



Chair and members of the committee:

My name is Kyle Berndt I am the Director of Public Policy at the Minnesota Multi Housing Association (MHA). MHA is an industry nonprofit representing 1,800 members and 300,000 rental housing units in the state. I write today to respectfully raise our concerns with AS080 and BE 159.

MHA commends the chair for looking to future proof our infrastructure and for this well-intended proposal. However, we are concerned that the language in AS080 will have high costs that will affect housing affordability. Before this type of proposal is adopted, MHA recommends the legislature conduct a study on the costs and feasibility of implementing the requirements of this proposal. As a single example, we are concerned for how snow removal efforts could affect the usability of these electric charging stations and the possibility of damage from inadvertent actions by drivers.

We are deeply concerned that the requirement to add this infrastructure is specifically tied to when the units undergo a significant remodel. This requirement does not consider the current condition of the current parking structure and its remaining lifespan. These requirements could delay or completely stop further investment in housing units specifically when considering that the City of St. Paul has adopted the most restrictive rent control policy in the country and does not provide for an exception for implementing a higher than 3% rent increase for electric parking infrastructure.

Additionally, Minneapolis and St. Paul have done away with parking minimums for new developments, meaning this new requirement would mostly impact rental units in communities which are older and generally more affordable, thus impacting the affordability of those housing options.

As to BE 159, we are concerned with the requirements of active information gathering by owners and operators of rental units. In Minneapolis, their program pulls the information directly from utility companies. This program as outlined would require individual owners and operators to insert the information they have and attempt to collect information they do not have from their residents. This information gathering is a significant administrative burden to property owners.

While we appreciate the vision to future proof our infrastructure it does come with significant costs and administrative burdens for owners and operators. To implement these types of policy,

operators would likely have to raise rents to offset these costs and may be unable to do so in some jurisdictions due to rent control.

Thank you, Mr. Chair, and members, for the ability to provide this testimony today.

Respectfully,

Kyle D. Berndt  
Director of Public Policy  
Minnesota Multi Housing Association