

From: [Kayla Thao](#)
To: [Greg Weiner](#)
Subject: FW: Thoughts for your consideration
Date: Wednesday, April 9, 2025 9:07:26 AM
Attachments: [Blair garbage and tax comparisons by year.xlsx](#)
[Letter to members of the Council.docx](#)

fyi

From: Ryan Schroeder <schroederprop@gmail.com>
Sent: Wednesday, April 9, 2025 7:08 AM
To: ward1stpaul@public.govdelivery.com <ward1stpaul@public.govdelivery.com>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; #CI-StPaul_Ward2 <Ward2@ci.stpaul.mn.us>
Subject: Thoughts for your consideration

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Councilmembers Noecker and Bowie,

Please see the enclosed

Ryan Schroeder

Letter to members of the St. Paul City Council

April 7, 2025

Hello, my wife and/or I have owned homesteaded property within St. Paul since 1983 and residential rental property since 1988. Currently, we reside in Ward 1 and own properties in Wards 2 and 4.

At this time issues such as tenant protections/rent stabilization, costs of such, and related matters are probably not the largest issues for any of us to be concerned with. However, it seems appropriate to pass along a few thoughts on the topic. My understanding is that this topic is on near term Council agenda's.

Enclosed, please find a spreadsheet that provides a historical financial perspective for one of our properties in the Midway. Since this is a two-unit property it is subject to the City organized collection of waste and recycling. A review of this material reveals that since the city involvement in this venture our total costs for waste/recycling assessments and bills have risen 400%. This spreadsheet also includes that for this particular property our property tax is up over 215%. Combined, these two cost categories have risen over 234% in total for an average annual increase of over 10% over that period.

This address would be considered a "NOAH" property, and our rents qualify under the affordable standard. I suspect that this property is not particularly unique in the level of cost increases it has experienced.

We support the mission of ensuring that people who rent from others be treated respectfully. We support long-term DSI programs toward continual improvement of the quality and maintenance level of rental housing. We support, generally, efforts to ensure there is balance between supply and demand of rental housing in the St. Paul market. However, we also have concerns.

We believe our largest concern is there does not appear to be, within tenant protection discussions, much recognition of the following:

1. The City and County have been participants in increasing costs of rental property owners beyond levels that are sustainable for the property owners as demonstrated by solid waste and property tax increases noted above. These are both cost categories for which the property owner has little to no control.
2. There are a number of cost categories beyond these for which we have little control. The best example of this is the gas/electric bill spike of a few years ago. More

recently, insurance bills have been skyrocketing the last couple of years. In the future, the cost of materials and maintenance will again be increasing. This potential has already made us put a few improvement projects on hold to ensure we can survive whatever this tariff debacle creates for us in material costs.

3. The various stories we hear of bad landlords is not reflective of most landlords. Legislation aimed at the few often seems to negatively impact the many. In our case, maintenance of our properties is a top priority. I could write pages of narrative regarding maintenance and capital improvement projects we complete every year to make sure our residents receive value going forward than were their expectations at the time they chose one of our units as their home. Further, through our entire existence (37 years of ownership) we have had a philosophy of renting below the market on day one of a tenancy and continuing that approach throughout a tenancy. We currently have rentals that are up to \$200/month below market for longer-term residents. Our top priorities have never been increasing cash on cash return or any of the other commonly used financial metrics. We do, however, need net revenue to stay in business. On a cash basis, we have run negative in three of the last five years in St. Paul. 2025 was scheduled as a positive net income year; now that is uncertain.

The point of all of this is a request that, as the Council continue deliberations regarding tenant protections and related matters, please do not forget the importance of balance in the discussion.

Thanks for listening.

Ryan Schroeder
838 Laurel Avenue
St. Paul, MN 55104

1678 Garbage and Tax Cost Comparison

Year	Garbage/ Recycling Assessments	Hauler Billings	Total	Percent Over Prior Yr	Rounded Property Tax	Percent Over Prior Yr	G/R and Prop Tax Total	Percent Over Prior Yr
2016	\$0	\$272.63	\$272.63	NA	\$2,350	NA	2622.63	NA
2017	\$116.40	\$254.12	\$370.52	35.91%	\$2,748	16.94%	3118.52	18.91%
2018	\$165.60	\$353.75	\$519.35	40.17%	\$3,024	10.04%	3543.35	13.62%
2019	\$165.60	\$490.75	\$656.35	26.38%	\$3,300	9.13%	3956.35	11.66%
2020	\$165.60	\$550.18	\$715.78	9.05%	\$3,602	9.15%	4317.78	9.14%
2021	\$174.72	\$552.12	\$726.84	1.55%	\$3,471	-3.64%	4197.84	-2.78%
2022	\$176.64	\$558.72	\$735.36	1.17%	\$3,603	3.80%	4338.36	3.35%
2023	\$324.82	\$529.38	\$854.20	16.16%	\$4,107	13.99%	4961.2	14.36%
2024	\$302.82	\$601.72	\$904.54	5.89%	\$4,339	5.65%	5243.54	5.69%
2025	\$431.22	\$661.52	\$1,092.74	20.81%	\$5,053	16.46%	6145.74	17.21%
Ave Incr.		242.64%	400.81%	17.45%	215.02%	9.06%	234.34%	10.13%
		since 2016	since 2016		since 2016		since 2016	

2025 hauler billings uses City published quarterly costs @ 4

From: [Benjamin Werner](#)
To: [CouncilHearing \(CI-StPaul\)](#); [*CI-StPaul Contact-Council](#)
Subject: Rent Control Comment
Date: Tuesday, April 8, 2025 10:29:54 PM

Some people who received this message don't often get email from benreszkawerner@gmail.com. [Learn why this is important](#)

“As an affordable housing developer, I 100% believe you should not weaken rent control. Why? Because landlords can self certify up to 8% which is already violating the ordinance that was passed but simultaneously renders this a non-issue. Rent control is not the problem. New York has had rent control for decades with negligible impact to housing production. What landlord wouldn’t want a guaranteed 3 to 8% increase per year?

If rent control was really impacting housing production, why has Minneapolis also had a decrease in housing production? This is yet another attempt by developers and landlords to hold the city hostage.

If housing production is the problem, create a social housing agency, take all our taxpayer subsidies and put it into a fund for the social housing agency to solve our housing problems instead of relying on the private market. Leave rent control alone.”

Ben Werner

From: [Elowyn Pfeiffer](#)
To: [*CI-StPaul Contact-Council](#)
Cc: [CouncilHearing \(CI-StPaul\)](#)
Subject: Rent Stabilization Amendment
Date: Tuesday, April 8, 2025 5:34:42 PM

Some people who received this message don't often get email from elowyn.pfeiffer@gmail.com. [Learn why this is important](#)

Hello,

My name is Elowyn Pfeiffer I am a constituent of Ward 2 and I am writing to oppose the amendment of Chapter 193A.08 of the Legislative Code pertaining to rent stabilization.

Time and again the residents of Saint Paul have expressed their support for rent stabilization through the democratic process. I door knocked with neighbors to help get rent stabilization on the ballot and talked to person after person who expressed to me why rent stabilization was so important in stabilizing their lives. I voted along with other ward 2 constituents and the majority of Saint Paul residents to overwhelmingly pass the rent stabilization ordinance. Several weeks ago I sat in a room at one of the public meetings on the amendment and heard once again how adamant my neighbors are that we need rent stabilization to have stable communities.

I am deeply disturbed that despite the continuous political engagement of constituents who overwhelmingly support rent stabilization an amendment is being considered that will exempt newer construction from this ordinance. Passing this ordinance betrays the will of the voters of Saint Paul. Statistically we have not seen a change in new construction compared to nearby counties that do not have a rent stabilization ordinance so the argument that this is necessary for new housing is false.

When you choose the interests of developers over the interests of community members the result is less stable communities. Rent stabilization is community stabilization because when we are able to stay in our homes we are able to build the strong communities that are so celebrated in St. Paul.

From: [Renee Spillum](#)
To: [*CI-StPaul Contact-Council](#)
Subject: Rent Stabilization Amendment Support
Date: Tuesday, April 8, 2025 4:57:52 PM

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I know there has been so much controversy about this policy in Saint Paul. I appreciated so much about Mitra's leadership for my Ward - I live at 1612 Lafond - but I did not agree with her position on rent control. This is a classic example where ideological "purity" ends up pitted against the actual outcomes in the market.

It's time to get beyond theories about what would support renters and ground ourselves firmly in the more complicated facts so that we have the **impact** that we intend.

I am personally a minority owner of a mixed use building on West 7th with 8 units that we recently enrolled in 4d. I have worked on affordable housing my entire career, and I am totally okay to have reduced wealth building for my family in the older building we own due to the restricted rents. I want MORE competition in Saint Paul between landlords, not less. The only way that happens is adding more units. And the only way we add more units in our city is not to make it impossible for developers to raise equity capital to build here. I learned this the hard way - working on the first new construction project without income limits built in 50 years in a low-income Minneapolis neighborhood. We couldn't show investors we could get enough rent to pay them back their equity even though we knew our neighborhood was great and even folks at 80-100% AMI would want to live there. It took 7 years to finally close the project and it almost took my nonprofit organization under. It's almost impossible to build new housing without millions of subsidy and income limits (aka affordable housing) anywhere but the wealthiest neighborhoods. And with rent control as it stands, we have narrowed that window to almost no feasible project in Saint Paul. The Midway is suffering from the stagnation. My neighborhood needs your help to add more housing.

- Renters need affordable options, making housing growth essential. The status quo would lock in our current housing shortage for decades, leaving renters without the autonomy they need to leave poor living situations, even forcing them to stay in unsafe or unstable housing due to scarcity.
- The best way that Saint Paul can alleviate the growing burden that property tax increases are causing for low-income renters and homeowners is to build more housing. A single new apartment building can generate hundreds of thousands of dollars in property tax revenue every year, but until the rent stabilization ordinance is amended, we will struggle to get them built.

- The proposed amendment will make it much easier for developers, including small and local developers, to secure financing to build homes. It does this by creating simplicity and predictability for investors. Those who build housing in the metro area have a choice, and if Saint Paul makes it too difficult to secure financing they will build in other areas.
- This limited amendment will encourage growth while still preserving the benefits of the original ordinance. When it passes, more than 90% of the city will remain under stabilization. Renters will continue to be protected from displacement, while our improved growth alleviates the crisis of affordability in housing.

I know there is so much moral posturing in this argument - but ultimately, this is about what actually helps low income renters. I urge you to take a step back from the rhetoric.

We should let the market solve as much of this problem as it can - why do we care how much the richest renters in Saint Paul pay for their rent? The more new units are built competing for those big spenders, the more power everyone else has to demand better treatment from their landlords in older buildings.

Thank you for your consideration.

-Renee

From: [Tom Basgen](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: FW: Support for the rent control amendment
Date: Wednesday, April 9, 2025 11:24:11 AM

Hi,

Would you please add this to the public record for the RSO amendment!

Thank you,

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: Cara Sjodin <carasjodin@gmail.com>
Sent: Tuesday, April 8, 2025 9:47 PM
To: #CI-StPaul_Ward3 <Ward3@ci.stpaul.mn.us>
Subject: Support for the rent control amendment

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Good evening Saura,

Tomorrow sounds like an important discussion and vote on the amendment you are sponsoring on rent control. I support the amendment and hope that your CM colleagues will as well. We need more affordable housing in St. Paul. I've appreciated your work and collaborative approach on other initiatives as well. Thank you for representing Ward 3.

Cara Sjodin

1751 Hampshire Ave, St Paul, MN 55116

From: [Polly Heintz](#)
To: [Greg Weiner](#)
Subject: FW: Minnesota Wild Support of Ordinance 25-29
Date: Wednesday, April 9, 2025 1:59:17 PM
Attachments: [image002.png](#)
[scan.pdf](#)

From: Majka, Matt <MMajka@wild.com>
Sent: Wednesday, April 9, 2025 1:58 PM
Subject: Minnesota Wild Support of Ordinance 25-29

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April 9, 2025

Saint Paul City Council
City Hall and Court House
15 West Kellogg Boulevard
Saint Paul, MN 55102

Dear Councilmembers,

As co-chair of the St. Paul Downtown Alliance and CEO of the Minnesota Wild, I am writing to express my strong support for Ordinance 25-29, which proposes an essential amendment to Chapter 193A.08 of the Legislative Code. This ordinance would exempt all residential rental properties built after December 31, 2004—including newly constructed housing and commercial-to-residential conversions—from rent stabilization.

This change is absolutely critical to the future of downtown Saint Paul – itself, the City's primary economic engine supporting its services, programs and priorities City-wide. Downtown is facing a historic crisis. Commercial office vacancies have climbed to a startling 32% and continue to rise. Prominent buildings at the core of our city are being vacated, abandoned, and boarded up. Without swift and strategic action, we risk permanent disinvestment in the heart of Saint Paul.

We must do everything we can to reinvest in these properties and reposition them as housing. Converting underutilized commercial buildings into residential use is one of the most promising pathways forward, but these projects are complex and expensive. This amendment provides the predictability and flexibility that developers and capital markets require to make those investments viable.

Bringing more residents to downtown adds to the City's overall vibrancy, safety, and long-term stability. A thriving residential population supports small businesses, animates our streets, and strengthens our community fabric.

A healthy downtown lifts the entire city. Right now, downtown Saint Paul contributes just 12% of the city's tax base—down from previous years. In peer cities, that figure averages 22%. As a result, we are seeing the burden of taxes shift increasingly to residents outside of downtown, which is contributing to growing frustration in neighborhoods throughout the city. By enabling new housing investment, this change helps us reestablish downtown as an engine of growth that can help rebalance that burden in a more equitable and sustainable way.

We urge you to adopt Ordinance 25-29 and ensure that Saint Paul is positioned for a strong and inclusive future.

Sincerely,

Matt Majka
CEO, Minnesota Wild

317 WASHINGTON STREET // SAINT PAUL, MINNESOTA 55102



MAIN: 651.602.6000 // FAX: 651.222.1055 // WILD.COM

From: [Katya Zepeda](#)
To: [*CI-StPaul Contact-Council](#)
Cc: [Alfonso Wenker](#); [Cassandra Macedo](#)
Subject: Written testimony submission
Date: Wednesday, April 9, 2025 2:41:44 PM
Attachments: [4.9 City Council Testimony SPMF.pdf](#)

You don't often get email from katya.zepeda@spmcf.org. [Learn why this is important](#)

Greetings,

Please find attached our written testimony for today's City Council meeting.

Thank you,

Katya Zepeda

(she/her/ella)

Director of Advocacy, Community Engagement & Equity (ACE)

Saint Paul & Minnesota Foundation

370 Wabasha Street North, Suite 300

Saint Paul, MN 55102

651.325.4241

spmcf.org | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [YouTube](#) | [Threads](#)

We also support [F. R. Bigelow Foundation](#) and [Mardag Foundation](#).

We've moved! Please note our new address as of January 21, 2025.

The Foundation is closed after 12 p.m. on Fridays.

I respect boundaries around personal time, well-being, and rest. Should you receive this email when you are engaged in any of the above, please protect your time and respond when you are able.



370 Wabasha Street North, Suite 300
Saint Paul, MN 55102
651.224.5463 📞 800.875.6167

April 9, 2025

Council President Rebecca Noecker
Councilmember Anika Bowie
Councilmember Nelsie Yang

Council Vice President Hwa Jeong Kim
Councilmember Saura Jost
Councilmember Cheniqua Johnson

Re: Ord. 25-29 Amending Rent Stabilization and Ord. 25-31 Tenant Protections Ordinance

Dear Council President Noecker and members of City Council,

On behalf of the Saint Paul & Minnesota Foundation, we are writing to express our strong support for the proposed amendments to Saint Paul's rent stabilization ordinance and tenant protections ordinance. These amendments are crucial towards addressing the city's housing shortage while ensuring our residents are protected.

We believe it's possible to both uphold the values Saint Paul voters supported—like protecting tenant rights and maintaining affordability—and adapt the city's rent stabilization policy to support much-needed housing development. Which is why we commend the Councilmembers for embracing a *both/and* mindset and showing a willingness to amend the Rent Stabilization and Strengthening Tenants Protection codes in a way that reflects community values and evolving needs.

Elevating renter voices must remain central to this process. Our biannual survey measuring indicators of community vitality in the East Metro (East Metro Pulse) revealed that East Metro residents identified affordable housing as one of the most critical issues facing the region. The data also shows critical differences between renters and homeowners—renters were more likely than homeowners to call their community "just a place to live" rather than a place they belong, and they were much more likely to worry about making their rent payments, having enough money to put food on the table, and getting out of debt. Despite these worries, renters and homeowners alike had positive impressions of the East Metro as a place to work, play, and interact with people from different backgrounds. We know the East Metro is a desirable place to live with great amenities, but affordable housing is a real concern that impacts renters' ability to feel a sense of belonging.

We urge the City Council to support these amendments and take meaningful action to build an affordable, prosperous city where everyone – renters, homeowners, landlords and future residents – can find stability and belonging.

Sincerely,

A handwritten signature in black ink, appearing to read "AW".

Alfonso Wenker, senior vice president of Community Impact

Deborah Schlick
197 Prescott Street
Saint Paul, MN 55107
dschworth@msn.com

April 8, 2025

Rebecca Noecker
President, Saint Paul City Council
310-B City Hall
15 Kellogg Boulevard West
Saint Paul, Minnesota 55102

Dear Ms. Noecker:

I am unable to attend the hearing this afternoon as the change to the rent stabilization ordinance is considered. The City has taken a number of actions to water down that ordinance by exempting buildings built after 2004 and by allowing landlords to raise rents in many situations whenever tenants move out, the promises of rent stabilization have been undermined.

And now the proposal to forever exempt buildings built after 2004 looks primed to go through. The City is working its way into an ordinance that offers little help to renters, creating incentives to tear down older buildings needing major repairs and being replaced by more expensive buildings, and building a complex administrative structure that unrealistically relies on tenants to know their rights and feeling safe to seek remedies.

In this economy, there is time to do this right. Put a hold on any decision. Between interest rates and tariffs, no one is rushing to build anywhere. Build a thoughtful, effective strategy to ensure low wage workers and people unable to work can afford to find a home in Saint Paul.

If the City is going to turn the rent stabilization ordinance into a piece of Swiss Cheese that does little good, consider other policies to get to the same end, such as:

- Dedicate a portion of real estate taxes from market rate rental properties to fund housing vouchers to be administered by Saint Paul Public Housing Authority.
- Issue city bonds to build affordable housing managed and/or owned by the Public Housing Authority.
- Rebuild strong strong working relationships with Community Development Corporations and worry less about the major institutional investors for whom housing is a spreadsheet exercise.
- Use rental property licenses to keep a data base on rents and apartment sizes.
- Be thoughtful about how to protect ADA units from rent increases that make them unaffordable to too many people.

Thank you for considering these remarks.

Sincerely,

Deborah Schlick

