy will not meet resident needs during this time of economic distress and puts them at a disadvantage in accessing rental assistance.

The recent federal actions and broader economic disruptions have reduced income for a subset of renters and created an environment of fear and instability. Housing providers are feeling this impact as they try to navigate the safety and security of their residents, staff and properties. Housing providers are our neighbors who care about the people they serve and want to provide every avenue possible to make sure their residents can remain in their homes.

We understand that a targeted population may be facing difficulty in meeting their rent obligations, which creates housing instability and financial stress across the housing system including the ability of housing providers to manage housing, meet debt, maintenance and staff obligations. When housing become unstable, neighborhoods and the broader communities suffer.

These conditions underscore the need for targeted rental assistance—addressing hardship directly while preserving housing stability for renters, housing providers, and communities - rather than extending the eviction notice period which is complex and nuanced. TCHA applauds you for dedicating \$1.42 million in rent assistance and Mayor Her's allocation of \$500,000 in LAHA funds for rental assistance. We are also humbled by the Minnesotans, many who are rental owners, who have stepped up to raise millions in mutual aid rental assistance funds.

The majority sources of rental assistance prudently require proof of difficulty paying rent through an eviction notice to access those funds. We are also under the impression that some of the mutual aid sources now will begin to look for additional proof of need through those same avenues. This provides

accountability to reduce fraud and ensure that assistance is going to those who are in need rather than those who can afford to pay. By extending the notice period from 14 to 60 day, residents of St. Paul will be at a disadvantage in accessing those funds in competition with other Ramsey County residents where most of the cities only abide by the State required 14-day notice period. By the time St. Paul residents are able seek assistance due to the need for an eviction notice, the funds could be depleted, and they would have accrued months of back rent.

What is really needed in this moment, is more rental assistance. TCHA is committed to working alongside you to support additional state rental assistance resources.

#### Extending the Notice of Eviction Period is Inefficient and Not Targeted

While well-intentioned, changes to the eviction process will have unintended consequences and do not address specific underlying residents' financial hardships. Housing providers would rather work with residents to formulate a plan, than initiate an eviction process. The eviction process is lengthy, arduous and expensive. An eviction process can cost up to \$10,000 per unit without the guarantee that rent will ever be paid. In addition, an eviction notice does not result in immediate displacement of a resident. From the time a notice is provided to a resident's potential eviction is often nearly 4 months. (see attached summary of the eviction process). Therefore, it is in the best interest of owners to work with residents to create a payment plan or help them access rental assistance, rather than evict. Many eviction filings are resolved before a resident is asked to leave the unit. And, as mentioned, the eviction process is a way to match resident needs with rental assistance.

#### Extending the eviction notice time:

- Is not tailored to individual renter needs or financial hardship. Renters who can pay may choose to delay paying if the eviction notice period is extended. Rental assistance ensures that help is going to those who need it. With a 30-day notice period scheduled to take effect in May in St. Paul, the renter likely has up to 4 months to seek rental assistance to remedy non-payment. (see attached chart of the eviction process and timeline.)
- Renters in St. Paul would be at a disadvantage in accessing Ramsey County rental subsidies as it is required to have an eviction notice to be considered. Other cities (most require only 14-day notice) in Ramsey County will have early access to limited funds.
- Accumulates renter debt. Rent is still owed regardless of how long the eviction notice is. By delaying the process, renters could accumulate months of back rent which would be much more difficult to secure rent assistance. This debt could follow them for many years and impact their credit scores and ability to rent and even own housing in the future.
- There is a negative impact on housing providers who have barely started to recover from the covid eviction moratorium and remain under significant financial strain. Many housing operators reported continuing distress into 2025 from such factors as lower payments from tenants, insufficient supportive services funding, depleted repair and maintenance funds, rising

insurance, materials and labor costs, shortages in qualified staff, and continued neighborhood instability in certain areas of the Twin Cities.

- There will be impacts to capital flow by delaying mortgage, tax and insurance payments from housing providers, particularly small building owners; many of whom do not have more than 30 days of reserves. St. Paul is a city of small owners. Accumulated debt with a longer notice and eviction process makes it difficult for providers to meet mortgage and property management obligations. This could force them to incur additional debt or consider selling properties, threatening the stability and affordability of the rental market. And it reduces capacity to pay for necessary property maintenance.

Rental Assistance is the most Prudent and Responsible Response to this Unprecedented Crisis.

Rental assistance:

- Enables renters to meet their lease responsibility and remain housed.
- Ensures housing providers can meet their mortgage, tax, insurance, staff and property maintenance obligation.
- Preserves capital flowing through housing market, supporting the local economy.
- Allows operators and managers to maintain safe, habitable housing conditions.

Policy Implication

Housing stability depends on policies that address financial hardship directly rather than shift costs downstream. Rental assistance stabilizes households, preserves housing quality, and protects the long-term health of Minnesota's housing supply—while extending the eviction notice period risks compounding instability for renters and providers alike.

Again, we urge you to not support extending the notice of eviction period beyond the current 30 days that is scheduled to be in place in May of this year. We welcome the opportunity to partner with you to secure additional rental assistance to ensure that those resources are in the hands of residents who have been most impacted by the recent crisis in our city.

Thank you for your consideration.

Sincerely,

Cathy Bennett, Executive Director

Twin Cities Housing Alliance

**From:** [Kaleb McCulloch](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Cc:** [John Perlich](#)  
**Subject:** SPAC\_Public Comments\_Ord. 26-18  
**Date:** Tuesday, March 10, 2026 12:00:29 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[SPAC\\_3.11.26\\_Ord. 26-18\\_Pre-Eviction Notice Period\\_Public Comments.pdf](#)

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Hello,

Please find attached the St. Paul Area Chamber's public comments on Ordinance 26-18. Please let me know if you need additional information.

Thank you,  
Kaleb

**Kaleb McCulloch**  
Senior Director of Government  
Affairs  
St. Paul Area Chamber  
[We Love the Twin Cities](#)

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55101

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**ST PAUL**  
AREA CHAMBER



 **EVENT CALENDAR**

March 11, 2026

Council President Rebecca Noecker  
Councilmember Anika Bowie  
Councilmember Saura Jost  
Councilmember Molly Coleman

Councilmember Hwa Jeong Kim  
Council Vice President Nelsie Yang  
Councilmember Cheniqua Johnson

### **Re: Ordinance 26-18 Temporary Extension of the Pre-Eviction Notice Period**

Dear Council President Noecker and members of the City Council,

On behalf of the St. Paul Area Chamber and our 1,600+ members and affiliates, I am writing in regard to proposed Ordinance 26-18, which would temporarily extend the pre-eviction notice period to 60 days.

The Chamber recognizes the serious challenges remaining from Operation Metro Surge, and we applaud the City Council and Mayor's Office for partnering to redirect \$1.42 million to reinforce the Emergency Rental Assistance program. We share the Council's belief, reiterated at the February 25 Council meeting, that getting money into people's hands as quickly as possible is the most effective course of action. That is precisely where we believe the Council's energy and resources are best directed.

The Chamber's concern is straightforward. Extending the pre-eviction notice period does nothing to get money to tenants faster; it actually delays their access to the emergency aid that does provide relief. Many emergency rental assistance programs and charitable resources – including those offered by Ramsey County – only become available once an eviction filing has been made. Pushing back that notice by 46 days does not protect tenants from arrears. Instead, it extends the period in which unpaid rent continues to accumulate before relief can be pursued. By the time a tenant becomes eligible for emergency rental assistance, the balance owed will be higher and the assistance will cover less of what is due.

The numbers bear this out. Under the current 14-day pre-eviction notice, the Ramsey County eviction timeline runs roughly 120 days from start to finish. A 60-day pre-eviction notice extends that timeline to more than 160 days – over five months during which unpaid rent continues to accumulate for the tenant and goes uncollected by the housing provider. That is not a reprieve. For many tenants, it is a deeper financial hole.



We are also concerned that this ordinance lacks the targeting necessary to match the problem it is intended to address. Operation Metro Surge created a specific, identifiable challenge. The proposed ordinance, however, extends a 60-day notice period to every renter in Saint Paul, regardless of whether they were affected by that situation. A policy applied citywide to address a limited set of circumstances risks creating broader disruption in the rental market without resolving the underlying issue.

This ordinance would take effect just weeks before the planned transition to a 30-day notice period begins in Saint Paul. Moving immediately from 14 days to 60 days would bypass the opportunity to understand how the 30-day standard impacts tenants, housing providers, and the court system. Extending the notice period further, before the scheduled 30-day extension has even taken effect, compounds the uncertainty of outcomes that cannot yet be foreseen.

The St. Paul Area Chamber urges the Council to vote no on Ordinance 26-18. Extending the pre-eviction notice period to 60 days would delay access to rental assistance, lengthen the time unpaid rent accumulates, and place Saint Paul outside the regional standard at a time when housing providers and investors are closely evaluating policy environments. Significant policy changes should be guided by evidence and targeted to the problem they seek to address. Ordinance 26-18 does not meet that standard.

Thank you for your consideration.

Sincerely,



B Kyle  
President and CEO  
Saint Paul Area Chamber



**From:** [Ben Helvick Anderson](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** Beacon Comment Letter: Ord 26-18  
**Date:** Tuesday, March 10, 2026 11:52:25 AM  
**Attachments:** [Beacon Letter Eviction Change St. Paul \(Ord 26-18\).pdf](#)

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Some people who received this message don't often get email from [bhelvickanderson@beaconinterfaith.org](mailto:bhelvickanderson@beaconinterfaith.org).

[Learn why this is important](#)

Dear St. Paul City Council,

Attached is a letter from the Beacon Interfaith Housing Collaborative for the public hearing tomorrow, Wednesday, March 11th, on the proposed ordinance to change the length of eviction filings (ORD 26-18).

Thank You,

Ben

**Ben Helvick Anderson (he/him)**

VP of Policy and Organizing

Beacon Interfaith Housing Collaborative

Cell: 612-760-3129

2610 University Avenue West, Suite 100

St. Paul, MN 55114

[beaconinterfaith.org](http://beaconinterfaith.org)



March 10, 2026

Saint Paul City Council  
15 Kellogg Boulevard West, Suite 310  
Saint Paul, MN 55102

Subject: Temporary pre-eviction notice (Ord 26-18)

Dear Council President Noecker and Members of the Saint Paul City Council,

At Beacon Interfaith Housing Collaborative, we exist to ensure every Minnesotan can belong, thrive, and have a safe place to call home. We are one of the largest providers of site-based permanent supportive housing (PSH) in Minnesota, serving over 200 residents across 3 properties in St. Paul (one more in development), with more than 75% of those units designated as PSH.

Supportive housing is the invisible backbone of our community's response to homelessness, blending high-quality, safe, and stable permanent homes with wrap-around services aimed at helping our neighbors overcome homelessness. The supportive housing system is fragile, chronically underfunded, insufficiently scaled, and (therefore) imperfect—but it is also indispensable, and we will surely miss it when it's gone. Current events have created a perfect storm of challenges for supportive housing providers and the residents we serve.

We share your urgent concern about how Operation Metro Surge and other federal actions (including unprecedented cuts and policy shifts around federal homelessness funding) have resulted in fear, chaos, and harm to our community and the residents we serve—including an unprovoked economic crisis that leaves too many wondering how to pay rent.

We also share your goal of ensuring all Saint Paul residents remain stably housed and support targeted interventions to address the crisis many families are facing.

In our experience, the most effective way to achieve this goal is to increase the availability of targeted emergency rental assistance. We applaud the city's recent \$1.42 million investment in rental assistance. We urge St. Paul, the State, and other local governments across Minnesota to respond by expanding rental assistance for citizens at risk of falling behind on rent. This will have a direct, positive impact on St. Paul residents in the near term and will also protect the City's affordable housing providers from significant financial harm.

While we agree with the intentions of the proposed ordinance, we are concerned that this policy will result in serious, unintended, and preventable harm to St. Paul residents living in deeply affordable and supportive housing and to the non-profit affordable housing organizations that serve them.

This perspective is grounded in the work we do every day - partnering with residents in service to help them achieve their housing stability goals. Our experience suggests that time without money is a debt trap, and we have seen that longer notice periods increase eviction rates. The extension of time shrinks the resources a resident can access. This is because both Hennepin and Ramsey Counties – with the aim of prioritizing resources – require an eviction filing to initiate an application for rental assistance and limit the total amount paid out to a single household.

We are concerned that extending the notice period may *increase* the rate of evictions among our most vulnerable households, which runs counter to the policy's intended purpose.

In response to the current crisis, we urge our government partners to advance solutions like direct rental assistance that stabilize residents and strengthen the ability of your non-profit partners to serve them.

We appreciate all you do, and during this challenging time, Beacon will continue partnering with you to live out our shared values and goals by creating and sustaining homes as places of safety, healing, and dignity.

Sincerely,

Chris LaTondresse  
Beacon Interfaith Housing Collaborative

**From:** [Juan Luis Rivera-Reyes](#)  
**To:** [\\*CI-StPaul Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** EIP's letter of support - Temporary pre-eviction notice extension ordinance (Ord 26-18)  
**Date:** Tuesday, March 10, 2026 10:59:02 AM  
**Attachments:** [EIP's letter of support - Temporary pre-eviction notice extension ordinance \(Ord 26-18\)-2.pdf](#)

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Hello St. Paul City Council Members,

Please see the Equity In Place's coalition letter of support for Ord 26-18: Amending Section 193.04 of the Legislative Code (Title XIX) to temporarily extend the pre-eviction notice period in Section 193.04 from 30-days to 60-days.

Thank you,

Juan Luis

--

Juan Luis Rivera-Reyes

**Se Habla Español**

Pronouns: He/Him/His

Coalition Organizer - [Equity In Place](#) & [Housing Justice League](#)

[Sign up for our Newsletter!](#)



The Alliance  
2525 Franklin Ave E, Ste 200  
Minneapolis, MN 55406

Cell: 651-410-8127

Email: [juanluis@thealliancetc.org](mailto:juanluis@thealliancetc.org) - [LINK to schedule a meeting with me](#)



Investment • Access • Opportunity

March 11th, 2026

## Equity In Place letter of Support

The Equity in Place Coalition is calling on the City Council and the Mayor to adopt the proposed Temporary pre-eviction notice extension ordinance ([Ord 26-18](#)), Resolution for the City of St. Paul. As a coalition, we pride ourselves on being led by people of color and housing advocacy organizations. We believe that everyone in Minnesota deserves to live where they want to live and have access to opportunity.

Minnesotan immigrants and refugees are being targeted, displaced, and traumatized, forced to relive the physical, psychological, and economic pain that our communities have been subjected to throughout history. Minnesotans – whether citizens, refugees, or immigrants– are facing extreme risk when leaving their homes to get groceries, pay bills, or open their businesses. Tens of thousands of families continue to be unable to get to work safely to earn money to make rent. Local businesses are closing, and cultural corridors are empty. Public transit riders can't get to work for fear of being abducted based on the color of their skin. Our children cannot safely access school or healthcare. Our cultural corridors, local businesses, community parks, and once-vibrant neighborhoods are all deserted as fear permeates our communities. We deeply appreciate the City Council for taking action to propose and support this effort. We extend an invitation to conversation with all other members of the council and the Mayor who have concerns or questions.

This ongoing siege on our communities is affecting the ability of our fellow Minnesotans to live and thrive. We are in the beginning days of the month, and the rent is already due, and the next month fast approaches. Neighbors, friends, and family, and our general communities have been doing our best to meet the needs to pay for the rent and bills of our impacted neighbors, ensuring we keep folks safe and whole, as they can continue to shelter in place. It is more urgent than ever that our local leaders in our cities, counties, and state government act. We need all levels of government to be creative at this moment. We hear the concerns of non-profit affordable housing developers and operators. Affordable housing is not funded enough and needs more support. This is true, but extending the time to the tenants to access resources to pay their rent in full is what is being proposed. Folks are NOT proposing a suspension of rent collections or reducing the cost of rent, but for more time to pay the same providers who claim to be against this expansion and want the best for their renters. We believe what is best for renters is more time to navigate their issues to keep their homes and stay safe and whole.

We are in unprecedented times, as we compare some of the impacts our community is facing now, which are similar to those in the immediate months/years of the COVID-19 pandemic; we must acknowledge the differences in these times.

There is no dedicated stream of billions of dollars being infused into the economy to alleviate the realities of the loss we are experiencing; workers are not receiving a stimulus check to supplement lost income; their loss of income isn't being supplemented, it's being completely lost. There is no statewide eviction moratorium as of now, and the harm is being perpetuated by our federal government, not a global pandemic. We are losing folks to displacement by the federal government, self-deportations, death, and fear.

The need for local actions is more important than ever, and yes, the burden is not solely the City of St Paul's to hold; it is also on the county and state, and those pressures are being extended, but the actions being considered now are in your reach and within your authority. Please act on behalf of renters and working-class folks. Prioritize the people over empty units.

We thank our leaders in the City Council for taking the initiative to provide funding for emergency rental assistance. Without these critical investments, we can only anticipate more displacement and deliberate exposure of our neighbors to threats from the federal government as families are forced to leave their homes and face being unhoused and displaced on the streets. **Please support the proposed Temporary pre-eviction notice extension ordinance ([Ord 26-18](#)) Resolution.** Give tenants more time to connect to the existing assistance, keep families whole and housed.

Thank you,

Juan Luis Rivera-Reyes - Coalition Organizer at the Alliance for Metropolitan Stability

### **Equity in Place**

African Career Education and Resource (ACER)  
Alliance for Metropolitan Stability  
Amherst H. Wilder Foundation  
Ain Dah Yung Center  
Center for Urban and Regional Affairs, University of MN  
Community Stabilization Project  
COPAL  
Harrison Neighborhood Association  
HOME Line  
Housing Justice Center  
Jewish Community Action  
Local Progress  
MN STEP (Standing Together to End Poverty)  
Native American Community Development Institute

New American Development Center  
Powderhorn Park Neighborhood Association  
Pueblos de Lucha y Esperanza MN  
West Side Community Organization

**From:** [Pauleen Le](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#); [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** Pre-Eviction Extension Public Comment from Project for Pride in Living  
**Date:** Tuesday, March 10, 2026 9:39:56 AM  
**Attachments:** [image763979.png](#)  
[image907420.png](#)  
[St.Paul Comment Letter PPL.pdf](#)

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You don't often get email from [pauleen.le@ppl-inc.org](mailto:pauleen.le@ppl-inc.org). [Learn why this is important](#)

Hi there,

Attached is Project for Pride in Living's public comment regarding the proposed pre-eviction extension.

Please don't hesitate to let me know if you need any additional information or materials from us.

Thank you for your time and consideration.

Warmly,

**Pauleen Le**

Director of Communications and Marketing

Administration Building  
1021 East Franklin Ave  
Minneapolis, Minnesota

[www.ppl-inc.org](http://www.ppl-inc.org)



**PROJECT FOR  
PRIDE IN  
LIVING**

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March 10, 2026

Council President Noecker  
President, Saint Paul City Council

**Subject: Concerns Regarding Proposed Pre-Eviction Notice Extension Ordinance 2618**

President Noecker and Members of the Council:

We are writing as a 53-year-old Twin Cities nonprofit affordable housing leader to share our concerns regarding the proposed ordinance to temporarily extend the pre-eviction notice period from 30 to 60 days. We want to begin by expressing our deep empathy for Saint Paul residents who continue to be harmed by *Operation Metro Surge*. A number of the residents we serve are still living with fear and lasting trauma as a result of federal enforcement actions. We share in your commitment to supporting stabilization of these families and preventing displacement during this extraordinarily difficult moment.

Throughout the Metro Surge crisis, PPL has worked closely with residents to help them stay stable in their homes. Our staff have sat down with families to create realistic, flexible payment plans that reflect the pressures of unpredictable income. We've spent countless hours helping residents navigate limited legal and financial resources, making sure fear, language barriers, or the complexity of systems don't prevent them from getting help. We've leaned on and partnered with immigrant-led organizations and mutual aid networks so residents have trusted guidance and support. And we've worked with residents to apply for state and local rental assistance.

While we support the intent behind extending the pre-eviction notice period, our experience shows it will unintentionally make things harder for residents to maintain housing stability. Intervening quickly when a resident begins to fall behind on rent has proven to be the best way to support their housing stability, and the reason is simple: the further a resident falls behind on rent, the more likely they will not be able to recover. Extending the notice to 60 days increases often leads to a household falling two or more months behind on rent — a level of debt that is far harder to overcome and one that increases the likelihood of losing their home.

We applaud the Council's recent action to redirect \$1.42 million to expand the City's Emergency Rental Assistance program and Mayor Her's decision to allocate \$500,000 of Local Affordable Housing Aid (LAHA) funds toward emergency rental assistance. We strongly believe rental assistance is the solution to this crisis. But even in normal times, existing rental assistance funds are not sufficient to meet the need. During periods of heightened financial distress, such as the aftermath of Metro Surge, resources become even more strained. Without enough rental assistance available, a longer notice period will only result in growing unpaid rent balances and greater financial hardship for both residents and housing providers.

We also want to clarify why a longer notice period can unintentionally lead to more evictions. Because the ordinance applies citywide and is not targeted to households directly affected by Metro Surge, some residents who can pay may choose to delay because they may be balancing other, more urgent expenses, believe they have more time to pay, or expect sufficient rental assistance to become available. Once a household that normally pays on time falls behind, their risk of eviction increases sharply. This is exactly why a broad, non-targeted policy carries real risk: it can inadvertently place additional pressure on the very communities we all want to protect.

We want to be clear: we share the Council's goals. We stand with you in wanting to prevent displacement and protect families who continue to suffer the effects of Metro Surge. Based on our direct experience, we believe that expanding and targeting rental assistance is the most effective, equitable approach to keeping Saint Paul residents securely housed.

Thank you for your leadership and for considering our perspective.

Sincerely,



Karla Henderson  
President & CEO  
Project for Pride in Living



**From:** [Colleen Ebinger](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** Public Comment: Ordinance 2618  
**Date:** Tuesday, March 10, 2026 9:35:11 AM  
**Attachments:** [2618 Comment Letter from 13 nonprofit housing organizations - Final.pdf](#)

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You don't often get email from colleen.ebinger@isgimpact.com. [Learn why this is important](#)

Good morning,

Please find attached a letter from 13 nonprofit housing providers for inclusion in the March 11th City Council meeting packet.

March 10, 2026  
Council President Noecker  
President, Saint Paul City Council

**Subject: Temporary pre-eviction notice extension - Ordinance 2618**

President Noecker and Members of the Council:

We are writing as nonprofit affordable housing providers and housing intermediaries to share our concerns about proposed ordinance 2618, which would temporarily extend the pre-eviction notice period to 60 days until the end of year. While we laud the intentions of this proposal as a measure to help Saint Paul residents adversely affected by Operation Metro Surge, **our collective experience shows that longer timelines produce worse outcomes for our residents through larger balances and higher rates of eviction.** In other words, more people will lose their homes.

We recognize that this may seem counterintuitive, but it is based on our experience that delays increase debt loads for many residents, including some who delay payments even though they may not be directly experiencing economic distress. When a resident falls behind on rent, staff typically reach out with a reminder that rent is past due and inquire about any situations that may be preventing the resident from making payment. We know that it is in the best interest of our residents to engage in these early conversations and interventions. When the resident engages in this way, we frequently create a joint plan and even work together to identify sources of external funding. In these cases, there is no need to pursue an eviction filing at any point in the process.

But this does not always happen for a host of reasons, especially in affordable housing where clients might be overwhelmed or prioritizing other expenses. In these instances, residents are typically two to three months behind on rent at the time of a court date, due to notice periods and the additional time it takes to schedule court. Despite our continued efforts to work with our residents throughout this process, if we reach court, this level of back rent is typically insurmountable, leading to eviction. Adding an additional thirty days to the notice requirements will only compound this problem.

Additionally, even with increased availability of rental assistance, there is no guarantee that funding will be available for many residents who request it: there are limits on total dollars available, limits on total amounts that one household can receive, income limitations for applicants, limits to the availability of funding, and much more. For example, Ramsey County emergency assistance funds do still require an eviction filing, which will put those funds out of reach to financially struggling residents for at least 60+ days after falling behind on rent. At that point, their balance may be deemed too large to qualify.

We and many other housing providers experienced this during and after the COVID-19 era eviction moratorium – even with the historically-unprecedented levels of rental assistance that were made available. While we recognize that the current situation and proposed timelines are different, there are many relevant lessons to learn from that experience. Eviction rates went up significantly across the entire industry – for-profit and nonprofit alike - as residents delayed and skipped rent payments – even well after the moratorium was lifted. **As affordable housing providers, we often see the impacts of that period on our incoming program participants.** Many are saddled with extensive debt that they accrued during the pandemic’s aftermath, and they come to us when they are unable to find operators in the private sector who are willing to accept their applications because of that debt.

Rental assistance is the best solution to address this crisis. We appreciate this Council’s investment of an additional \$1.42 million dollars into the rental assistance system, and Mayor Her’s allocation of \$500,000 of Local Affordable Housing Aid (LAHA) funds toward emergency rental assistance (ERA). It is also helpful that these newly allocated funds will be managed by the City of Saint Paul and do not require an eviction filing. These are exactly the right actions for elected officials to take to support the city’s residents.

We are deeply concerned, however, that the current \$3.8 million total allocation to the ERA program combined with other community resources will not be enough to meet the demand at this time of elevated crisis in our community, causing a notice extension to have the opposite effect of the intention. **The concern is deepened based on the length of time this ordinance would be effective and the amount of rental assistance the community would need to avoid harm due to longer notice periods.**

We share your deep concern for the city’s renters and other members of our community who have been directly impacted by Operation Metro Surge. We, too, have been concerned for our own residents, our employees, and – for some of us – our commercial small business tenants. Like many others across the region, we have been raising money, collecting and distributing groceries, organizing logistics for families who are sheltering in place, and much more. We are proud of Minnesota for standing up for decency and human dignity. Likewise, we share your goal of housing stability for our residents and all residents of Saint Paul. **It is because of our deep commitment to housing stability that we feel compelled to share with you that our collective experience and knowledge tell us that this well-intentioned proposed policy would be counterproductive to its stated aims.**

We urge you to vote against it and work with us to support solutions that will be most effective for our community.

Thank you for your consideration and for all this Council does to help Saint Paul's most vulnerable residents.

Sincerely,

Caroline Horton  
Interim CEO  
**Aeon**

Reverend Kyle Hanson  
Executive Director/CEO  
**Agate Housing and Services**

Chris LaTondresse  
President and CEO  
**Beacon Interfaith Housing Collaborative**

Jamie Verbrugge  
President and CEO  
**Catholic Charities Twin Cities**

Deidre Schmidt  
President and CEO  
**CommonBond Communities**

Andrea Brennan  
CEO and President  
**Greater Minnesota Housing Fund**

Jonathan Sage-Martinson  
Executive Director  
**LISC Twin Cities**

Kizzy Downie  
CEO  
**Model Cities**

Karla Henderson  
President and CEO  
**Project for Pride in Living**

Alicia House  
Co-CEO  
**RS EDEN**

Steve Horsfield  
Executive Director  
**Simpson Housing**

Elizabeth Flannery  
CEO/President  
**Trellis**

Amanda C. Novak  
Executive Director  
**Twin Cities Housing Development Corporation**

**From:** [Caroline Horton](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)  
**Cc:** [Caroline Horton](#); [Laura Russ](#)  
**Subject:** For Public Hearing RE: Ordinance 2618 (Wednesday, March 11, 2026)  
**Date:** Monday, March 9, 2026 6:59:48 PM  
**Attachments:** [image244226.png](#)  
[2026 St. Paul Comment Letter from Aeon 3.10.2026.pdf](#)

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Hello Saint Paul City Council President Noecker and Council Members,

Please find attached our letter, commenting on Ordinance 2618: Temporary pre-eviction notice extension.

Thank you,

**Caroline Horton** (she/her/hers)  
Interim President and CEO  
Chief Financial Officer  
612-314-4153 [aeon.org](http://aeon.org) | [donate now](#)



aeon



March 10, 2026

Council President Noecker  
President, Saint Paul City Council

Dear Council President Noecker and Members of the Council,

**Subject: Temporary pre-eviction notice extension - Ordinance 2618**

I am writing as Interim CEO of Aeon. Aeon is a nonprofit affordable housing provider that owns and manages hundreds of homes in Saint Paul and several thousand more in the Twin Cities.

We oppose the proposed extension of the pre-eviction filing notice. We have also co-signed the letter submitted to Council, along with numerous nonprofit affordable housing colleagues.

While we laud the intentions of this proposal to help Saint Paul residents adversely affected by Operation Metro Surge, our experience shows that longer timelines do not prevent evictions. They result in higher rates of eviction and larger rent debt.

We recognize this may seem counterintuitive, but it is based on our experience that delays increase debt loads for many residents. By the time a case reaches court, residents are typically several months behind on rent. If timelines are extended further, that gap could easily grow. At that point, the financial hurdle becomes nearly impossible for most households to overcome, even with rental assistance. Instead of helping residents stabilize earlier, the policy can delay intervention until the amount of unpaid rent is insurmountable.

Rent is the primary operating revenue for affordable housing. When rent is unpaid, the financial impact does not disappear. Buildings still need maintenance. Staff still need to be paid. During the three years prior to COVID, 1.07% of rent and related charges in Aeon's properties were not paid. From 2020-2022, 12.34% was unpaid by residents, with 8.71% ultimately paid by emergency rental assistance and 3.63% never paid. Since 2023, unpaid rent has remained elevated, averaging 4.23%.

We urge you to vote against this ordinance and support solutions that will be most effective for our community.

Thank you for your consideration of this matter.

Sincerely,

Caroline Horton  
Interim CEO

**From:** [Jonathan Sage-Martinson](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Letter regarding the temporary pre-eviction notice extension - Ordinance 2618  
**Date:** Monday, March 9, 2026 5:16:58 PM  
**Attachments:** [Outlook-A blue tex.png](#)  
[Letter to Saint Paul City Council re 60-day Notice Period 03.09.2026.pdf](#)

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City Council President and City Council Members,

Please see the attached letter from LISC Twin Cities regarding Ordinance 2618 - temporary pre-eviction notice extension.

Thank you for your consideration.

Let me know if you have any questions.

**Jonathan Sage-Martinson, Executive Director**  
LISC Twin Cities | Local Initiatives Support Corporation  
C 651.468.9267  
E [jsagemartinson@lisc.org](mailto:jsagemartinson@lisc.org)  
[www.lisc.org/twin-cities](http://www.lisc.org/twin-cities)

**LISC TWIN CITIES**

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March 3, 2026

Council President and Council Members:

I am writing to share our concern about the temporary pre-eviction notice extension (Ordinance 2618), which extends the pre-eviction notice period from 30 to 60 days until the end of the year.

At LISC, we recognize the severe impacts that Saint Paul residents have felt over the past few months. However, the experience of the affordable housing organizations that we support shows that longer timelines for intervention produce worse outcomes for residents.

For many reasons, residents often do not engage with their housing provider until they receive a pre-eviction notice. Delaying this notice means that residents are further in debt when they do engage with their housing provider. Many rental assistance programs also require an eviction filing for a resident to be eligible for assistance. And many of these programs limit the amount that can be paid to each household. Longer notification periods often lead to increased debt, delayed access to rental assistance, and higher rates of eviction. Earlier notice results in earlier engagement with residents to develop payment plans and identify additional funding resources.

As a community development intermediary, we share your concern for Saint Paul residents who are in crisis. We have invested in over 17,000 affordable homes. Our goal is to support the development of affordable housing so that residents have safe, stable places to live. Unfortunately, the proposed ordinance will make the situation worse for many residents.

We appreciate all that you do to help Saint Paul residents during this crisis. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jonathan Sage-Martinson".

Jonathan Sage-Martinson  
Executive Director, LISC Twin Cities

**From:** [Amanda Novak](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** Public Hearing: Temporary pre-eviction notice extension - Ordinance 2618  
**Date:** Monday, March 9, 2026 10:08:39 AM  
**Attachments:** [TCHDC Opposition to 60 day notice STP Full Council.pdf](#)

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Dear Councilmembers,

We share the Council's goal of preventing displacement and supporting residents experiencing temporary financial hardship. As a nonprofit affordable housing provider committed to long-term housing stability in Saint Paul, we felt it was important to share our perspective on the proposed ordinance extending the eviction notice period.

Please find our attached letter outlining our concerns and the potential unintended consequences we believe this well-intentioned policy may create based on our experience working directly with residents. It is because of our deep commitment to housing stability that we feel compelled to raise these concerns.

We respectfully urge you to vote against the proposed ordinance and instead work with housing providers and community partners to advance solutions that more effectively connect residents to resources and support long-term housing stability.

Thank you for your continued leadership and your commitment to the residents of Saint Paul. We would welcome the opportunity to discuss our experience further.

Sincerely,

Amanda C. Novak  
Executive Director

Twin Cities Housing Development Corporation  
1360 Energy Park Drive, Suite 210  
St. Paul, MN 55108

651 292-0211 Ext. 222  
[anovak@tchdc.org](mailto:anovak@tchdc.org)

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## TWIN CITIES HOUSING DEVELOPMENT CORPORATION

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1360 Energy Park Drive • SUITE 210  
SAINT PAUL, MINNESOTA 55108-5252  
(651) 292-0211

March 9, 2026

Dear President Noecker and Members of the Council,

I am writing on behalf of Twin Cities Housing Development Corporation (TCHDC), a nonprofit affordable housing provider serving Saint Paul. We own and operate affordable housing across several Saint Paul neighborhoods, including more than 650 units. Our Tilsner property is in your Ward. Our mission is to provide and preserve stable, high-quality housing for low-income households, and we take that responsibility seriously.

We respectfully share concerns about the proposed extension of the current 30-day notice requirement for nonpayment of rent to 60 days.

We share the Council's goal of preventing displacement and supporting residents experiencing temporary financial hardship. Many households today are navigating economic instability, and immigrant families in particular are facing fear and disruption due to current federal policies and enforcement actions—policies we strongly oppose. Residents who have historically paid their rent but are experiencing temporary challenges deserve meaningful support and access to resources that help them remain stably housed.

Our concern is that extending the notice period may unintentionally create outcomes that make housing instability more difficult for residents to resolve.

In our experience working directly with residents, housing stability is most successfully preserved when financial disruptions are addressed early—before rent balances become overwhelming. When rent goes unpaid for extended periods, the total amount owed can quickly grow to several months of rent.

Once a household owes more than two months of rent, the likelihood that the balance can realistically be repaid declines significantly. Larger balances are harder for rental assistance programs to cover, more difficult for residents to repay through payment plans, and much more challenging for families or community networks to help resolve.

Under a 60-day notice requirement, a household may reach three months or more of unpaid rent before the first court appearance. At that point, what may have started as a temporary financial setback can become a much larger debt that is far harder for residents to recover from.

We appreciate the City's recent commitment to strengthening its Emergency Rental Assistance (ERA) program- growing the program to over \$3.8 million. These investments

reflect an important commitment to helping residents remain housed during a period of heightened economic uncertainty.

These resources create an opportunity to focus on earlier intervention, which we have found to be the most effective way to stabilize households. Connecting residents to assistance programs before rent balances grow too large significantly increases the likelihood that the situation can be resolved and that households can remain housed.

For this reason, we encourage the Council to consider policy approaches that emphasize early engagement and early access to rental assistance, rather than extending timelines in a way that may allow rent balances to grow larger before assistance is accessed.

One potential adjustment could be to pair the existing notice period with stronger early referral mechanisms—for example, ensuring that residents receive clear information about the City’s Emergency Rental Assistance program at the first notice of nonpayment and encouraging earlier connections to assistance providers.

This approach would build on the City’s recent investments in rental assistance and help ensure those resources are deployed in ways that most effectively support housing stability.

At TCHDC, eviction is always a last resort. We work diligently to stabilize households before pursuing legal action by helping residents access emergency rental assistance, establishing repayment agreements when possible, and connecting residents to available resources.

We remain committed to working with the City to support residents and preserve long-term housing stability in Saint Paul and hope we can find an approach to that truly benefits residents. Thank you for your leadership and for considering our perspective.

Sincerely,

A handwritten signature in blue ink that reads "Amanda C. Novak". The signature is fluid and cursive, with the first name being the most prominent.

Amanda Novak  
Executive Director  
Twin Cities Housing Development Corporation

**From:** [Allison Dohnalek](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)  
**Cc:** [Timothy A. Sullivan](#)  
**Subject:** Submission for Public Hearing (Ord 26-18) - March 11, 2026  
**Date:** Friday, March 6, 2026 5:05:36 PM  
**Attachments:** [image001.png](#)  
[MEMO St. Paul Pre-Eviction Notice \(3.6.2026\).pdf](#)

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Hello,

The attached memorandum, prepared on behalf of the Saint Paul Affordable Housing Coalition, is submitted for inclusion in the public record for the hearing regarding Ord 26-18 on March 11, 2026.

Thank you,

**Allison Dohnalek**  
Attorney  
DIRECT 612.349.5645 [V-CARD](#)

**BEST & FLANAGAN**

**BEST & FLANAGAN LLP**  
60 South Sixth Street, Suite 2700 Minneapolis, Minnesota 55402  
TEL 612.339.7121 FAX 612.339.5897 [BESTLAW.COM](#)

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## **Memorandum**

DATE: March 5, 2026  
TO: Mayor Kaohly Her, Saint Paul City Council, and City Attorney Irene Kao  
FROM: Tim Sullivan and Allison Dohnalek  
REGARDING: Proposed Pre-Eviction Extension Ordinance (Ord 26-18)

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This memorandum was prepared for the Saint Paul Affordable Housing Coalition regarding the Saint Paul City Council's proposal to extend the pre-eviction notice requirements for evictions based on non-payment of rent. This memorandum is submitted for inclusion in the public record for the hearing regarding Ord 26-18 on March 11, 2026.

### **I. Introduction**

Extending the time before landlords can commence eviction proceedings against tenants who haven't paid rent is unfair, unwise, and illegal. What the City Council is proposing, in the absence of a moratorium justified and implemented by the Governor, violates state and federal law and constitutes a taking of landlords' property and interferes with landlords' constitutional rights. And such an action would tortiously interfere with the landlords' rental contract rights. A 60-day "stay" of eviction proceedings with the hope that "rent help" funds might be found is unreasonable and far exceeds the 14 days prescribed by state statute. Landlords should not be forced to shoulder the full economic burden of conditions for which they are not responsible and for reasons they did not cause. An extended delay proposed by a municipality without providing for simultaneous payment violates multiple state legal rights. Even the eviction statute, Minn. Stat. § 504B.291, by its specific terms limits the evidence a tenant in default can offer to explain or justify being in arrears. Societal disruption is not valid evidence with which a tenant may legally defend against a claim for eviction caused by non-payment of rent.

City officials, in proposing an extended interference with landlords' rights to timely payment of rent, fail in their fiduciary duty to all citizens of Saint Paul. Rental contracts are a vital feature of Saint Paul city life, and it is improper and represents a conflict of interest for City Council members to favor certain tenant constituencies in an attempt to impose a burden on landlords by advocating that renters need not timely pay their rent and if they don't pay their rent they can extend their occupancy despite not paying. On a macro-policy level, this is terribly corrosive to goals of more rental housing in Saint Paul: Why would developers want to build or maintain multi-family rental properties if they can't be secure in their rights as landlords? It is unethical to assert



that defaulting tenants' rights should prevail over or eclipse landlords' rights to promptly access Housing Court if they are not timely paid.

## II. Background

By statute, landlords must give tenants 14 days' notice before bringing an eviction action for non-payment of rent. Minn. Stat. § 504B.321, subd. 1a. Saint Paul current requires 14 days' notice, but a 30-day notice requirement is set to take effect May 14, 2026.

Members of the Saint Paul City Council have now proposed an amendment that would extend the length of the required pre-eviction notice to 60 days.<sup>1</sup> The proposal is similar to one recently proposed by the Minneapolis City Council, which would extend Minneapolis' pre-eviction notice requirement from 30 days to 60 days.<sup>2</sup>

Like the Minneapolis City Council's proposal, the Saint Paul City Council's proposal is ostensibly a response to ICE's Operation Metro Surge in Minnesota.<sup>3</sup> As explained by the Minneapolis City Council members who authored Minneapolis's extension amendment, residents are assumed to have lost income and are at risk of eviction due to non-payment of rent because they have been afraid to leave their homes and go to work as a result of ICE's presence. Proponents of pre-eviction notice extensions argue that a 60-day notice requirement will give residents an extra month to acquire funds needed to cover missed rent and avoid eviction actions. Notably, the Governor has not declared a moratorium in response to Operation Metro Surge.

## III. Legal Challenges

The proposed amendment is vulnerable to Takings Claims challenges, which could result in protracted litigation and leave the City vulnerable to claims for money damages and other relief.

### A. The Takings Clause requires compensation for governmental taking of rental properties.

Both the federal and Minnesota constitutions prohibit the government from taking property for public use without just compensation. U.S. Const. Amend. V; Minn. Const. art. I, § 13. There are two main categories of Takings Clause claims: physical takings, which involve direct appropriations of property by government actors, and regulatory takings, which comprise overly burdensome government restrictions on the use of property. *Heights Apartments, LLC v. Walz*, 30 F.4th 720, 732-33 (8th Cir. 2022).

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<sup>1</sup> Ord. 26-18, available at <https://stpaul.legistar.com/LegislationDetail.aspx?ID=7937953&GUID=9D61BD9B-8F77-4BEA-AB92-200DD128ECA6>.

<sup>2</sup> Temporary Pre-Eviction Extension Ordinance (2026-00099), available at <https://lms.minneapolismn.gov/file/2026-00099>.

<sup>3</sup> See <https://www.twincities.com/2025/05/07/st-paul-city-council-rent-control-amendments/>; Temporary Pre-Eviction Extension Ordinance, Authors Memo, available at [https://lms.minneapolismn.gov/Download/FileV2/53076/Temporary%20Pre-Eviction%20Notice%20Extension%20Ordinance\\_FAQs%20Memo%20from%20Council%20Member%20Wonsley.pdf](https://lms.minneapolismn.gov/Download/FileV2/53076/Temporary%20Pre-Eviction%20Notice%20Extension%20Ordinance_FAQs%20Memo%20from%20Council%20Member%20Wonsley.pdf)

In recent years, federal courts have recognized the validity of takings claims in challenges to state and local eviction regulations in Minnesota. For instance, the Eighth Circuit held that a landlord sufficiently alleged that the Covid-19 eviction moratorium amounted to a physical and regulatory taking.<sup>4</sup> *Heights Apartments, LLC v. Walz*, 30 F.4th 720 (8th Cir. 2022). Notably, the court rejected the State’s argument that the moratorium could not constitute a physical taking because it only restricted *when* a landlord could evict a tenant, instead recognizing that the moratorium deprived landlords of their right to exclude (*i.e.*, evict) existing tenants—without providing any compensation to the landlords. *Id.* at 733. The court also concluded that the landlord sufficiently pled a regulatory taking in part because the landlord alleged that “it was deprived of its expected return on investment in the form of rental income.” *Id.* at 735.

Saint Paul’s own local regulations have also come under judicial scrutiny, such as an ordinance that placed restrictions on landlords’ ability to end leases with existing tenants, including by requiring “just cause” to terminate a lease. *Lamplighter Vill. Apartments LLP v. City of St. Paul*, 534 F. Supp. 3d 1029 (D. Minn. 2021). In that case, the court granted a preliminary injunction enjoining Saint Paul from enforcing the ordinance, including a finding that the landlord was likely to succeed on its claim that the ordinance constituted a taking. *Id.* at 1036. In so concluding, the court emphasized how the ordinance interfered with the landlords’ right to exclude others from their property and characterized the ordinance as “forc[ing] [landlords] to bear society’s burden related to housing needs.” *Id.*

## **B. The proposed notice extension is likely to raise Takings Clause challenges.**

The Saint Paul City Council’s proposed amendment implicates claims of both physical and regulatory takings because it effectively forces Saint Paul landlords to house non-paying tenants for a public goal of reducing homelessness during Operation Metro Surge and involves significant restrictions on landlords’ uses of their rental properties.

Like the regulations at issue in the cases previously discussed, the proposed ordinance would interfere with landlords’ right to exclude by barring their right to evict non-paying tenants for at least 60 days. In reality, this restriction would likely last significantly longer than two months, as the notice requirement sets the time a landlord must wait before *commencing* an eviction action in court.

Under the current 14-day notice framework, it takes up to 112 days for a landlord to recover possession and remove a non-paying tenant, accounting for the time needed to file an action, schedule an initial appearance with the court (typically three to five weeks after filing), schedule a motion hearing or trial, receive a writ of recovery from the court, and have the writ enforced. Throughout this time period, the landlord is not receiving payment. A 60-day pre-eviction notice requirement could increase this period to six months. In other words, the City would be requiring landlords to forgo their business of collecting rental income and house non-paying residents for more than two months—and possibly up to six months.

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<sup>4</sup> The case was ultimately dismissed on sovereign immunity grounds. *Heights Apartments, LLC v. Walz*, No. 20-CV-2051 (NEB/DJF), 2023 WL 11983851 (D. Minn. June 20, 2023), *aff’d*, No. 23-2686, 2024 WL 4850745 (8th Cir. Nov. 21, 2024).

This extended timeline caused by a 60-day notice requirement would be particularly burdensome to landlords in light of the absence of sufficient rental assistance resources for non-paying tenants. Rental assistance often becomes available to tenants only after an eviction filing. Moreover, Ramsey County emergency rental assistance is currently only available for a maximum of two months, regardless of the balance a tenant owes.

Accordingly, the City's proposal is effectively shifting the public burden of responding to homelessness to landlords and requiring landlords to bear the entirety of that cost.

**C. Saint Paul has no sovereign immunity defense.**

The Eleventh Amendment establishes a sovereign immunity defense for states by barring claims for damages against state officials in their official capacity in federal court. *Kruger v. Nebraska*, 820 F.3d 295, 301 (8th Cir. 2016). As a result, states and state officials are generally protected from lawsuits and the recovery of money damages absent a waiver of immunity or a statute allowing such suits. *Heights Apartments, LLC v. Walz*, No. 20-CV-2051 (NEB/DJF), 2023 WL 11983851 (D. Minn. June 20, 2023).

Unlike a state, the City of Saint Paul does not have Eleventh Amendment immunity from claims in federal court. *EEE Mins., LLC v. State of N. Dakota*, 81 F.4th 809, 816 (8th Cir. 2023); *Webb v. City of Maplewood*, 889 F.3d 483, 485 (8th Cir. 2018). Accordingly, the City could not rely on a sovereign immunity defense to a lawsuit challenging the 60-day pre-eviction notice requirement, leaving the City vulnerable to claims of damages.

**IV. Ethical Concerns**

In addition to making the City vulnerable to Takings Clause litigation, the proposed pre-eviction notice extension, and the impact it would have on landlords and the rental housing industry in Saint Paul, raises ethical concerns.

To ensure public trust, City officials must avoid the appearance of discrimination and/or favoritism. The proposed extension unfairly ignores landlords' reasonable expectations regarding the use of their property and would require landlords to bear the entire financial burden of the City's concern regarding increased homelessness as a result of Operation Metro Surge. Such a result would be unfair and at odds with City officials' ethical duties.

City officials must also act for the benefit of Saint Paul. While the authors of the proposed amendment no doubt believe that their proposal will temporarily benefit some Saint Paul residents, city officials must also consider the proposal's larger impact on the rental industry in Saint Paul. The 60-day pre-eviction notice requirement would create uncertainty with respect to landlords' rights and deprive them of their ability to earn income—and would be as destabilizing to the local rental industry as rent control measures.

**V. Conclusion**

For the foregoing reasons, the Saint Paul Affordable Housing Coalition requests that City officials reject the proposal to extend the pre-eviction notice requirement to 60 days and would

## *Memorandum*

Page 5

also request that the City Council revisit its previous decision to extend the currently operative 14-day pre-eviction notice requirement to 30 days, which is set to take effect in May.

**From:** [Kathryn Roys](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Date:** Friday, March 6, 2026 10:27:49 AM

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Saint Paul City Council

My name is Kathryn Roys, a homeowner and resident of Saint Paul, and a member of Neighbors Protecting Neighbors.

Please vote in favor of Ord 26-18.

The extension of protection this ordinance provides from 30 to 60 days is critical. Families need more than 30 days to find, apply for, and acquire affordable housing. Add to that caring for children, work, elder care, and daily life for someone who is not well-resourced, and it is nearly impossible to do in 30 days.

I have worked hard through the cold winter days to protect my neighbors, and we must keep them housed. These neighbors need Ord 26-18 as we all find our footing again in the coming months.

Sincerely,

Rev Kathryn Roys

--

Kathy

*I don't stand at vigils with a candle thinking it will change grief, despair or my government, I do it so that my government won't change me.*

**From:** [Taylor Baez](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** Public Comment Supporting Ord 26-18: Extending Pre-Eviction Notice Requirement  
**Date:** Thursday, March 5, 2026 5:41:22 PM

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Dear St Paul City Council Members,

My name is Taylor Ryan, and I am writing as a St Paul resident and a member of Neighbors Protecting Neighbors, a group of St. Paul residents dedicated to housing stability, safe zones from ICE, and police accountability. I urge the City Council to support Ordinance 26-18, which would temporarily extend the pre-eviction notice requirement in our Tenant Protections Ordinance from 30 days to 60 days.

Thirty days is simply not enough time for families to find affordable housing, save for first month's rent and deposit, apply for assistance and wait for approval, take unpaid time off work for court, or pack and move while keeping children stable in school. The pressure on families is already intense, with data showing a nearly 50% increase in eviction filings in Minnesota between December 2025 and January 2026.

For families experiencing job loss, illness, or immigration enforcement, even 30 days may not be sufficient to ensure stability. Extending the notice period to 60 days is a simple, humane fix that prevents crisis before it happens and strengthens our community's tenant protections.

I respectfully urge you to vote in favor of Ordinance 26-18.

Thank you for your consideration.

Sincerely,

Taylor Ryan (Baez), MA, LPCC (she/her)  
[Tailored To You Therapy](#) | [Interna Mental Health](#) | [Grander Peace Counseling](#) | [Method Creative](#)  
821 Raymond Ave, Suite 100, St Paul, MN 55114  
Phone: 651-419-0702 | Fax: 651-273-3326

*I check email Monday–Friday, 11 am–6 pm, as my schedule allows. Due to my availability, I cannot respond to crisis emails or crisis phone calls.*

*During emergencies, please call 911. During non-emergencies but need support, here are Warm Lines that commit to not contacting police while helping you:*

- [Call Blackline](#) prioritizes BIPOC and LGBTQ+ voices using a Black Femme Lens: (800) 604-5841
- [Trans Lifeline](#) is run by and for trans people: (877) 565-8860
- [Wildflower Alliance Peer Support Line](#) is run by trained peer supporters: (888) 407-4515
- [StrongHearts Native Helpline](#) centers Native Americans & Alaskan Americans: (844) 762-8483
- [Thrive Lifeline](#) is trans-led and operated: (313) 662-8209
- [LGBT National Help Center](#) is run by and for the LGBTIA+ family: (888) 843-4564

*Confidentiality Notice: This email may contain privileged information. If you're not the intended recipient, please notify me and delete this message. Electronic communication cannot guarantee confidentiality, therefore email should be used only for scheduling and administrative needs.*

**From:** [Rebecca Noecker](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: Eviction Notification Extension STP  
**Date:** Friday, March 6, 2026 7:52:54 AM  
**Attachments:** [TCHDC Opposition to 60 day notice Noecker.pdf](#)

---

Please add this to the public record.

Best,  
Rebecca

**Rebecca Noecker | Saint Paul City Councilmember, Ward 2**

15 West Kellogg Blvd – Suite 310B | Saint Paul, MN 55102  
651.266.8622 | [rebecca.noecker@ci.stpaul.mn.us](mailto:rebecca.noecker@ci.stpaul.mn.us)

**Stay connected to Ward 2!** [Sign up for quarterly e-newsletters](#), [like us on Facebook](#) and [follow us on Instagram!](#)

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**From:** Rebecca Noecker <[Rebecca.Noecker@ci.stpaul.mn.us](mailto:Rebecca.Noecker@ci.stpaul.mn.us)>  
**Sent:** Thursday, March 5, 2026 10:37 AM  
**To:** Rebecca Noecker <[Rebecca.Noecker@ci.stpaul.mn.us](mailto:Rebecca.Noecker@ci.stpaul.mn.us)>  
**Subject:** FW: Eviction Notification Extension STP

Best,  
Rebecca

**Rebecca Noecker | Saint Paul City Councilmember, Ward 2**

15 West Kellogg Blvd – Suite 310B | Saint Paul, MN 55102  
651.266.8622 | [rebecca.noecker@ci.stpaul.mn.us](mailto:rebecca.noecker@ci.stpaul.mn.us)

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**From:** Amanda Novak <[ANovak@tchdc.org](mailto:ANovak@tchdc.org)>  
**Sent:** Thursday, March 5, 2026 10:19 AM  
**To:** #CI-StPaul\_Ward2 <[Ward2@ci.stpaul.mn.us](mailto:Ward2@ci.stpaul.mn.us)>  
**Subject:** Eviction Notification Extension STP

Some people who received this message don't often get email from [anovak@tchdc.org](mailto:anovak@tchdc.org). [Learn why this is important](#)

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

Dear CM Noecker,

Thank you for your continued leadership on housing issues in Saint Paul. We appreciate the time and care you bring to addressing the challenges facing residents across the city.

I wanted to share our attached letter outlining why we do not support the proposed extension of the eviction notification timeline. As a nonprofit owner and steward of affordable housing, our goal is to keep residents stably housed while ensuring we can continue to operate and maintain our properties responsibly. We hope our perspective is helpful as you consider next steps.

Thank you again for your leadership and for taking the time to review our thoughts. I would welcome the opportunity to discuss this further if it would be helpful.

Best regards,  
Amanda

---

Amanda C. Novak  
Executive Director  
Twin Cities Housing Development Corporation  
1360 Energy Park Drive, Suite 210  
St. Paul, MN 55108  
651 292-0211 Ext. 222  
[anovak@tchdc.org](mailto:anovak@tchdc.org)

---

## TWIN CITIES HOUSING DEVELOPMENT CORPORATION

---

1360 Energy Park Drive • SUITE 210  
SAINT PAUL, MINNESOTA 55108-5252  
(651) 292-0211

Dear Councilmember Noecker,

I am writing on behalf of Twin Cities Housing Development Corporation (TCHDC), a nonprofit affordable housing provider serving Saint Paul. We own and operate affordable housing across several Saint Paul neighborhoods, including more than 650 units. Our Tilsner property is in your Ward. Our mission is to provide and preserve stable, high-quality housing for low-income households, and we take that responsibility seriously.

We respectfully share concerns about the proposed extension of the current 30-day notice requirement for nonpayment of rent to 60 days.

We share the Council's goal of preventing displacement and supporting residents experiencing temporary financial hardship. Many households today are navigating economic instability, and immigrant families in particular are facing fear and disruption due to current federal policies and enforcement actions—policies we strongly oppose. Residents who have historically paid their rent but are experiencing temporary challenges deserve meaningful support and access to resources that help them remain stably housed.

Our concern is that extending the notice period may unintentionally create outcomes that make housing instability more difficult for residents to resolve.

In our experience working directly with residents, housing stability is most successfully preserved when financial disruptions are addressed early—before rent balances become overwhelming. When rent goes unpaid for extended periods, the total amount owed can quickly grow to several months of rent.

Once a household owes more than two months of rent, the likelihood that the balance can realistically be repaid declines significantly. Larger balances are harder for rental assistance programs to cover, more difficult for residents to repay through payment plans, and much more challenging for families or community networks to help resolve.

Under a 60-day notice requirement, a household may reach three months or more of unpaid rent before the first court appearance. At that point, what may have started as a temporary financial setback can become a much larger debt that is far harder for residents to recover from.

We appreciate the City's recent commitment to strengthening its Emergency Rental Assistance (ERA) program- growing the program to over \$3.8 million. These investments reflect an important commitment to helping residents remain housed during a period of heightened economic uncertainty.

These resources create an opportunity to focus on earlier intervention, which we have found to be the most effective way to stabilize households. Connecting residents to assistance programs before rent balances grow too large significantly increases the likelihood that the situation can be resolved and that households can remain housed.

For this reason, we encourage the Council to consider policy approaches that emphasize early engagement and early access to rental assistance, rather than extending timelines in a way that may allow rent balances to grow larger before assistance is accessed.

One potential adjustment could be to pair the existing notice period with stronger early referral mechanisms—for example, ensuring that residents receive clear information about the City’s Emergency Rental Assistance program at the first notice of nonpayment and encouraging earlier connections to assistance providers.

This approach would build on the City’s recent investments in rental assistance and help ensure those resources are deployed in ways that most effectively support housing stability.

At TCHDC, eviction is always a last resort. We work diligently to stabilize households before pursuing legal action by helping residents access emergency rental assistance, establishing repayment agreements when possible, and connecting residents to available resources.

We remain committed to working with the City to support residents and preserve long-term housing stability in Saint Paul and hope we can find an approach to that truly benefits residents. Thank you for your leadership and for considering our perspective.

Sincerely,

A handwritten signature in blue ink that reads "Amanda C. Novak". The signature is fluid and cursive, with the first name being the most prominent.

Amanda Novak  
Executive Director  
Twin Cities Housing Development Corporation

**From:** [lindsay\\_cameron](mailto:lindsay_cameron)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Please support Ordinance 26-18  
**Date:** Wednesday, March 11, 2026 8:49:31 AM

---

You don't often get email from lecameron@gmail.com. [Learn why this is important](#)

Dear Councilmember Rebecca Noecker,

My name is Lindsay Cameron. I am a Ward 2 resident and a member of Neighbors Protecting Neighbors, a group of St. Paul residents dedicated to housing stability, safe zones from ICE, and police accountability. I urge the City Council to support Ordinance 26-18, which would temporarily extend the pre-eviction notice requirement in our Tenant Protections Ordinance from 30 days to 60 days.

Thirty days is simply not enough time for families to find affordable housing, save for first month's rent and deposit, apply for assistance and wait for approval, take unpaid time off work for court, or pack and move while keeping children stable in school. The pressure on families is already intense, with data showing a nearly 50% increase in eviction filings in Minnesota between December 2025 and January 2026.

For families experiencing job loss, illness, or immigration enforcement, even 30 days may not be sufficient to ensure stability. Temporarily extending the notice period to 60 days is a simple, humane fix that prevents crisis before it happens and strengthens our community's tenant protections.

I respectfully urge you to vote in favor of Ordinance 26-18.

Thank you for your consideration,  
Lindsay



8011 34th Ave S., Suite 126  
Bloomington, MN 55425  
Office Phone: 612.728.5770  
Office Fax: 612.728.5761  
[www.homelinemn.org](http://www.homelinemn.org)

Saint Paul City Hall

March 10, 2026

15 W Kellogg Blvd

Saint Paul, MN 55102

Re: Hotline Volume, Staffing, & Eviction Trends

### **Saint Paul City Council and Mayor Her:**

Thank you for the opportunity to share an update on current demand and emerging housing trends. **HOME Line strongly supports temporarily extending the pre-eviction notice requirement in Saint Paul to 60 days.** This is based on the below information and data regarding our clients and renter experiences in Saint Paul, along with our expertise in tenant/landlord law.

HOME Line's free and confidential tenant hotline opened in 1992 and has served the City of Saint Paul since 2006. Prior to that, HOME Line provided tenant organizing support to Saint Paul renters facing building-wide struggles and engaged in policy advocacy around local rental licensing and tenant protections at the city, state, and federal levels.

Right now, renters across the city and state are facing sudden income loss, fear-driven job disruption, and significant barriers to safely accessing housing courts, services, and legal & financial help. At this time, a notice period of anything less than 60 days is no longer sufficient to stabilize a household, secure financial assistance, seek legal advice, or negotiate a resolution. Extending the notice to 60 days is a modest but critical intervention that gives tenants a meaningful opportunity to prevent eviction before a court filing occurs. Evictions are costly, destabilizing, and often preventable. Providing additional time is a practical, humane policy response that helps preserve housing, reduces eviction filings, and saves lives by preventing cascading harms that follow displacement.

The data below illustrates why this extension is urgently needed. Without additional time built into the pre-eviction process, our already stretched housing stability ecosystem will be pushed beyond capacity. Legal service providers, financial assistance programs, court partners, and community-based organizations are already operating at or above their limits. When tenants have less than 60 days, crises escalate faster than our systems can respond. Without this temporary policy change, we will continue struggling to keep pace, alongside the renters we serve who are doing everything they can to stay housed.

### **Hotline Queues & Call Volume**

Over the last month, we are typically ending each workday with:

- **200–300 calls** remaining across our main queues (phone, email, and language lines)
- **50–100 calls** remaining in our dedicated eviction queue

It has been a very long time since we have been able to fully clear all queues. During historically slower periods (for example, around holidays), we have sometimes come close. However, even during Thanksgiving 2025, our staff took **148 calls on the Wednesday before the holiday**, and we still had multiple calls waiting in queues at the end of the day. We just completed our **busiest February on record**, with:

- **1,678 new client contacts (244 / 14.5% in St. Paul)**
- **1,390 follow-up client contacts (142 / 10% in St. Paul)**
- **3,068 total client contacts (386 / 12.5% in St. Paul)**

## Hotline Staffing

Our current hotline team includes:

- **5 full-time attorneys**
- **4 part-time attorneys**
- **2 full-time tenant advocates**
- **2 part-time tenant advocates**

Since the start of the COVID-19 pandemic, we typically had around **20 staff on the hotline at any given time**. Due largely to funding constraints, we now have **13 hotline staff** responding to significantly increased need.

## Financial Assistance (FA) Calls

Between **December 1, 2025 – March 8, 2026**, we received **618 FA calls (93 / 15% in St. Paul)**. During the same period the previous year (December 1, 2024 – March 8, 2025), we received **361 FA calls**. This represents a **71% increase** in financial assistance-related calls.

To put this in context, in the **last quarter alone we have received more financial assistance calls than in any quarter during the COVID-19 pandemic**. The final remaining moratorium protections ended on June 1, 2022.

In 2023, after the eviction moratorium ‘off-ramp,’ period had concluded, we received **737 total financial assistance calls for the entire year**, and no single quarter exceeded 253 calls.

In contrast, between December 1, 2025 and February 28, 2026, we reached **590 calls**. The first quarter of 2022, when RentHelpMN closed (on 1/28/22), was our previous highest quarter for financial aid inquiries at 415. The last three months were 42% higher than this.

This level of demand signals that renters are experiencing financial distress at rates comparable to, and in some aspects exceeding, peak pandemic conditions, but without the broad federal and state protections and financial supports that were in place at that time.

Tenants are clearly struggling to keep up with rent costs, even with significant mutual aid funds flowing into the state.

## **Eviction Filing Data**

### **Statewide Eviction Filings**

- November 2025: **1,996** | December 2025: **2,139** | January 2026: **2,326** | February 2026: **2,072**
- November 2024: **1,997** | December 2024: **2,167** | January 2025: **2,561** | February 2025: **2,120**

### **Ramsey County Eviction Filings**

- November 2025: **434** | December 2025: **354** | January 2026: **511** | February 2026: **379**
- November 2024: **438** | December 2024: **364** | January 2025: **457** | February 2025: **372**

### **St. Paul Eviction Filings**

- November 2025: **325** | December 2025: **270** | January 2026: **402** | February 2026: **295**
- November 2024: **380** | December 2024: **269** | January 2025: **397** | February 2025: **292**

With tens of millions of dollars flowing into Minnesota through mutual aid efforts, eviction filings should theoretically be significantly lower than last year (2025 had the highest filing rate we've ever seen with approximately 25,500 statewide). Because they remain largely on par, we can reasonably assume that eviction numbers would be substantially higher right now without those community-based interventions.

The 71% increase in financial assistance calls reinforces this conclusion: tenants are still struggling to maintain rent payments. Mutual aid may continue to fill some gaps, but it is not a sustainable long-term solution to structural housing instability. As of Friday March 5th, statewide eviction filings thus far in 2026 are approximately 3% below 2025's record filing trends—this gap has decreased since the end of January when filings were approximately 9% below 2025 trends.

## **Immigration-Related Housing Impacts**

We do not ask about immigration status as part of our intake process, which is minimal and takes less than one minute to complete.

However, once we began hearing from tenants impacted by Metro Surge, we started tracking calls in which tenants *voluntarily* shared that immigration enforcement activity was affecting their housing stability. This tracking is likely an underestimate of the impacts, because we are not proactively asking every client.

Since December 1, 2025, we have received **154 calls statewide** in which tenants identified immigration enforcement as impacting their housing. We can reasonably assume that the vast majority of these calls would not have occurred absent Metro Surge.

We are hearing significantly more questions about:

- Rent nonpayment
- Eviction filings
- Breaking leases due to fear or safety concerns
- Whether landlords can allow ICE into residential buildings
- Whether tenants can safely attend court hearings
- Whether requesting repairs or enforcing privacy rights could put tenants at risk

## Major Themes Across Calls

**Sudden and Severe Loss of Income:** Many tenants have lost jobs, had hours drastically reduced, or stopped working entirely due to immigration enforcement activity or fear of detention. In some cases, a detained family member was the primary wage earner, leaving households unable to pay rent almost overnight.

**Fear Keeping People Inside Their Homes:** Tenants report being afraid to leave their apartments — missing work, school, medical appointments, and grocery trips. Some are commuting long distances or out of state to seek income in areas they perceive as safer.

**Rent Nonpayment and Escalating Eviction Risk:** As income drops, rent goes unpaid. We are hearing from many tenants who are already behind and facing eviction filings or pre-eviction notices. Some had been maintaining payment plans from earlier hardships and can no longer keep up.

**Detention, Deportation, and Family Separation:** In households where a member has been detained or deported, the remaining tenants are suddenly responsible for rent they cannot afford while also navigating trauma and instability.

**Fear of Enforcing Rights or Accessing Systems:** Tenants are afraid to attend housing court, request repairs, challenge illegal fees, or assert privacy rights. Some have shared that their buildings are being monitored. Others report landlords threatening to contact ICE or allowing enforcement activity inside residential buildings.

**Desperate Attempts to Escape Harm:** We are hearing from tenants attempting to break leases, move out of state, or leave the country because they no longer feel safe. Some are now paying rent in two places or facing penalties for leases they felt forced to abandon.

## Capacity and FY27 Request

Our staff, and the staff of housing justice organizations across the ecosystem, are overwhelmed by community needs. Demand has significantly increased while staffing levels have decreased.

We will follow up shortly with our **FY2027 request to the City**, which reflects the urgent need to restore and expand hotline capacity in order to meet current demand and prevent avoidable displacement across the city.

Sincerely,

Eric Hauge

Co-Executive-Director

[erich@homelinemn.org](mailto:erich@homelinemn.org)

Jess Zarik

Co-Executive Director

[jessz@homelinemn.org](mailto:jessz@homelinemn.org)



March 11, 2026

To: St. Paul City Council

From: Cecil Smith, Minnesota Multi Housing Association

Re: Temporary pre-eviction notices extension ordinance

I am writing to convey the opposition of the Minnesota Multi Housing Association to any further extension of required notice periods for eviction filings in St. Paul.

We share the City's goal of housing stability. However, this proposal will not produce that result. Instead, it risks harming the very renters it seeks to protect while destabilizing the housing ecosystem that serves them.

MHA's major concerns with this policy include the following:

**1. Renters in St. Paul would fall behind renters in other cities.**

In Minnesota, many emergency rental assistance programs including Ramsey County Emergency Assistance and charitable resources are triggered only after an eviction filing has occurred. By delaying the ability to file, renters in St. Paul could effectively be placed at the back of the line for assistance compared to renters in neighboring jurisdictions. A longer pre-filing period may unintentionally delay access to help, allowing arrears to grow larger and making resolution more difficult.

**2. The timeline will create unmanageable bad debt.**

A 60-day pre-filing requirement does not mean 60 days total. By the time notice periods, court scheduling, and service timelines are added, nonpayment cases could stretch into four or five months before resolution. The resulting unpaid rent will often exceed what residents can realistically cure and what providers can sustainably absorb. Ramsey County emergency assistance funds may only be used to cover up to two months of rent, meaning the extended timeline would often push arrears beyond what available assistance can address. That accumulated bad debt weakens operating budgets and reduces the ability to offer payment plans or informal resolutions.

**3. The ordinance shifts costs onto housing providers and ultimately renters.**

Housing providers must continue paying mortgages, utilities, payroll, property taxes, insurance, and maintenance on time. There is no parallel 60-day grace period from lenders,

local government, or vendors. When losses increase, they are ultimately borne by the housing system through reduced reinvestment, deferred maintenance, higher risk premiums, and upward pressure on rents over time. Policies that transfer financial risk entirely onto one party distort the market and reduce long-term affordability.

**4. The proposal raises serious constitutional concerns.**

Requiring housing providers to continue providing possession of property for extended periods without the ability to seek timely judicial relief may implicate constitutional Takings principles. If the government mandates the use of private property for public purposes, such as absorbing the financial shock of broader social policy, it must provide just compensation. Prolonged, mandatory delays in access to the courts for rent recovery increase litigation risk and fiscal exposure.

**5. Rent collection data disputes that there is a crisis.**

We have included the data below from our industry rent collection data which will show that the difficulties facing a small subset of renters is being addressed, and that people are paying their rent. This data was shared with all council members and the Mayor's Office upon completion yesterday.

We urge the Council to reject the proposed extension. Housing stability requires both compassion and financial sustainability. Undermining the latter ultimately harms the former.

cc: Mayor Kaohly Her



### **Stable Rent Payments Signal No “Crisis”**

Today, the Minnesota Multi Housing Association released rent collection data that shows stable rent collections across a large sample set from members of the association.

The 2026 first quarter data from 46,510 units indicates:

	Rent Collected (units)
6-Jan-26	91.6%
6-Feb-26	91.6%
6-Mar-26	91.5%

The sample includes all types of rental housing: subsidized housing, naturally occurring affordable housing, and market-rate housing. The sample includes the metropolitan area, especially Minneapolis and St. Paul, Rochester, and St. Cloud.

The 2025 vs 2026 first quarter data from 20,789 units indicates:

	Rent Collected (units)
6-Jan-25	95.7%
6-Feb-25	95.9%
6-Mar-25	96.3%
6-Jan-26	95.8%
6-Feb-26	96.3%
6-Mar-26	96.3%

The sample includes the following types of rental housing: naturally occurring affordable housing and market-rate housing. The sample includes the metropolitan area, especially Minneapolis and St. Paul, Rochester, and St. Cloud. Year-over-year data was not available for subsidized units and some market-rate properties, hence the smaller sample set.

In St. Paul, 2025 vs 2026 first quarter data from 3,524 units indicates:

	Rent Collected (units)
6-Jan-25	97.5%
6-Feb-25	97.6%
6-Mar-25	97.4%
6-Jan-26	96.9%
6-Feb-26	97.9%
6-Mar-26	97.1%

The sample includes the following types of rental housing: naturally occurring affordable housing and market-rate housing.

Cecil Smith, President and CEO, remarked, “The data is clear that rent payments have remained stable on a year-over-year basis and through each month of the first quarter, despite recent events that affected many households. The generosity of neighbors helping neighbors across Minnesota has helped bridge the gap for those who had needs. Renters who are behind on rent are working with their housing providers through payment plans.”

The stable results of this survey are supported by Housing Court data that show no change in eviction filings. Requests for emergency assistance have also been stable.



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The stable results of this survey are supported by Housing Court data that show no change in eviction filings. Requests for emergency assistance have also been stable.

Contact: Cecil Smith – 612-730-7887 for questions and interviews

**Megan Jekot**

---

**From:** Marty McDonough <marty.mcdonough@mmha.com>  
**Sent:** Tuesday, March 10, 2026 12:21 PM  
**To:** Megan Jekot  
**Cc:** #CI-StPaul\_Ward2  
**Subject:** MHA Rent Collection Data  
**Attachments:** MHA Rent Collection Survey release 03-10-26.pdf

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

Hi Megan,

We thought this rent collection data, released today, would be helpful in the debate over the extension of the pre-eviction notice period.

MHA does not believe that this ordinance change is needed or warranted, and the data backs that up, as you will see.

Feel free to reach out with any questions? This data has been shared with a multitude of media outlets and other public leaders today.

Thanks,

Marty McDonough  
MHA Government Affairs

**From:** [Autumn Vagle](#)  
**To:** [#CI-StPaul Council](#); [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** Written Testimony Calling for Eviction Notice Extension to 60 Days  
**Date:** Wednesday, March 11, 2026 9:27:47 AM

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You don't often get email from autumnvagle@gmail.com. [Learn why this is important](#)

To the Saint Paul City Council:

Hello, my name is Autumn Vagle and I am a St. Paul Hamline-Midway resident, graduate of Hamline University, and organizer with Twin Cities United Performers. I work for a nonprofit in downtown St. Paul and have worked with many St. Paul businesses and business owners. I also perform in a local band, so I have insight into many different aspects of the Twin Cities community and a deep love for our Capitol city.

What I have witnessed firsthand in my own neighborhood and all the other communities that I'm connected to is that the absolute reckless display of violence during Operation Metro Surge has left a deadly stain of intimidation on so many Minnesotans. So many in our communities have feared and continue to fear leaving the safety of their homes to pursue the lives they've known; too scared to go to work, school/college, get groceries and key essentials, etc.

While this feeling of fear is slightly going away, it is still a stain, and as you can imagine, it has left a tremendous negative impact on families with low means. Not earning income. Rent is still due each month.

It is the government's responsibility to operate for its constituents. I am writing this testimonial to urge the St. Paul City Council to provide the most minimal relief for my neighbors by extending the eviction notice to 60 days, which is what is being asked of Minneapolis, as well. This will provide neighbors more time and honestly a bit of deserved grace to fulfill their rent during this unprecedented time.

I ask this of you today, and also urge you to continue to support all related community relief efforts and oppose ICE and all federal and local police violence in our city.

Thank you.

**From:** [Naomi Shapiro](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Pause Evictions Now  
**Date:** Sunday, March 15, 2026 4:06:45 PM

---

You don't often get email from naomishapiro16@gmail.com. [Learn why this is important](#)

Dear St. Paul City Council Representatives

The City of St. Paul must act **now** to implement an immediate pause on evictions. For months, the climate of fear and terror created by ICE operations has forced many of our neighbors to shelter in place, afraid to leave their homes even for work. This state of duress has led to lost wages, falling rent balances, and the looming threat of displacement.

We must pause evictions immediately for the following critical reasons:

- **Stability for Recovery:** Families affected by recent immigration enforcement need time and safety to return to work and stabilize their finances without the constant threat of losing their homes.
- **Preventing a Homelessness Crisis:** Mass evictions will directly increase the number of unhoused residents, placing an avoidable and massive burden on city resources and emergency shelters.
- **Economic Common Sense:** Keeping families in their homes and active in the workforce is far more beneficial to our local economy than forcing them into government dependency through displacement.
- **Community Integrity:** We cannot claim to support our neighbors while allowing them to be forced onto the streets due to circumstances beyond their control. We did a great job protesting the ICE presence and we cannot not desert those affected now in their time of need.

St. Paul leaders must recognize that every eviction resulting from this crisis is preventable. We demand a pause on all eviction proceedings immediately to protect our community and our economy. Minneapolis passed an eviction pause, though it was vetoed by the mayor, let's do them one better and a pause.

Sincerely,

Naomi Susan

2007 Selby Ave.

St. Paul

--

*"You can't go back and change the beginning, but you can start where you are and change the ending."*

— C.S. Lewis

**From:** [Silver Moran-Stewart](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: Pre-eviction filing period  
**Date:** Friday, March 20, 2026 1:06:31 PM

---

## Please add to public records

---

**From:** Erica Ford <holteford@gmail.com>  
**Sent:** Thursday, March 19, 2026 7:49 PM  
**To:** #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>  
**Subject:** Pre-eviction filing period

Some people who received this message don't often get email from [holteford@gmail.com](mailto:holteford@gmail.com). [Learn why this is important](#)

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

Hello, I am just writing to lend my SUPPORT to extending the pre-eviction filing period for ALL ST. PAUL RESIDENTS.

Thank you,  
Erica Ford  
Battle Creek resident