

Minutes
St. Paul Rent Stabilization Task Force
March 15, 2022

Members present: Katherine Banbury, Tony Barranco, Cecile Bedor, Jay Benanav, Monica Bravo, Scott Cordes, Phillip Cryan, Arline Datu, Malik Davis, Khayree Duckett, Kelly Elkin, Tou Fang, Jessica Fowler, Thomas Godfrey, Robbie Grossman, Tram Hoang, Myisha Holley, Rich Holst, Mya Honeywell, Rawnsion Ivanoff, Chue Kue, Bill Lindeke, Nene Matey-Keke, Carin Mrotz, Tom Nelson, Kevin Pranis, B. Rosas, Tony Sanneh, Julie Schwartz, Emmanuel Speare, D'Angelos Svenkeson, Chris Tolbert, Marcus Troy, J. Kou Vang, Clara Ware

Members not present: Clinton Blaiser, Carolyn Brown, Abdiaziz Ibrahim, Nathaniel Khaliq, Dalton Outlaw, Katheryn Schneider

City of St. Paul staff present: Kirstin Burch, Jon Grebner, David Gorski, Mary Guerra, Brynn Hausz, Tony Johnson, Luis Pereira, Ian Welsh, Doua Yang, Adam Yust

CURA staff present: C. Terrence Anderson, Tony Damiano, Edward Goetz, Malik Holt-Shabazz, Trupti Storlie

1. Call to order

- The meeting was called to order at 1:00 by Phillip Cryan. The meeting was virtual.

2. Agenda

- Approval of Previous Minutes
- Time of March 29 Meeting
- Announcements
- Summary of Week 3 Feedback Survey
- Summary of Ballot Question approved by voters
- Learning Session: Rent Cap Exceptions

3. Approval of Previous Minutes

- **Vote:** Minutes approved. 83% Yes, 3% No, 13% Abstain

4. Announcement

- The speaker for the March 29th session requested that we change the start time to 2PM CST because they are in different international time zone. Meeting would start on March 29th would start at 2 PM and finish at 4 PM.
 - Vote: 80% Yes, 20% No: We are checking with the speaker re: the length of their presentation; another option would be to start our meeting at the normal time 1 PM and have the speaker join us at 2 PM.
- Request to keep the post-meeting survey open longer was polled. The following was agreed to:

- o Stakeholders will receive post-meeting survey link on Tuesday night. Stakeholders have until Sunday evening to fill out the survey.
- o Friday: meeting minutes will be emailed for review, changes, and approval.
- o Monday: survey results will be emailed for review.

5. Summary of Week 2 Post-meeting Survey

- 12 stakeholders submitted responses; too few for substantive discussion.
- Meeting logistics were changed to address concerns; meeting content (summary of the existing ordinance) was added to address questions raised.

6. Summary of Ballot Question approved by voters

- Rent cap set at 3%
- Vacancy control: rent cap applies regardless of change of occupancy
- Reasonable return on investment: “The city shall establish a process by which landlords can request exceptions to the limitation on rent increases based on the right to a reasonable return on investment.” The rationale for deviating from the cap that are listed in the ordinance were summarized.
- Exemptions: Shall not apply to changes in tenant payments where those are based on share of income
- Penalties and legal rights

7. Learning Session

- Rent cap exceptions, including pass-throughs, “reasonable rate of return”, and “banking” were described and summarized.
- Research on the impact of rent stabilization on property maintenance was summarized.
- Housing stock exemptions, including small-building exemptions, owner-occupant exemptions, new construction exemptions, and subsidized/assisted housing exemptions were described and summarized.

8. Adjournment

- The meeting was adjourned at 3:00 p.m. by Phillip Cryan.