

From: [Tom Basgen](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: FW: Rent Control-St. Paul
Date: Wednesday, April 30, 2025 1:39:27 PM

Hello! Please add this comment to the public record for the RSO amendment!

Tom Basgen (he/him)

Legislative Aide to Councilmember Saura Jost

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From: spencer ludtke <s.ludtke@centurylink.net>
Sent: Tuesday, April 29, 2025 11:46 AM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Cc: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Subject: Rent Control-St. Paul

Some people who received this message don't often get email from s.ludtke@centurylink.net. [Learn why this is important](#)

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

Hello Council Members:

I hope I am not too late in expressing my opinion on St. Paul's rent control, whether as originally approved, modified later and/or now up for discussion for further modifications. For full disclosure I have never been a renter since moving across the river into St. Paul in 1989 nor do I own or have any financial interest in rental properties.

If material and labor costs were magically reduced to pre-covid levels, I believe housing would be sprouting from the earth like dandelions in spring. This whole theory that rent control is preventing construction is false. It is moneyed interests simply doing what capitalists do, even if that means distorting reality.

I haven't had time to read or listen to Mayor Carter's recent state of the city address, but I bet it included the word 'equity' many times. To exempt new construction (however defined) and or housing built since 2000 into perpetuity or even a set number of years is as far from equity as one can go. In the neighborhood I live, the rental apartments were built long before 2000 and require upgrades and renovations, something new buildings shouldn't. And I imagine some of these newer rentals were built with TIF.

Maybe the city should back away from the rent control ordinance completely if it can't be done with better logic and equity and then expand on tenant protections. In addition, instead of irresponsibly using TIF, money is used by the city to expand

public housing. Look to what the small island city/country of Singapore has done over many decades for housing. <https://www.gov.sg/explainers/evolution-of-public-housing-in-singapore>

Thank you for hearing my concerns.

Regards
Spencer Ludtke
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