

From: noreply@civicplus.com
To: *RVCouncil; [Rebecca Olson](#); [Pat Trudgeon](#)
Subject: Online Form Submittal: Contact City Council
Date: Monday, October 24, 2022 1:22:46 PM

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Contact City Council

Please complete this online form and submit.

Subject Tenant Notification Ordinance

Contact Information

Name: Minnesota Multi Housing Association

Address: 7900 Xerxes Avenue South, Suite 170

City: Bloomington

State: MN

Zip: 55431

This form goes to the Mayor, all Councilmembers and certain City Staff. Due to the volume of emails submitted, a personal reply is not always possible.

How would you prefer to be contacted? Email
Remember to fill in the corresponding contact information.

Email Address: marty.mcdonough@mmha.com

Phone Number: 9525482217

Please Share Your Comment, Question or Concern MHA Comments on Roseville Tenant Notification Ordinance

The Minnesota Multi Housing Association (MHA) was founded in 1967 to promote the highest standards in the development, management, and maintenance of rental and owner-occupied multi housing. While members include the state's largest apartment management companies, developers, common interest communities, and providers of related products and services, most of our members own or manage fewer than 20

units each. Governed by our Board of Directors, all members of the Minnesota Multi Housing Association commit themselves to the ethical principles and standards of our Code of Ethics.

Our collective work and impact are centered on the belief that, together, we can support stronger, more vibrant and connected cities and provide more Minnesotans with multi-housing as a solution for home. Our members' success is essential to Minnesota's success. Because when our members can build successful businesses, it means more Minnesotans will have access to multi-housing with the attributes that are most important to them, whether that's safe, amenity-rich, accessible, or all of the above.

MHA supports the multi-housing industry through public policy leadership, educational opportunities, innovations, communications, and marketing in ways that enhance the industry for its members, its residents, and its communities. In everything we do, we have the interests of our 1,900 members and their more than 400,000 units in mind.

MHA staff and members were intricately involved in the development and passage of the state's first tenant notification ordinance, passed in St. Louis Park in 2018. The development of the policy was a compromise between stakeholders, as cities struggled to develop tools to retain affordable housing units in their communities. At that time, there were instances of affordable buildings being sold, renovated and taken up-market, and making 'affordability' for the current residents unattainable. The impact on residents, school districts, and community assistance agencies was enough for local communities to act to preserve these affordable units and protect the residents.

The St. Louis Park ordinance became the template for ordinances enacted in Golden Valley, Richfield, Brooklyn Center, Minneapolis, Bloomington, Hopkins, Brooklyn Park, New Hope and others. While many of the particulars of the ordinances vary slightly (# of units, AMI levels, etc.), the basic premise of a 90-day protection period where current residents would be free from rent increases, increased background checks, or non-renewals without cause for a period of 90 days after the sale were the constants among them.

We applaud the work of your staff, particularly Janice Gundlach, in reaching out to our association and rental property owners in your community to provide input during the public outreach portion of this policy development. We always appreciate the opportunity to provide input, and Ms. Gundlach has been easy to work with and very transparent through this process.

While MHA is on record in not opposing these ordinances as they have been enacted in other communities, we continue to be troubled by the interference of a local municipality in a real estate transaction. The 90-day waiting period can prove to be very difficult for a seller to navigate and could result in killing a deal that otherwise would have been successful.

In Roseville's situation, it doesn't appear that the City is in a position with either financial or organizational resources to intervene in a transaction within the waiting period to maintain affordability of a property which would fall under the auspices of this ordinance. Many other cities have land banks, affordable housing trust funds, or other resources through which to assist purchasers of affordable properties in keeping them affordable post-sale. This might be an area for the council to explore, as a means of having the tools available to assist purchasers of an affordable property.

Lastly, as the proliferation of these ordinances continue across the metropolitan area, we have seen it used very little, if at all. While we all share the goal of providing affordable housing to our residents, we at MHA believe that the only way to address our affordable housing needs are to build more housing. As a state we are way behind in providing enough housing units, and this ordinance does nothing to provide even a single unit of new affordable housing. We would advise the council to continue work on affordable housing issues and focus on ways to make the building of housing more attainable and attractive in your community.

Thank you again for the opportunity to provide feedback on this ordinance.

Sincerely,

Marty McDonough
MHA
Director of Government Affairs
Marty.mcdonough@mmha.com
www.mmha.com

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From: [Connie Buskirk](#)
To: [Janice Gundlach](#)
Subject: RE: Rent Control/Tenant Notification Ordinance
Date: Thursday, August 25, 2022 11:37:04 AM

Caution: This email originated outside our organization; please use caution.

We are opposed to the proposed Tenant Notification Ordinance in it's entirety

Specifically: 910.03 Notice to the City of Proposed Sale : Time is of the essence in real estate transactions. Requiring a ninety day notice prior to a property being made available for sale could be the difference in having a successful or failed 1031 exchange. This creates a minimum of a five month hold on a property prior to close. This is an undue burden to on owners.

Best regards

Connie and Mike Buskirk
Richards Properties LLC

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From: [Eric Hauge](#)
To: [Janice Gundlach](#)
Cc: [Staci Johnson](#)
Subject: Re: Informational Meeting / Proposed Tenant Notification Ordinance
Date: Monday, August 29, 2022 2:07:35 PM
Attachments: [image.png](#)

Caution: This email originated outside our organization; please use caution.

Thanks for sharing this information and for the opportunity to review/comment.

Unfortunately because of the current record call volume on our free & confidential legal hotline for tenants (due to end of eviction moratorium & RentHelpMN), we do not have capacity to attend the session or review this in detail at this time. Given that it is very similar to what other cities have enacted, we do just have one broader comment. We have found that these types of ordinances are close to meaningless for most of our clients because of the very limited situations they apply to (only certain types of real estate sales/transactions for 5+ units at a defined affordability level). Was there some historical data/information demonstrating the impact apartment sales have had in Roseville that prompted consideration of such a policy? We ask because we hear about many other common issues affecting renters on a daily basis that are often as or even more harmful than this somewhat isolated phenomenon.

This does not mean we are opposed to the ordinance, but from our perspective based on the types of issues renters in Roseville contact us about regularly (see below list from the past 2 years—and we want to also note that # of evictions filed impacting Roseville residents thus far this year is currently higher than it was pre-pandemic with 4 months still left in 2022), we would urge that the city consider more comprehensive anti-displacement strategies that apply to all residents who live in rental housing. We're happy to provide ideas for and feedback on that, but here are a few suggestions that are making a difference in other cities: Brooklyn Center pre-eviction notice requirements and just cause notice of nonrenewal ([see pages 26-33](#)), St. Louis Park pre-eviction notice requirement ([see beginning on page 44](#)), Minneapolis [pre-eviction notice](#), [more expansive relocation benefits](#) (beyond apartment sales, involves cases where rental license is revoked/denied/etc), and [regulation of security deposits](#).

Lastly, while we applaud the community meetings you have planned (per info on <http://www.cityofroseville.com/TenantNotification>), we would just add another suggestion that some other type of community engagement process be pursued to collect more open-ended feedback from renters about the issues impacting them and what solutions they have in mind—rather than a process designed specifically for this already-drafted ordinance. Again, unless there are Roseville renters who have direct experience with an apartment sale, it might be challenging to obtain feedback about a policy aimed to regulate that situation.

Thanks again and feel free to reach out if you have questions or would like more information. We are happy to share more detailed statistics about the clients we serve in Roseville and the issue we commonly help people with.

Issues

Eviction	63
Repairs	59
Security Deposit	34
Break Lease	31
Landlord Notice to Vacate to Tenant	27
Lease Questions or Lease Review	15
Tenant Notice to Vacate to Landlord	14
Privacy/Intrusion	13
Financial Aid	13
Neighbors	11

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Eric Hauge (*he, him, his*)

Executive Director

HOME Line

[612-255-8863](tel:612-255-8863)

homelinemn.org

On Wed, Aug 24, 2022 at 11:45 AM Staci Johnson <Staci.Johnson@cityofroseville.com> wrote:

Good afternoon,

You are invited to an informational meeting regarding the City of Roseville's intent to implement an ordinance that would create tenant notification requirements triggered by an ownership change of a licensed multi-family rental property. **An informational meeting is being held at Roseville City Hall on Wednesday, August 31st at 2pm in the City Council Chambers.** You are being invited to this meeting because you've been identified as a stakeholder and/or housing advocate who may have an interest in this topic.

Roseville's draft Tenant Notification ordinance (attached) aims to provide housing stability, protection, and notification measures to tenants of rental housing during a period of ownership change. The ordinance would require a new owner to pay relocation benefits if the owner takes certain actions during a required three-month notification period and a tenant must move as a result of the new owner's action(s). Roseville's proposed ordinance would also require advance notice to the City before a rental property affordable to lower income households becomes available for sale so that it can make such information available to parties interested in purchasing the property with a goal of keeping rents affordable to lower income households. The language of the proposed ordinance is generally consistent

with other cities who've adopted Tenant Notification ordinances, including the cities of New Brighton, Brooklyn Park, and St. Louis Park just to name a few.

The informational meeting will consist of a short presentation followed by an opportunity for Q & A. You are encouraged to attend and feedback received may influence the final version of the ordinance.

You may learn more about the City's proposed Tenant Notification ordinance by visiting the City's website at www.cityofroseville.com/TenantNotification.

If you have questions or concerns, or wish to submit written comments, please contact Janice Gundlach, Community Development Director at 651-792-7071 or via email at Janice.Gundlach@CityofRoseville.com.

Staci L. Johnson | Department Assistant, Community Development



2660 Civic Center Drive | Roseville, MN 55113

651.792.7078

staci.johnson@cityofroseville.com

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