

ST. PAUL RENT STABILIZATION TASK FORCE

Week 5: March 22, 2022

Agenda

1. Approval of Week 4 minutes
2. Announcements
3. Post-meeting survey summary
4. Learnings
5. Rent stabilization objectives

Table 1: “What was your most important takeaway?”

There is a history to learn from	32%
Importance of emergency/inflation conditions	26%
What the impacts have been	11%
Task Force processes	11%
Other	22%
Total	

Table 2: A 'new or surprising' thing learned.

The 'waves' or 'generations' of rent control	47%
The cyclical nature of support	20%
The extent of preemptions	13%
Conditions of enactment	13%
Facilitator bias	7%
Total	

Table 3: “What did you hear/learn that made you rethink?”

Nothing	47%
Varieties of rent control types	13%
That we have examples to learn from	13%
Other	26%
Total	

Table 4: “Questions to follow up on?”

Property taxes / values

Inflation and its role in rent control

Research sources and methods used

Other

Total

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PROGRAM ADMINISTRATION



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Program design options

Choice of cap

- Flat pct increase
- Pegged to CPI
- CPI + pct
- Nominal amount
- Maximum increases

Decontrol

- Vacancy decontrol? (full, partial, none)

Rent cap exceptions

- Pass throughs (maintenance, CI, utilities, property taxes)
- “fair or reasonable return”
- “banked” increases
- Limits to exceptions (max increases)

Housing stock exemptions

- New construction (rolling or fixed)
- Small buildings (single family homes, 2-4 unit buildings)
- Owner-occupation

Compliance & education

- Tenant or petition driven
- Monitoring
- Dispute resolution
- Public information
- Fees to support implementation

Rent Boards

- Hear & decided petitions
- Hear & resolve disputes
- Set/enforce rent caps
- Oversee registration of regulated units
- Report annually to Council/Mayor
- Develop/manage public information materials

Example rent boards

City	Members	Tenants	Landlords	Homeowners	Other
Los Angeles	7	0	0		7
Oakland	9	2	2	5	
San Francisco	5	2	2		1
Newark	5	2	2	1	
Camden	7	2	2	2	1
New Brunswick	5	1	1	1	
New York	9	2	2		5

NOTICE & ENFORCEMENT

- Registration of units
- Specific, effective, reasonable penalties
- Encourage / increase compliance

Most laws require initial registration

- Record of unit attributes
- Base rent
- Services provided

NOTICE & ENFORCEMENT

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- Penalties for unlawful increases
- Right of action for injunctive relief and damages
- Powers given to City Attorney and/or rent board.
 - In SF, tenant rights organizations, too

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TENANT
PACKET

PROPERTY
OWNER
PACKET

Rent A...

25

Suit...

Oak...

Phor...

Fax

wv

Rent Adj...

Mon through Thu

Fri: Closed*

*(Document drop

WE SUPPORT SPANISH, MANDARIN, CONTACT US IN OTHER LANGUAGES.

AS OF SEPTEMBER 2021

GUIDE TO OAKLAND RENTAL
HOUSING LAW
Rent Control and Eviction Protection



CITY OF OAKLAND
RENT ADJUSTMENT
PROGRAM

250 FRANK H. OGAWA PLAZA
SUITE 5313
OAKLAND CA 94612
510-238-3721
rap@oaklandca.gov
www.oaklandca.gov/rap

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Oakland workshops, 2021

- Tenant rights workshop
- Small property owner workshop
- Security deposits (property owner focused)
- Tenant rights workshop in Spanish

(workshops scheduled monthly)

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Berkeley webinars, 2020 - 2021

- Security Deposits: Rights and Responsibilities
- Evictions in Berkeley
- Landlord 101
- Lease-Breaking Webinar
- Registering your Berkeley Rental Property”
- Berkeley rent control 101

https://www.cityofberkeley.info/Rent_Stabilization_Board/Home/Landlord_and_Tenant_Workshops_Seminars.aspx

Costs

- 1984 study estimated cost of administering laws ranged \$2 to \$72 per unit per year
 - \$5 to \$195 in 2002 dollars
- Costs highest in first few years
- Sources:
 - General funds
 - Annual registration fees
 - Petition, hearing fees

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■ Oakland

<https://www.oaklandca.gov/topics/rent-adjustment-program#resources>

■ New Brunswick, NJ

https://www.cityofnewbrunswick.org/residents/departments/planning_development/rent_control/index.php

■ Santa Monica, CA

<https://www.santamonica.gov/departments/rent-control#RelatedResourceBagPart>

Complementary policies

- e.g., conversion limits
- Eviction and tenant protections:
 - Just cause
 - Harassment prevention
 - Relocation assistance
 - Limiting fees



BREAKOUT ROOMS

What principles should guide our decisions about creating an infrastructure to implement rent stabilization? What are the top objectives?

[HTTPS://WWW.STPAUL.GOV/DEPARTMENTS/FINANCIAL-EMPOWERMENT/RENT-STABILIZATION](https://www.stpaul.gov/departments/financial-empowerment/rent-stabilization)



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