Location: 2080 Conway Street

Time: 6:00pm

Date: Monday, September 11th

Attendees: David Pauluu, Uriah Ward, Brandon Griffin, Tom Dimond, John Slade, Councilmember Jane Prince, Paul Sawyer, Patty Mac, Daniel Sutor. Paul Sawyer

**I. Introductions**

 >ACTION: Call to Order @6:01pm

 >Committee and guests provide introductions.

**II. Approval of Agenda**

 >ACTION: Motion to approve agenda (Tom, Patty).

**III. Approval of August Land Use Minutes**

 >ACTION: Motion to approve August Land Use minutes (Dimond, Paulu)

**IV. Update on RFP for Community Plan**

 >Griffin provides update on solicited RFP. Encourages the committee to share RFP broadly for additional proposals.

 >Slade inquires about who was solicited to, as well as whether we can change contractors. Griffin confirms several independent contracting firms have been shared with the Executive Director and that a contractor can be selected after a grant proposal for Management Improvement Funds has been submitted.

**V. Rent Stabilization Discussion**

 >Griffin introduces Councilmember Prince as a content member expert for affordable housing.

 >CM Prince discloses that she did not support the Rent Stabilization ordinance passed over a year ago.

 >Ward provides background on documents circulated to the Committee and guest speakers.

 >CM Prince discusses admin rules on the rent stabilization ordinance around affordable housing rules, tenant projections, construction protocols, and other policies. Expresses that her main concern is around the rolling back of the new construction and rules around affordable housing. Believes these are administrative rules that have been issues for the community.

 >CM Prince provides examples of projects where investor interest has stalled since 2021 following the adoption of the Rent Control Policy.

 >Slade inquires to see the data and information from CM Prince from Real Page Data.

 >Daniel Sutor, content expert, introduces himself and his background of supporting similar policy and legislation within the City of Minneapolis and Rent Stabilization.

 >CM Prince shares City issued far less permits for units as compared to its Minneapolis neighbor. Further presents her opinion that developers need to see stability in St. Paul around their investments prior to contracting new projects.

 >Dimond comments that the complexity around the issue is a challenge, which means that we must look at all of the consequences, including examples like the Ford site which heavily used TIF subsidies.

 >CM Prince shared that she requested Marsha Warren to provide data on the self-certifications to share. Shares challenges with taxes, insurance, inflations, etc are showing challenges with self-certification. Slade agrees that there is no "discovery" process or vetting of self-certification numbers.

 >Slade references CURA report for studies on new construction.

 >Sutor agrees with CM Prince on self-certification, but also believes that the policy is not being enforced. Flags a lack of appeals structure for enforcement, which is necessary for supporting those communities in need.

 >Sutor suggests that the population according to the census has decreased since 2020 in Saint Paul. Dimond suggests growth in the past year. Sutor inquires about permit information from DSI, which CM Prince does not have the information available at this time. Sutor is concerned the City has not taken action on bad actors since the beginning of the policy being enacted. CM Prince elaborates that the City does not have enough staff to support some of these initiatives. Points out organizations like DSI have encumbered additional projects such as work with unhoused populations in Saint Paul.

 >Sawyer comments that he is an advocate for Rent Stabilization and agrees that staff capacity is an issue, but there are a variety of challenges around staffing and we should be mindful of the labor market.

 >Paulu asks for understanding on the reasonable rate of return from a developers perspective. Still wanting more data on what would be an acceptable profit for developments.

 >CM Prince recommends talking to the nonprofit developers like Common Bond and People for Pride and Living. Slade recommends Wellington as another viable option.

 >Griffin recommends not moving forward with the Rent Stabilization endorsement, as scribed, due to inconsistent support from the committee. Recommends revising the language to reflect unanimous support from the committee to be reviewed by the Executive Board. Slade commits to reworking the verbiage to include the 5 - 6 bullet points that the committee is in agreement on.

 > Mac recommends watching the two hour video for Griffin to forward out to the committee for information.

**VI. Other Business**

 >Mac shares that she met with Ramsey County Commissioner Xiong, who updates that an archeologist will be working with the Boys Totem Town project. Will provide further updates as they come about.

 >Dimond mentions Sept 23rd (see handout) for the clean up at Pig's Eye with the DNR. Mac recommends taking a group field trip to see the space.

**VII. Adjourn**

 >ACTION: Motion to Adjourn @7:29pm (Dimond, Mac)