



# Greater East Side Community Council

September 20, 2022

Councilmember Nelsie Yang, Councilmember Jane Prince, St. Paul City Council, and Mayor Melvin Carter  
310 City Hall  
15 W Kellogg Blvd  
St Paul, MN 55102

Re: Ordinance 22-37

I am writing today on behalf of the board of directors of the Greater East Side/District 2 Community Council. The board has reviewed the proposed ordinance and has several concerns for the impacts to our residents and the rental residents of the entire city. We ask that the city council and mayor's office take the following into consideration before voting on this ordinance.

43.4% of resident households on the Greater East Side are renters, and of those residents, 69.5% are cost burdened. Every day, we see the impact of speculative investment and skyrocketing rental prices in our neighborhood. A majority of our neighborhood's rental housing stock is considered "affordable" and receives state subsidy. Many of our neighborhoods rental properties have not had the improvements or upgrades that are necessary to provide for the safety of renters or the improvements that renters should expect in today's housing market. Renters who have traditionally paid reasonable rents in the past are suddenly paying two to three times more for their homes and those equivalent in size. Many live in state subsidized affordable housing, such as the Dominion-owned Maryland Park Apartments, where rents are going up nearly 8% despite our rent stabilization ordinance. This is not acceptable. We are deeply concerned that Ordinance 22-37 would similarly exempt all our renting residents in this so-called "affordable housing" and would cause many to be in jeopardy of losing their homes or being forced to move. This could also increase the number of unhoused in our city.

Vacancy decontrol, exemptions for affordable housing and a new construction exemption, are unacceptable carveouts to the will of the voters and were explicitly missing from the ordinance that received 53% of the vote last year.

We urge you to establish an office of renter protections that would be tasked with enforcing rent stabilization and with improving fairness in rental property policies as well as a uniform lease agreement for the city.

The Greater East Side Community Council appreciates the work that city staff and council has spent to improve the conditions of renters in our city. We ask that you continue that voter supported work to provide more equitable housing options for all of the residents of the city.

Sincerely,

David Ackos  
Community Organizer  
On behalf of Greater East Side Community Council Board of Directors

**From:** [Heintz, Polly \(CI-StPaul\)](#)  
**To:** [Weiner, Greg \(CI-StPaul\)](#)  
**Subject:** FW: Ordinance 22-37  
**Date:** Wednesday, September 21, 2022 1:11:04 PM

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Polly Heintz | Executive Assistant to Councilmember Jane Prince  
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-----Original Message-----

From: Gus Marin <[gpm082@gmail.com](mailto:gpm082@gmail.com)>  
Sent: Wednesday, September 21, 2022 1:02 PM  
To: #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>  
Subject: Ordinance 22-37

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

Hello, I'm Gustavo Marin. I am asking you to vote no on this ordinance, because it would negatively affect low income residents by allowing landlords to increase rent after vacancies. This creates an incentive for landlords and tenants will see more money come out of their paycheck as a result. St Paul voters don't want to see this to happen.