

March 13, 2023

Chair Howard and Members of the House Housing Finance and Policy Committee:

Thank you for the opportunity to provide written testimony on the DE3 amendment to HF 917.

Minnesota Realtors® (MNR) is a statewide business trade association founded in 1919 and has a membership of over 22,000 members working with buyers and sellers of all types of property in every corner of the state.

MNR strongly supports the right of all Minnesotans to own, use, and transfer real property and our members are committed to offering equal professional service to all.

Overall, the DE3 amendment would add to the challenges of owning and managing rental properties.

Art. 1, Sec. 1 of the DE3 amendment would require a property owner to participate in voluntary federal, state, or local housing assistance programs, such as the Section 8 Housing Choice Voucher Program.

MNR previously shared concerns with HF 445 because the language in that bill is extremely broad and it was unclear to us how it would interact with the numerous federal, state, and local assistance programs currently in existence and those that may be created in the future. HF 445 also did not recognize that some government assistance programs may include requirements for a property owner that present challenging financial or administrative obligations.

We recognize and appreciate that the language in Art. 1, Sec. 1. attempts to address concerns raised with respect to HF 445, however the language in the DE3 amendment would still mandate that a property owner participate in various assistance programs which may require specific actions by the property owner, beyond simply accepting payment for rent. A property owner, like any other business owner, will evaluate the impact of any mandates resulting from this legislation and respond accordingly, which may include increasing rent.

We respectfully suggest a better approach to increasing participation by property owners in certain programs could be addressed by focusing on programmatic improvements and the development of incentives.

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We appreciate the opportunity to provide written testimony on the DE3 amendment to HF 917 and we stand ready to work with legislators and other stakeholders on these issues as the bill moves forward.

Sincerely,

A handwritten signature in black ink that reads "Paul Eger". The signature is written in a cursive style with a large, prominent "P" and "E".

Paul Eger
Senior Vice President of Governmental Affairs
Minnesota Realtors®