From: Janelle Rivers-Koonce
To: *CI-StPaul_Contact-Council; CouncilHearing (CI-StPaul)
Subject: Tenant protections
Date: Thursday, May 1, 2025 10:02:03 AM

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Hi I'm a 30-year-old ward 4 resident of St. Paul and I've been a renter since I was 19. Rent costs have risen drastically and will continue to under this current administration along with other costs for basic needs like food and transportation. We cannot afford to go back on the current rent stabilization ordinance when more people will be vulnerable to being houseless. We already have a housing crisis and many of us live paycheck to paycheck already. We work hard, take care of our families and communities only to barely scrape by as it is. We don't want to be casualties of late-stage capitalism, we want to thrive.

What will you do to support the residents here who are the heart of St. Paul?

In Solidarity,
Nelle

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HDC Resolution HDC Resolution on Proposed Rent Stabilization Language Amendments and Tenant Protections

WHEREAS Saint Paul voters approved rent stabilization in 2021; and

WHEREAS the City of Saint Paul must protect tenants and ensure fair treatment in the rental market, especially when 47% of Saint Paul residents are renters; and

WHEREAS Long term housing stability enhances the Highland District Council's ability to realize its mission of building a more vibrant, welcoming, and safe neighborhood; and

WHEREAS reduced development decreases funding for affordable housing projects; and

WHEREAS development in the city will help increase the overall tax base and reduce tax burdens on property owners across the city; and

WHEREAS the Highland District Council has observed significant slowdowns in housing projects, including reduced plans at Highland Bridge and delays at key development sites in our neighborhood, due to a variety of reasons; and

WHEREAS the Highland District Council has specifically noted reduced density and shifts in planned development at the **Highland Bridge Block 2**, impacting the core retail district, the **no building activity on the six blocks purchased by Weidner Homes at Highland Bridge**, the continued financing and permitting delays of the project at **706 Mississippi River Boulevard (approved in Fall of 2022)**, and the stalled progress of the **workforce housing project at Graham (approved in summer of 2022)**, all within or directly impacting the Highland Park neighborhood; and

WHEREAS updating the rent stabilization ordinance language may reduce a barrier for planned development in the Highland Park neighborhood and encourage stalled development to continue; and

WHEREAS stalled projects like those at the Highland Bridge site, in Highland Park broadly, and across the City of Saint Paul hinder the city's growth and economic activity; and

WHEREAS balancing tenant protections and affordability with the need for more housing development is critical; therefore

BE IT RESOLVED that the Highland District Council acknowledges the voters' decision on rent stabilization and supports the currently proposed amendments to the City of Saint Paul Rent

Stabilization Ordinance. These changes should maintain tenant stability and affordability, while also encouraging new housing development, including the vital Highland Bridge project.

BE IT FURTHER RESOLVED that the Highland District Council urges the Saint Paul City Council to adopt the currently proposed tenant protections. This is essential for promoting housing stability, affordability, and equity for all renters in Saint Paul, and affirming the City's obligation to affirmatively further fair housing

BE IT FURTHER RESOLVED that the Highland District Council encourages ongoing discussions among residents, tenants, property owners, and the City of Saint Paul to ensure effective, balanced, and adaptable rent stabilization and tenant protections that support housing development at all income levels through clear and easy-to-understand policies.

Approved April 30, 2025
By the Highland District Council Board of Directors

[Addendum A: City of Saint Paul File #: Ord 25-31]

[Addendum B: City of Saint Paul File #: Ord 25-29]