

From: [Jeffrey Hartz](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Rent stabilization
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Hello,

I am writing about the rent stabilization act. I believe that this policy will not significantly help the city, and may harm those it intends to protect. Economists have repeatedly found that rent control policies reduce supply and quality of housing. Limiting rent can cause the property owner to take the unit off of the market, displacing the former tenant. Alternatively, the property owner may stop repairing/investing in their buildings, leading to urban decay.

Rent control can make people less likely to move out of their apartments, even when other housing options may meet their needs as well or better than the rental. This makes it harder for younger people (Like me) or those less well off to move into the city.

Rent control policies also generally decrease the amount of housing that is built. This prevents rent from lowering due to market forces, and again, makes it harder for people to come to the city. People who would have come here given the option are harder to find, and certainly would not be expected to speak at this meeting, but are nonetheless harmed by this policy.

St. Paul lacks housing. That is why rents are so high. Any policy that fails to address this problem is not a solution. St. Paul needs to make it possible to build housing in **any** density, quickly and cheaply.

Until we have managed to build enough housing to undo years of under-building, rents will continue to be high.

Thank you for reading,
Jeffrey Hartz

P.S. Even if your only goal was to stick it to landlords, rent control probably isn't a very good policy. Not allowing more land to be developed/redeveloped makes the landlord's property more desirable. They might lose out on some rental income, but make a killing in Capital Gains.