

From: [Kaleb McCulloch](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: SPAC_LOS_Ord. 25-29_Rent Stabilization Amendment
Date: Monday, April 7, 2025 8:24:47 AM
Attachments: [SPAC 4.9.25 Ord 25-29 Rent Stablization Amendment Public Comments.pdf](#)

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

Hello,

Please find attached the St. Paul Area Chamber's letter of support for Wednesday's public hearing on Ord. 25-29, amending Chapter 193A.08 of the Legislative Code pertaining to rent stablization.

Thank you,
Kaleb

April 9, 2025

Council President Rebecca Noecker
Councilmember Anika Bowie
Councilmember Saura Jost

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

Re: Ord. 25-29, Amending Saint Paul's Rent Stabilization Ordinance

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 to express our strong support for the proposed amendment to Saint Paul's rent stabilization ordinance. This amendment is a necessary step toward addressing the city's critical housing shortage.

The current ordinance has led to a precipitous drop in new construction permits as developers struggle to secure financing for projects. Saint Paul was already facing an 11,000-unit housing deficit when the rent stabilization ordinance went into effect in 2022. New housing permits have plummeted since then, with the city only issuing 404 permits in 2024. This trend will push the city further from meeting its housing goals—both downtown and citywide.

Housing development requires policies that encourage growth, not ones that deter it.

The Downtown Investment Strategy sets a bold goal of tripling the downtown population from 10,000 to 30,000 residents. The city is pushing initiatives like the Catalyzing Underutilized Buildings (CUB) Tax Credit and The Heights to spur new housing, but these efforts depend on private investment. Uncertainty surrounding the current rent stabilization ordinance has made securing financing more difficult and continues to create barriers to the success of these initiatives. Revising the rent stabilization ordinance is a necessary step to ensure Saint Paul attracts the investment needed to meet its housing goals.



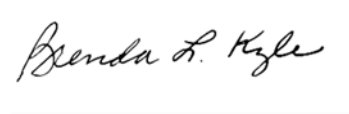
Capital investors assess risk in a national and international ecosystem, and right now, Saint Paul stands out as an outlier. Investors will continue to shift their investments elsewhere without a policy that promotes housing creation, leaving the city with fewer new units and higher rents. Adopting this amendment will reduce financial barriers to expanding Saint Paul's housing supply and create opportunities for both market-rate and affordable housing projects.

Rent increases in Saint Paul stem from supply and demand imbalances. Restrictions on development, rising labor and material costs, and policy uncertainty have all contributed to a constrained housing market. The only way to bring stability and choice to residents is to increase supply. This amendment is a necessary course correction to ensure Saint Paul is a place where people want to build, invest, and live.

We urge the City Council to support this amendment and take meaningful action to encourage housing development. Saint Paul is falling behind in its housing stock, and without immediate action, the gap will widen further.

Thank you for your time and attention. Please don't hesitate to reach out with any questions.

Sincerely,



B Kyle
President and CEO
St. Paul Area Chamber



From: [Jeremy Armstrong](#)
To: [*CI-StPaul Contact-Council](#)
Subject: (Public Comment) Rent Control
Date: Sunday, April 6, 2025 6:56:27 PM

[You don't often get email from jjarms1@live.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

St. Paul has had significant development adversity long before rent stabilization passed. While it can be argued that it impacts rental housing supply right now, that also doesn't mean "housing" supply. The laws around condominium development need to be changed and prioritized.

My three issues with this rent control topic being raised...

1. There are plenty of vacancies in existing apt buildings. (So need more than the new permit data comparison to justify).
2. Changing something drastically after a vote is put, and passed, to the people.
3. This should be voted on after achieving a full council.

Thank you.
Jeremy Armstrong
Downtown St.Paul resident

From: [Anne Nelesen](#)
To: [*CI-StPaul Contact-Council](#)
Subject: I support housing!
Date: Sunday, April 6, 2025 1:28:15 PM

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

I am a lifelong resident of St Paul with a few temporary moves in and out. I am in full support of the amendment to the rent stabilization ordinance. I drive by buildings and see potential in housing for the many who need it --who want to live in the city but cannot--like my aging parents.

PLEASE add me to the list of St. Paul residents who want more and better housing but also protections from slum lords preying on residents.

Thank you!
Anne Nelesen
1205 Bayard Ave, St Paul, MN 55116
651-587-7492

From: [Merritt Clapp-Smith](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Support for ordinances to amend rent stabilization and tenant protections
Date: Sunday, April 6, 2025 3:51:42 AM

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

Dear St. Paul City Councilmembers,

I am writing to express my extremely strong support for the ordinances you are considering on rent stabilization amendments and tenant protections. I think it is absolutely essential that we exempt new housing development from the rent stabilization rules. The ideas and values that motivated voters to pass rent stabilization were very understandable and for the right reasons. Most people in Saint Paul care about the long-term supply and affordability of housing in our city and believe in having a range of options for all people to choose from.

The idea of limiting rent increases is tempting. Unfortunately, we don't live in a reality whereby we can set rules for new developers in our city and expect them to still do business here. Aside from the extremely vital and noble work of affordable housing developers, who specialize in that production field, other housing developers and their investors are business people who can do business where they find it attractive. They will go to places where they feel like the market for their business is strong and where they don't have to play by rules that nobody else is setting for them. I wish this wasn't the case, but it is. In the Twin Cities region alone, there are dozens of other cities where housing developers can build that don't have the rules that Saint Paul has put in place.

When rent stabilization went into effect, it had the immediate and chilling effect of closing down almost all new housing production in the city of St. Paul. This has been devastating to the City's ability to grow its housing stock, which is the most important way to address long-term diversity and affordability of housing options.

The most powerful tool that the city of Saint Paul and almost everywhere else in the United States has to address long-term affordability is to encourage housing production with every means possible. This means zoning rules, land use policy, cooperative relationships with housing developers, and a balanced regard for neighborhood input on important development projects. Saint Paul has been a leader on almost all of these fronts, particularly in recent years. If the City Council moves forward and amends rent stabilization to exempt new housing development, then all of the other tools that you've been working so hard on can finally come to fruition and help Saint Paul grow its housing supply across all neighborhoods and housing types.

I've been thinking about housing policy for decades as a professional city planner. My first internship was for the Fenway neighborhood in Boston where I wrote an inclusionary zoning ordinance to provide density bonuses for developers that would include affordable housing units in their projects. I worked on zoning policy for the city of Saint Paul to reduce parking requirements, to up-zone mixed use districts, and to provide an incredible platform for 1000s of housing units to be built at the Highland Bridge site.

After leaving the city of Saint Paul, I spent seven months as the project manager for the Governor's task force on housing, and helped produce a report on housing strategies that the State should advance to increase our supply and affordability of housing across all types of

communities. Even within the rent subcommittee of that housing task course, which was composed of housing leaders from across our state, a very intentional decision was made not to recommend rent stabilization among the strategies in that report. The group agreed that although rent stabilization sounded tempting, it had been proven not to work as hoped in different places across the nation, and was seen as a failed policy tool. I think our recent experiment in Saint Paul has proven that to be absolutely the case. The problem is that not only is it a failed tool, but it has worked to do the exact opposite of what we need done, which is to produce more housing to meet supply with robust demand.

Please vote to support these two ordinances and in particular to exempt new housing production from the rent stabilization. We need to let our housing markets work again to make our city a great place to live for all types of people across all of our neighborhoods. Lots of great housing means lots of great people and lots of great tax base.

Thank you for your consideration and for your hard work and leadership in our city.

Merritt Clapp-Smith

228 East 8th St, St. Paul 55101

Former renter, former housing owner, current condo owner, and anticipated future renter - all in St. Paul

From: craigsmithmn@yahoo.com
To: [*CI-StPaul Contact-Council](#)
Subject: Rent stabilization
Date: Sunday, April 6, 2025 2:54:38 AM

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I support the rent stabilization amendment and urge you to pass it. Housing is in crisis and the rent stabilization regulations are stifling new construction. A good step is to exempt new construction from those measures to encourage more housing.

Craig Smith
228 E 8th St
55101

From: [Becky R. Ford](#)
To: [*CI-StPaul Contact-Council](#)
Subject: In support of amending the rent stabilization act
Date: Saturday, April 5, 2025 8:04:44 PM

You don't often get email from becky.r.ford1@gmail.com. [Learn why this is important](#)

Dear Council Members,

I am writing too urge you to vote in favor of amending the rent stabilization act to exempt new construction from rent control. Though I understand the original intent of the rent control referendum vote, an unintended consequence is that it discouraged new building, and especially expensive high density housing. High rents are partially a supply and demand problem, and City Council must act to increase supply by making St Paul a more attractive city to developers.

Than you for you consideration.

Becky Ford

1040 Laurel Ave, St Paul, MN 55104

From: [Galen Benshoof](#)
To: [*CI-StPaul>Contact-Council](#); [#CI-StPaul_Ward1](#)
Subject: Please support changes to rent stabilization
Date: Saturday, April 5, 2025 12:10:54 PM

Hello,

I am a resident of Ward 1. I urge the Council to pass Ordinance 25-29, amending rent stabilization. We need new housing in Saint Paul, and we need it now. But it is obvious that we are not going to get the thousands of new units we need without exempting new construction from rent stabilization.

Waiting years to make any changes would lock in our current housing shortage and turn it into a crisis. Especially given the precarious economic situation, Saint Paul cannot afford to wait. The only way for our city to alleviate the growing burden that property tax increases are causing for low-income renters and homeowners is to build more housing.

Please support this common-sense enhancement to current policy.

Galen Benshoof
1068 Laurel Ave

From: [Steve Gjerdingen](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Rent Control amendment for new development
Date: Saturday, April 5, 2025 12:00:28 AM

I am told that the St. Paul city council will be voting on a rent control amendment to allow new developments to occur without rent control. Please pass this amendment! I am a resident in Ward 5 who purchased in St. Paul 3 years ago and has been sadly watching the following:

- * Property values continuing to stagnate in St. Paul
- * Lack of development in my immediate area and city as a whole
- * Businesses leaving the area
- * Continued growth of graffiti, copper theft, and trash in my immediate vicinity.

Stifling land values in the city and placing rent control limits lower than inflation continues to ensure that buildings will deteriorate and new development won't come in. I would like to see growth in my city and more responsible tenants move into the neighborhood. I regularly see tons of trash where we have apartments. I don't think reducing the rent every year (this is what happens when rent can't keep pace with inflation) will encourage more responsible tenants to move in who don't make a mess of this place.

--Steve Gjerdingen

From: [Gabriel Salah-Pfeiffer](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Comment Regarding Amending Chapter 193A.08 of the Legislative Code pertaining to rent stabilization.
Date: Monday, April 7, 2025 3:45:25 PM

You don't often get email from gpfeiffer99@gmail.com. [Learn why this is important](#)

Hello,

I am a resident and landlord in Ward 2 and am against this amendment. The current exemption process for rent control is incredibly permissive, and any landlord should be able to use that process already if they need to increase rent.

Housing is a human right, and the constituents of Saint Paul would not have fought for, and voted in favor of this ordinance if an unregulated market would solve the housing crisis. Please listen to your constituents instead of large landlords and developers, and explore ways the city can support alternative housing models such as land trusts, cooperatives, and quality public housing instead of caving to pressure from developers who only are concerned about their profit margins.

Best,
Gabe

From: [jonathan.feldman](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: For Rent Stabilization Amendment and Renter Protections
Date: Monday, April 7, 2025 3:43:04 PM

[You don't often get email from jonfeldman22@msn.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Councilmembers,

I am a downtown renter who is excited to see the proposed rent stabilization amendment to exempt new construction because it will be exciting to begin to see new construction which will mean a stronger tax base for our city, more neighbors supporting local businesses, and more options for renters throughout our city. I still believe downtown can climb out of its current stagnation and passing these common sense measures are a great step.

Thanks,
Jonathan Feldman
401 Sibley St Apt 302
55101

From: [Michele Molstead](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Support for ordinances to amend rent stabilization and tenant protections
Date: Monday, April 7, 2025 1:48:05 PM

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

Dear Saint Paul City Council Members,

I reside in Ward 1. I support a yes vote on Ordinance 25-29, amending rent stabilization, and Ordinance 25-31, strengthening tenant protections. These ordinances benefit both our city's renters and homeowners. Also, this morning I read the Saint Paul Area Chamber's letter of support for the Ordinance 25-29, which reminds me that local businesses can benefit, too.

Please support these practical adjustments to our city's policies.

Michele Molstead
702 Holly Avenue
55104

From: [Chip Addington](#)
To: [*CI-StPaul Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)
Subject: rent control public comment comment
Date: Monday, April 7, 2025 12:24:24 PM

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

Hi,

Please exempt new buildings so St Paul can catch up on housing stock.

Thanks

--

Chip Addington,

Addington Company LLC

www.AddingtonCo.com

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: Open Letter For Public Comment And Record
Date: Monday, April 7, 2025 9:56:09 AM
Attachments: [Saint Paul City Council Renters Protections.pdf](#)

For Ord 25-31

From: Ianni Houmas <iannid2p@outlook.com>
Sent: Monday, April 7, 2025 09:10 AM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; Doua Yang <Doua.Yang@ci.stpaul.mn.us>; Jenne Nelson <Jenne.Nelson@ci.stpaul.mn.us>; Kristin Koziol <kristin.koziol@ci.stpaul.mn.us>
Subject: Open Letter For Public Comment And Record

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

Saint Paul interim Councilmember seat Ward 4,

I am writing to express my strong support for the adaptation and strengthening of Saint Paul's renters' rights. As a resident of Saint Paul, I have witnessed firsthand the increasing challenges faced by renters in our city, and I believe that proactive measures are necessary to ensure fair and equitable housing for all.

The challenges we face today are echos of the housing crises of 2007, disproportionately affecting the very same zip codes across our metro: for Saint Paul it is 55106 that's most impacted. We continue struggling with insufficient safeguards in preventing this socioeconomic kicking of the can. 18 years since so many homes were lost, the crisis reappears as an issue of Renters Rights which carries forward the disenfranchising effects of generational upward mobility that real property once offered.

The current housing market presents significant hurdles for renters:

- **Rising Rents:** The escalating cost of median rent has increased more than 20% over the last 5 years in Saint Paul, placing an undue burden on individuals and families, making it difficult to afford basic necessities. Nearly 40% of renters now spend more than 30% of their income on housing, pushing them into financial instability.
- **Lack of Affordable Housing:** Saint Paul has experienced a steady decline in available affordable housing, with vacancy rates dropping to under 3%, leaving

lower-income residents with limited options to safe and stable living conditions.

- **Insufficient Protections:** Existing renter protections do not adequately address issues such as unfair evictions, substandard housing conditions, and discriminatory practices.
- Minnesota ranks among the worst states for renter eviction protections, with over 24,000 evictions filed 2024, disproportionately affecting women, low-income and minority communities. Research shows that eviction filings spike disproportionately in low-income communities, with families 2-3 times more likely to face sudden displacement.
- A lack of lease transparency leads to hidden fees and unpredictable rental hikes, exacerbating the financial strain on tenants.
- Many renters are unaware of their rights, leading to further issues. Studies show that over 50% of renters are unaware of their rights, leaving them vulnerable to predatory practices.

I urge the City Council to consider the following adaptations to Saint Paul's renters rights:

Unified rental agreements: Possibly offering several options to choose.

- **Rent Stabilization:** Implement measures to limit annual rent increases, ensuring affordability. The 2021 3% cap referendum has been debated, particularly with upcoming modifications to exclude new construction. Without careful adjustments, this could lead to further socioeconomic gentrification, as older buildings deteriorate while new developments flourish. A test pilot program in downtown should be explored before broader implementation.
- **Enhanced Eviction Protections:** Strengthen eviction protections to prevent unfair and retaliatory evictions, requiring landlords to provide clear and justifiable reasons for eviction. This includes mandating longer notice periods, and greater support for renters facing eviction.
- **Improved Housing Standards:** Enforce stricter maintenance codes, requiring mandatory inspections every two years and timely repairs to ensure habitable

living conditions.

- **Increased Transparency & Education:** Partner with advocacy groups like Home Line to provide accessible information. Initiating landlords/management groups to provide information on programs to educate renters about their rights and responsibilities, providing access to resources and legal assistance. This could include online portals, printed materials, and community workshops.
- **Stronger Enforcement Mechanisms:** Enhance enforcement mechanisms to hold landlords accountable for violations of renters' rights. Including increased penalties for non-compliance helping to ensure accountability with city regulations.
- **Protection Against Discrimination:** Strengthen policies against source-of-income discrimination, and family status. Which disproportionately affects voucher holders and low-income tenants.

By adapting and strengthening Saint Paul's renters' rights, we can create a more equitable housing market that benefits all residents. These changes will foster stability, financial security, and thriving community for renters who contribute to the city's growth and diversity.

I respectfully request that the City Council give serious consideration to these recommendations and engage in open dialogue with renters, landlords, and housing advocates to develop effective solutions for Saint Paul's housing landscape, our Familia!

Thank you for your time and dedication to this crucial issue. Please find attached as a pdf if needed.

Sincerely,

Ianni Houmas,
Ward 6, Dist. Council-2 Resident
6512101936
IanniD2P@outlook.com

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From: [Marvalyne Tripp](#)
To: [Greg Weiner](#)
Subject: FW: Public Comment on Rent Control Amendment
Date: Monday, April 7, 2025 4:48:35 PM
Attachments: [image001.png](#)
[image001.png](#)

Thanks Greg

From: Paul Fiesel <plfiesel@gmail.com>
Sent: Monday, April 7, 2025 4:44 PM
To: Marvalyne Tripp <Marvalyne.Tripp@ci.stpaul.mn.us>
Subject: Re: Public Comment on Rent Control Amendment

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

Yes, thank you.

On Mon, Apr 7, 2025, 4:33 PM Marvalyne Tripp <Marvalyne.Tripp@ci.stpaul.mn.us> wrote:

Hello Paul,

Thank you for writing into Ward 3. Your message is important to us and has been flagged for Councilmember Jost's awareness. Would you like your email in its entirety added to the public record for this item.

Best,
Marvalyne

Marvalyne Tripp

Executive Assistant to Councilmember Saura Jost

Pronouns: She/Her

Saint Paul City Council Ward 3

[15 West Kellogg Boulevard, Suite 310](#)

[Saint Paul, Minnesota 55102](#)

[Office : 651-266-8630](#)

Direct: 651-266-8633

Marvalyne.Tripp@ci.stpaul.mn.us

www.StPaul.gov



SAINT PAUL
MINNESOTA

From: Paul Fiesel <plfiesel@gmail.com>
Sent: Monday, April 7, 2025 4:26 PM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Public Comment on Rent Control Amendment

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

Dear Councilmember Jost,

Please support the rent control amendment (Ord 25-29) and tenant protections ordinance (25-31). We need to protect renters while also building new housing. Rent control is one of the factors which led to a sudden decrease in residential development in Saint Paul. The proposed amendment still retains rent control within the majority of rented homes and promotes development within this city.

Best regards,

Paul Fiesel
[1922 Jefferson Avenue](#)

From: [Tom Basgen](#)
To: [*CI-StPaul Contact-Council](#)
Subject: FW: RSO letter
Date: Monday, April 7, 2025 4:47:10 PM

Please submit this to the public record for the RSO amendment.

Tom Basgen (he/him)
Legislative Aide to Councilmember Saura Jost
Saint Paul City Council – Ward 3
15 W Kellogg Blvd. Suite 310C
Office: 651-266-8631
Direct: 612-360-9506

From: frankjossi@comcast.net <frankjossi@comcast.net>
Sent: Thursday, April 3, 2025 3:11 PM
To: Tom Basgen <Tom.Basgen@ci.stpaul.mn.us>
Subject: quick question

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

Tom,

Please know I personally support Saura Jost's proposed changes to the rent control ordinance and I'd be in favor of tenant protections as proposed. We need to make development easier and more stable in St. Paul and this measure will help get us there.

Frank

Frank Jossi
(cell) 651-206-2558
<https://jossi.pressfolios.com/>
Journalist, Contract Scribe, Storyteller

From: [Tom Basgen](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: FW: Supporting Saura's position on rent control ordinance
Date: Monday, April 7, 2025 4:46:02 PM

Please submit this to the record for the RSO amendment.

Tom Basgen (he/him)
Legislative Aide to Councilmember Saura Jost
Saint Paul City Council – Ward 3
15 W Kellogg Blvd. Suite 310C
Office: 651-266-8631
Direct: 612-360-9506

From: Judy Jossi <jjossi@sliceconsulting.com>
Sent: Monday, April 7, 2025 10:11 AM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Supporting Saura's position on rent control ordinance

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Hello
I support the position on rent control to improve the development of housing in Saint Paul.
The Highland Bridge development shows the negative effect this has had on the plan for that community.
I also support the tenant protection proposal and I think it is important to encourage compromise and thoughtful policymaking at a time when our national discourse is especially dismal.
Thank you

Judy Jossi
jjossi@sliceconsulting.com
612-716-7077

From: [+1 612-816-3281](tel:+16128163281)
To: [CouncilHearing_English \(CI-StPaul\)](#)
Subject: Voice Mail (38 seconds)
Date: Monday, April 7, 2025 4:20:35 PM
Attachments: [audio.mp3](#)

This is Ann Parker ANNEPARKER at 1123 Portland Ave., Saint Paul 55104, phone number 612-816-3281. I'm calling in support of the rent stabilization bill and also the tenant protections. I know that Anika is supporting these and my hat's off to her. And that's how I feel too. Thanks. Bye.

You received a voice mail from [+1 612-816-3281](tel:+16128163281).

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