

From: [Kristin Koziol](#)
To: [Racquel Naylor](#)
Subject: Fw: Rent stabilization and tenant protections
Date: Tuesday, May 6, 2025 12:12:54 PM

For Ord 25-29

From: Andrea Suchy-Shinn <suki_1@hotmail.com>
Sent: Monday, May 5, 2025 09:50 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Rent stabilization and tenant protections

Some people who received this message don't often get email from suki_1@hotmail.com. [Learn why this is important](#)

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

To our city council members, Unfortunately, the rent stabilization ordinance is having a opposite effect on Saint Paul.

We need to build, build and build more. More apartments=less demand=lower rents.

1. By allowing only new construction from the ground up to be exempt from the rent control ordinance, we are squeezing out our mom-and-pop landlords. Older buildings have higher maintenance and insurance costs. With our efforts to increase density, why not also omit the addition of new apartments added to basements, attics and garages to the exemptions? Why limit it to only from the ground up?
2. The 4D program is a wonderful incentive for landlords to keep rents low. The double-digit property tax increases every year are extremely difficult to keep operating. With the 4 D program, landlords have a much-needed reprieve from the extreme high cost of property taxes. Keep this program and offer its full support.

Regarding tenant protections, I'm confused if a renter needs to move because their apartment is condemned, how does the landlord come up with the relocation money? if my building has a fire, I don't have the resources to provide relocation money to all my renters. If this is the city ordinance, then I will only accept renters that have renters' insurance. As I accept many with section 8 vouchers and extremely limited income, this will be a large burden on my renters. Please reconsider this burden for my renters and omit this clause for acts of fire, flood, wind, etc..

Thank you for reading my statement.

Andrea D. Suchy-Shinn

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Sent from [Outlook](#)