

City of Minneapolis Rent Stabilization Working Group

#1

September 13, 11:00am-1:00pm, Minneapolis Central Library, 300 Nicollet Mall, Room 280,
Doty Board Room

The City of Minneapolis hosted the Kick Off Meeting for the City of Minneapolis Rent Stabilization Working Group Meeting Series on September 13, 2022 from 11:00am to 1:00pm at the Minneapolis Central Library with facilitation by NEOO Partners.

I. Welcome & Introductions

City Council Members: Council President Jenkins, Council member Chughtai, and Council member Osman

City Staff: Joey Dobson, Housing & Equitable Development Policy Coordinator and Elfric K. Porte, II, Director of Housing Policy & Development

NEOO Partners Staff: D'Angelos Svenkeson, Co-Founder and CEO, Menaka Mohan Director of Operations, Sharice McCain, Lead Facilitator, Cameran Bailey, Small Group Facilitator, Jasmine Carey, Small Group Facilitator, Deanna Mazone, Small Group Facilitator, Cymone Chapre, Administration

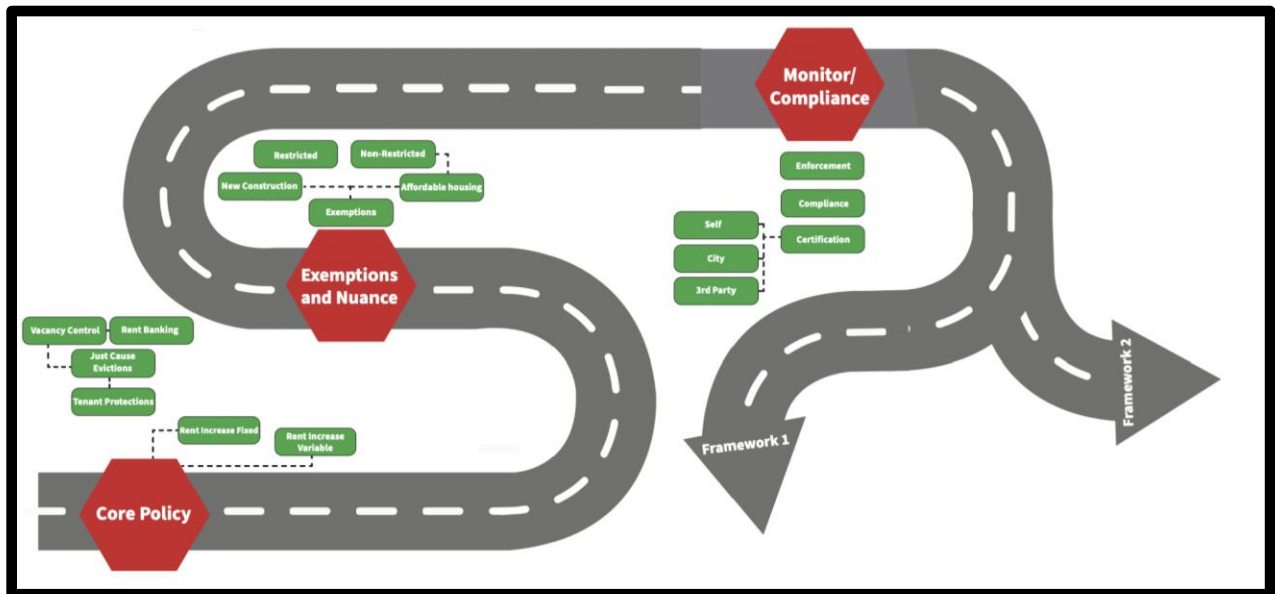
Working Group Members: All members were present with the exception of Cecil Smith and AsaleSol Young

II. Ground Rules and Group Agreements

- Step Up Step Back
- Be respectful
- Call in instead of call out
- Speak from your own experience instead of generalizing
- Participate to the fullest of your ability, be curious
- Listen to understand, not to respond
- All roads will lead to a framework!

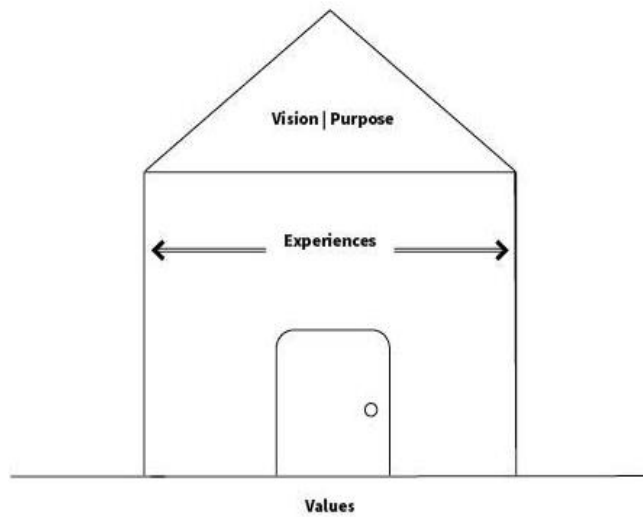
III. Roadmap

D’Angelos Svenkeson, presented the “Roadmap for Rent Stabilization” depicted below. This roadmap was crafted by NEOO Partners showcasing the nuances and steps towards the path of rent stabilization. This path moves decision makers and stakeholders from core policy through exemptions and nuances to monitoring and compliance, all of which culminate into one or two final frameworks.



IV. Break

V. Small Group Activity



Rent Stabilization Working Group (RSWG) members broke out into five small groups. Each group was provided a flip chart containing the outline of a house. The RSWG members were instructed to fill in the house with group experiences around housing.

Values are the foundation of the home. The values explain why it is important to do the work. Experiences are within the walls of the home any experience that has to do with housing, such as being a homeowner or renter and barriers to those experiences. The Vision or Purpose is the roof. This is the why, RSWG members discussed and wrote

out their “why” for rent stabilization.

Small Breakout Groups: **Pink** | **Navy** | **Orange** | **Black** | **Yellow**

Pink: Jimmy Lee Harris, Dan Lagen, Daniel Sutor, Jennifer Arnold, Kim Smith-Moore

Navy: Jonathan Kim, Cathy Capone, Maura Brown, Henry Parker, Yolanda Roth

Orange: Kelly Elgin, Jose Zayas, Bruce Brunner, Kayla Gibbons

Black: Alex Kane, Ryan Taylor, Joseph Peris, Kadra Abdi, Peggy Clark

Yellow: Eric Meyers, Rico Morales, Sue Speakman , Ellen Sahli

Group No. 1 Pink

Facilitator: Cameran Bailey

Members: Jimmy Lee Harris, Dan Lagen, Daniel Sutor, Jennifer Arnold , Kim Smith-Moore

Values: Fun, Justice, Joy, Religious Beliefs, Universal Beliefs, Family (born and chosen), Everyone is good and deserving, Equity, Representation (intersectionality), Integrity, Honesty, Truth, Golden Rule, Reflection, Collective Strength, Diversity, Service to Public.

Collective Experience: Persons of varied experiences, a shared gap in knowledge regarding their rights or options. Experiences with exploitative landlords; unfair rental conditions.

Some grew up in a stable home, others did not, but all want that stability for everyone. Housing cost barrier creates so many other barriers to food, career, savings, etc.. Threat of housing instability. Rent is the biggest cost in life and must be addressed. Now homeownership and stable rent allow people to pursue passions, scared of how investors have moved into single family space. Make renting a viable housing option for the lowest income renters the same way it is for the middle and highest income renters. Mental health and race can serve as barriers to homeownership.

Vision: Everyone sees issues in the community that they want to see addressed, people want to stay in their community. Build strong policy for rent stabilization to protect renters in most need from exploitative landlords. Policy can create community cohesion, growth, self-determination. Consensus and understanding allows people to see problems from different perspectives leading to good and just policy. Make bold affordable housing for LMI folk; create more opportunities for homeownership. Make it possible to stay in and invest in a community as a renter. Create same stability for a renter that a 30-year mortgage does for a homeowner.

Group No. 2 Navy

Facilitator: Deanna Mazone

Members: Jonathan Kim, Cathy Capone, Maura Brown, Henry Parker, Yolanda Roth

Values: fairness, equity, people first, safety, comfort, quality, dignified housing, restorative, reparative, health, Data

Collective Experience: Mix of renters and homeowners, NIMBYISM, rent-stabilized apartment. Compliance in St Paul rent stabilization, asking for an exemption for Section 8 to have to get permission if rent raises over 3.2% doesn't protect the renter. Managed buildings and experienced the difficulties of trying to resource buildings that are losing money (rent doesn't cover the expenses) and maintain dignified housing. Experience of being priced out of Minneapolis, safety concerns. As a renter it is difficult to find housing as a student.

Vision/Purpose: ensuring safety in neighborhoods and housing, housing is a human right and everyone should have a place to live, plentiful housing options (i.e if a renter is dealing with a breakup, neighbor issues, or feeling unsafe) the ability to move without issues, reducing carbon

footprint, live in areas where you work and reduce the travel, options, and opportunities, sustainability, would like to see no racial disparities in housing (i.e Native American and African American communities), the people who need housing the most get the most help. Resources targeted to those with the greatest need.

Group No. 3 Orange

Facilitator: Jasmine Carey

Members: Kelly Elgin, Jose Zayas, Bruce Brunner, Kayla Gibbons

Values: Ample Housing, Mixed Housing, Safety, Health, Housing as a Human Right, Homeownership and Rentals.

Collective Experience: A global view of the process; contractor, finance, knowing and being developer, what the supply and demand is, figuring inflation and anticipating the impact it will have on other stakeholders. It makes a difference when the landlord or developer is supportive of the local community, must be local, invested, and be there to add comfort. Housing stock and availability don't meet the needs of those who need housing. Hyper-local owner and is more involved than typical developers. There is a range of experience in the housing industry. Experience buying substandard buildings and remodeling them to remain affordable. Knows the cost of supplying the housing to meet the current demand. All agree that Owners/Landlords who live in the area and have a stake in the neighborhood when issues arise tend to have a faster turnaround time and are there to visually see any issue if there is one and overall maintain a better connection with the landlord and tenant.

Vision/purpose: Have Fairness In The Process, Minimize Unintended Consequences, Opportunity For Everyone, Eliminate The Negative Connotation That Is Associated With - Developer And Landlord, Set Direction on affordability in housing, shared understanding.

Group No. 4 Black

Facilitator: D'Angelos Svenkeson

Members: Alex Kane, Ryan Taylor, Joseph Peris, Kadra Abdi, Peggy Clark

Values: Code Compliance, Empathy, Vibrant City and Community, Affordability, Security, integrity, abundance, personal safety, climate sustainability, openness, equity, prosperity, good neighbors.

Collective Experience: Rent subsidies, evictions, cost of housing, housing instability, refugee camp, renters, non-profit community developers, property management, exploitative landlords, homeowner, public housing, homelessness, housing instability, Mixed housing.

Vision: The societal problems of pay creates affordability issues. Increasing housing availability, identifying knowledge gaps, deciphering the complexity of housing affordability, maximizing the impact to those in need.

Group No. 5 Yellow

Facilitator: Sharice McCain

Members: Eric Meyers, Rico Morales, Sue Speakman, Ellen Sahli

Values: Honesty, Integrity, Dignity, Predictability, Acceptance, Adaptability (comfortable with uncomfortable changes), Safety, Ownership/ Agency (not about homeownership about making the space your own), Respect, Equality.

Collective Experience: Finances (welfare, rules / complications), degradation, wealth upward mobility, housing mobility, self-determined progress, access to services and navigating processes, continuum of experience for both homeowners and renters, stages of life, business practice barrier, barrier reduction, expensive (down payments), self-determined progress.

Vision: more easily see a share goal, a template for future work groups, proactive in alignment, living process for future collaboration, diverse perspectives at the core, example of accomplishment

VI. Preview of Next Meeting

The next meeting will be held September 27th. Participants can expect to remain in the same groups for the entirety of the series of events. In this meeting, participants will dive into the subject matter, grounding upon what is occurring in the ecosystem.

CURA will present on the City of Minneapolis research. Participants will review the roadmap in more detail and continue to collaborate with their small groups.

VII. Close/Questions

What does framework mean?

- a basic conceptual structure of ideas
- a skeletal, openwork, or structural frame of reference.
- City of Minneapolis staff indicated there will be opportunities to request additional research. This group is not intended to do the research, another group will be hired to do more fiscal analysis. City council is responsible for implementing the framework into a policy (ordinance)

What is the outline of the framework?

- To be determined by the group

Is there an opportunity to hear from council members and data, where is displacement occurring?

- Yes, this will come from CURA next week

Desire to understand racial disparities that currently exist in the City of Minneapolis as well as current housing gaps

Parking Lot Questions:

- Can participants discuss with each other outside of regular meetings?
- Can research be brought into the space? If so, what is the process to vet a source and introduce it to the group?
- How is the group putting together decisions?