

# ST. PAUL RENT STABILIZATION TASK FORCE

Week 6: March 29, 2022

## Agenda

1. Approval of Week 5 minutes
2. Announcements
3. Post-meeting survey summary
4. Rent stabilization objectives  
(continued)
5. Cross-jurisdictional learnings:  
Ken Baar

# Rent stabilization program outcomes

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- 3/22 - small group discussions & brainstorming
  - What outcomes would a good rent stabilization program produce for St. Paul?
- More than 200 individual comments
  - Themed into 12 program outcomes
- Today: small group discussions
  - Begin with your individual reactions – on google doc
  - Are these the correct outcomes?
  - What would you change?
  - What is missing?

# **A good & effective rent stabilization program for St. Paul would...**

- 1.** provide stability of residence and affordable housing for St. Paul renters
- 2.** provide renters with predictability in their housing costs from year to year
- 3.** prevent rent gouging
- 4.** provide property owners with the ability to recoup expenses for operational costs and property maintenance, and a reasonable rate of return on their investment
- 5.** result in continued maintenance of property, providing renters with decent, safe, and clean living environments and property owners with properties that remain in good shape
- 6.** allow and encourage the upgrading of the rental housing stock through capital improvements
- 7.** result in the expansion of the rental housing stock and housing options in St. Paul through new construction by continuing to attract investment and financing
- 8.** operate through a clear, transparent, and simple set of regulations and processes so that all parties have a good understanding of the system
- 9.** be efficient and process petitions and claims quickly
- 10.** have regulations and procedures that are fair to all parties
- 11.** produce good communication between renters and owners/management
- 12.** produce stable communities in the city.

## St. Paul Rent Stabilization Task Force Ground Rules (revised)

- 1) Be real and true to your experience when sharing observations of perceived experience.  
Honor that communities have knowledge about how they experience systems and structures.
- 2) Give space for people to be vulnerable when speaking of their experiences.  
If someone has shared a difficult story, be aware of the follow up.
- 3) Acknowledge and respect differing opinions and perspectives.  
Recognize that these conversations may be contentious, and that each person will be coming from a unique position.
- 4) Step up, step back.  
Participate as much as you listen; it is a two-way street of learning.  
Set aside implicit power roles so all voices have equal weight.
- 5) Be open and curious.  
Lead with curiosity, honesty, transparency, courage, and humility.
- 6) Be quick to listen slow to react/speak.  
Be slow to judgment when engaging.  
Commit to a principle of constructive engagement.
- 7) Try to stay away from jargon and specialized terms.
- 8) Keep an eye towards moving the discussion forward.
- 9) Leave time and space for others.
- 10) Respect pronouns.