

March 4, 2020

Councilmember Jane Prince - Ward 7  
15 Kellogg Blvd. West  
320-C City Hall  
St Paul, Mn 55102

Dear Councilmember Prince,

I participated in yesterday's discussion with a working group that included elected officials, senior administrators in the City Administration, the leadership of the Minnesota Multi Multi-Housing Association, and five St. Paul housing providers who collectively offer housing to an estimated 10,000 of our fellow citizens.

During this conversation, city representatives shared draft language for the S.A.F.E. Housing St. Paul policy agenda, describing the policies and ordinances as reflecting the input of both owners and renters. Unfortunately, this description is inaccurate.

To date, the process and its outcome do not reflect the knowledge, expertise and insight of key stakeholders – those housing providers who offer renters with safe, affordable and well-maintained housing. Our main concerns include factors that discourage investment in such housing at a time when this is a critical need, not just here but across the state and around the country. Specifically, these concerns include:

- a. Tenant Screening Guidelines
- b. Security Deposit Limitations
- c. Just Cause Notice

The most flawed element in the proposed ordinance is the "Just Cause" provision. As drafted, this provision would enable and protect individuals who engage in disruptive behaviors in rental housing communities, especially those who harass – even threaten – fellow residents. Operating properties to benefit *all* residents is a challenge, and this proposed provision will fundamentally impair property managers from creating and maintaining a safe, peaceful and well-maintained housing environment.

Yesterday, we were informed that the Mayor will be holding a press conference today to announce the S.A.F.E. agenda. This apparent rush to stake out a public position will not facilitate the best possible outcome for those who deserve safe, affordable and well-maintained housing.

All stakeholders would benefit if this process were to begin with a more substantive back-and-forth between all stakeholders, rather than pushing to impose a quick solution. Are there bad landlords? Absolutely, just as there are bad tenants. We should not countenance either. But if this one-size-fits-all policy goes into effect without significant changes, the St. Paul rental housing market will become much more challenging for local families seeking safe, affordable and well-maintained housing.



## REAL ESTATE EQUITIES

I look forward to talking with you at your earliest convenience about advancing our shared goals, so that we can deliver what matters most to our community – expanding access to safe, affordable and well-maintained housing to all who need it.

Sincerely,

Bill Bisanz - Real Estate Equities



# Real Estate Equities St Paul Property Portfolio

Levels of Affordability we serve (In Units):	30%	40%	50% FMR	60%
	130	32	58	597

## St Paul Managed Portfolio Details

Property Name	Address	Rental Type	Ward	Units Market	Units Section 42	Units Section 8	Property Tax Paid 2019	Property Tax Paid 2018	Property Tax Paid 2017
St. Alban's Park	665 Selby Ave., St. Paul, MN 55104	Section 8 & Section 42	1	0	77	24	\$89,202.00	\$108,198.00	\$89,202.00
Selby Commons	665 Selby Ave., St. Paul, MN 55104	Section 42	1	0	41	0	\$76,494.00	\$67,420.00	\$62,000.00
Crosby Pointe	1115 Elway St. St Paul, MN 55116-3244	Market Rate	2	73	0	0	\$264,216.00	\$225,472.00	\$207,170.00
Humboldt Apartments	508 Humboldt Ave St Paul, MN 55107	Market Rate	2	82	0	0	\$195,194.00	\$107,530.00	\$86,144.00
Lowertown Commons	300 East 4th Street St Paul, MN 55101	Market Rate	2	112	0	0	\$338,586.00	\$289,034.00	\$235,458.00
Parkside Apartments	250 East 5th St St Paul, MN 55101	Market Rate	2	59	0	0	\$18,358.00	\$15,436.00	\$14,136.00
Sherman Forbes	310 W.7th St., St. Paul, MN 55102	Section 8	2	0	0	104	\$72,718.01		
Tilsner Cooperative	300 Broadway St. N., St. Paul, MN 55101	Section 42	2	0	66	0	\$75,808.00	\$68,832.00	\$58,258.00
Press House	345 Cedar St Paul, MN 55101	Section 42	2	0	144	0	\$80,478.00	\$77,456.00	\$140,497.76
Sibley Manor	1300 W Maynard Dr, St Paul, MN 55116	Market Rate	3	569	0	0	\$89,651.84	\$141,906.02	\$52,254.18
Eastside Commons	868 Bradley St., St. Paul, MN 55130	Section 42	5	0	51	0	\$71,046.00	\$67,344.00	\$71,046.00
Capitol City Townhomes	868 Bradley Street St. Paul, MN 55130	Section 42	5	0	69	0	\$30,612.00	\$25,936.00	\$23,136.00
Idaho Ridge	1611 Edgemont St., St. Paul, MN 55130	Section 42	5	0	16	0	\$21,762.00	\$22,464.00	\$20,330.00
Ames Lake Community	1144 Barclay St St Paul, MN 55106-3538	Section 42 and Market Rate	6	118	238	0	\$439,674.00	\$373,366.00	\$316,164.00
Totals				895	464	128	\$1,424,125.85	\$1,217,028.02	\$1,059,631.94

## Recognition - Affordable Compliance

MADAC's- 12 nominations with two winners - Resident Communications/Press House (Section 42 property) and Property Excellence/Tilsner (Section 42 Property)  
 RETHOS Award - 2019 Impact Award for Press House  
 MN Real Estate Journal - Best Affordable Housing Project - Press House



**REAL ESTATE EQUITIES**  
 Providing Housing. Building Communities. Enhancing Lives.