



February 24th, 2026

To the Members of the House Housing Policy and Finance Committee

Equity in Place is a coalition centering the expertise and power of people of color to uproot policies that create racial inequity — and ensure our communities have choice, agency, and self-determination in where they live and what their neighborhoods look like. In the wake of the violent, unconstitutional Operation Metro Surge, we are witnessing catastrophic numbers of families facing eviction and homelessness: rent is past due, and Emergency Rental Assistance is needed now. Hotlines across our state are at capacity, dedicated to making sure folks remain housed. This resource is critical for tenants of all incomes, creeds, races, and language comprehension to have a resource to seek legal guidance from.

The federal attack on Minnesota is about more than immigration-- it is compounding an existing housing crisis. Minnesotans – citizens, refugees, and immigrants alike– have been attacked, detained, and separated from their families when leaving their homes to get groceries, pay bills, or open their businesses. Sheltering in place has become a necessity. **Tens of thousands of families are unable to get to work safely to earn money to make rent**, placing them at risk for eviction. If served eviction notices, many cannot safely get to eviction court or access homelessness prevention services. An eviction record will follow a tenant for 7 years. This is why tenants need resources like a statewide tenant hotline that is dedicated to supporting tenants navigate their options so that we can prioritize keeping our fellow neighbors safe and housed.

Tenant hotlines are crucial to giving tenants the education, the agency, and expertise to enact their rights, and in some cases, being the difference between remaining housed or becoming unhoused. These resources are critical to prevent a constant tsunami of evictions and to ward off the disproportionate harm facing Minnesota renters of color, immigrants, and refugees. **We Support (HF 1385), please give families more time to navigate their options to resolve their housing issues by providing an appropriation for a tenant hotline to be maintained.**

These necessary measures are just the beginning of the road to recovery for Minnesota. The drawdown of federal agents does not bring justice or economic repair. Minnesotan immigrants are hard-working, entrepreneurs, and drivers of our economy. We want to get back to work, continue living in the neighborhoods we love, and continue to make Minnesota the unique and beautiful place it is. We urge you to do everything in your power, as our representatives, to make it possible for our families to stay in place and our communities to rebuild.

Thank you,

Juan Luis Rivera-Reyes - Coalition Organizer at the Alliance for Metropolitan Stability



Equity in Place Coalition Members:

African Career Education and Resource (ACER)
Alliance for Metropolitan Stability
Ain Dah Yung Center
Center for Urban and Regional Affairs, University of MN
Community Stabilization Project
COPAL
Harrison Neighborhood Association
HOME Line
Hope Community
Housing in Action
Housing Justice Center
Jewish Community Action
Local Progress Minnesota
Minnesota Consortium of Community Developers
MN STEP (Standing Together to End Poverty)
Native American Community Development Institute
New American Development Center
Powderhorn Park Neighborhood Association
Pueblos de Lucha y Esperanza MN
West Side Community Organization



February 25, 2026

Chairs and Members of the House Housing Finance and Policy Committee,

Metro Cities, representing the shared interests of cities across the metropolitan area at the Legislature and Executive Branch, appreciates the opportunity to comment on HF 1385 - Kozlowski.

HF 1385 would provide funding for a statewide tenant education and hotline service, where Minnesota renters could access free and confidential legal advice.

Metro Cities' policies support state tenant protection policies to support access to affordable housing and housing stability for tenants. Metro Cities supports housing stability for renters through policies that mitigate the impact of or reduce the number of evictions filed. This bill would provide support to tenants to ensure increased housing stability across the metropolitan region.

Thank you for your consideration of this letter.

Sincerely,

A handwritten signature in black ink that reads 'Ania McDonnell'. The signature is written in a cursive, flowing style.

Ania McDonnell
Government Relations Specialist

February 24th, 2026

To the Members of the Housing Finance and Policy Committee,

African Career Education and Resources (ACER) is an advocacy-based nonprofit serving the northwest suburbs of Hennepin County and is an active member of the Equity in Place Coalition. We urge the immediate implementation of **(1) HF 3424: extending Minnesota's pre-eviction notice to 30 days statewide, and (2) HF 1385: allowing appropriation of state funding for Statewide tenant education and hotline service** to keep families in their homes. Evict ICE, not us. Help us prevent countless evictions that could displace families and cause irreparable harm to our community.

In just the past 30 days alone, ACER has received over 138 requests for rental assistance from community members who have lost work hours or employment due to increased ICE activity in their workplaces. We are receiving almost 14 times the usual number of requests we get in a month. Families are rapidly falling behind on rent, placing them at imminent risk of eviction, homelessness, and further exposure to enforcement activity. These are essential workers and long-standing contributors to Minnesota's economy, including airport service workers, grocery store employees, healthcare workers, and food delivery drivers. We also witnessed cases where family members were wrongfully detained for weeks and the \$2,000 bail cost placed them behind on rent. Without additional policy support, we will be throwing our already vulnerable community further into displacement and chaos.

Take one of the rental assistance recipients for example. She is a single mom of four children. Her dad was the only earning member of the family and was picked by ICE agents, who was detained for weeks. Losing the main source of income, she was behind on rent. She received her 14-day eviction notice on January 7th 2026. It took her 30 days just to go from one rental assistance resource to another before she found us. It took an additional 15 days on our end to process her paperwork, communicate to her landlord and to push out her first rental assistance payment. This exemplifies how time-intensive it is for a family to secure emergency assistance in the current situation. Under a 14-day notice period, families like hers face eviction proceedings long before emergency assistance can realistically be secured. The gap between the legal timeline and the time required to stabilize income makes eviction not just possible, but highly likely. The existing statewide 14-day pre-eviction notice timeline is highly insufficient for families to successfully secure emergency assistance, negotiate payment plans, or access legal counsel. The current enforcement climate is deeply traumatizing families. People are losing their loved ones to detention and deportation. Extending statewide pre-eviction notice to 30 days helps families find their footing at such a difficult time while accessing emergency resources.

Additionally, we recently witnessed the City of Brooklyn Center attempt to remove their city's 30-day pre-eviction notice requirements to match that of the state (ie- 14-days). During a time of heightened enforcement and economic precarity, these rollbacks would have devastating



ACCESS
EQUITY
OPPORTUNITY

consequences. In contrast, we witnessed the City of Brooklyn Park listening to the tenants and passing an emergency ordinance to extend their pre-eviction notice to 30 days. All Minnesotans deserve this protection. Extending statewide pre-eviction notice to 30 days provides uniform protection at a critical time to stabilize families without imposing significant burden on landlords.

The strain on community infrastructure is already severe. ACER—an advocacy and organizing organization, not a direct housing service provider—has been forced to divert more than 50% of staff capacity away from long-term policy work and small business support toward emergency rental assistance navigation, food access, legal referrals, and crisis stabilization. Families are turning to us out of desperation due to the lack of rental assistance and housing protections. Our biggest partner in supporting tenants with legal assistance and renter rights education is Homeline. We work very closely with the hotline service at Homeline to ensure our community members are following legal routes towards housing justice. The need for such hotline services is higher than ever, and sustainable state funding is urgently required to maintain these critical services. Without immediate action, the volume and severity of these requests will only escalate. We urge the committee to pass HF 1385 and appropriate *state funding for statewide tenant education and hotline service*

This is not only a housing crisis, but it is an economic attack on Minnesota, disproportionately harming immigrant and BIPOC communities. Many affected households include children, placing families at risk of long-term trauma and instability. Others include individuals with serious medical conditions, for whom homelessness would significantly increase reliance on emergency rooms, public health systems, and taxpayer-funded services. Preventing even a fraction of evictions reduces shelter costs, emergency medical expenditures, and court system burdens. Funding tenant education and hotline services and extending pre-eviction notice are significantly less expensive methods than responding to homelessness after displacement occurs.

We urge this committee to act swiftly and decisively. Minnesota cannot afford the human or fiscal costs of inaction.

Thank you for your time and consideration,

Sincerely,

Aru Sasikumar
Director of Social Justice
African Career Education and Resources

February 24, 2026

Chair Howard, Chair Igo, and members of the Housing Finance and Policy Committee,

I am writing to express my strong support for HF 1385, the proposed legislation to establish and fund a Statewide Tenant Education and Hotline Service.

As a physician, I routinely care for patients whose health is directly affected by housing instability, unsafe living conditions, and limited understanding of tenant rights. Inadequate housing contributes to worsened asthma control, increased infectious disease exposure, medication nonadherence, stress-related illness, and preventable hospital utilization. Many families simply do not know where to turn when faced with unsafe or unlawful housing situations.

A statewide tenant education and hotline service would provide accessible, standardized information and guidance to renters across Minnesota. Early education and intervention can prevent eviction, reduce housing-related health risks, and mitigate downstream medical and social costs. Importantly, centralized funding ensures equitable access, particularly for rural communities and historically underserved populations who may lack local tenant advocacy resources.

Stable housing is foundational to health. Investing in tenant education and support is a cost-effective, prevention-oriented strategy that aligns with public health priorities and reduces strain on healthcare systems.

Thank you for your leadership and consideration of this important legislation. I respectfully urge you to support funding and passage of this bill.

Sincerely,

Justice K Spriggs, MD
Internal Medicine & Pediatrics



DATE: February 24, 2026

RE: Letter of Support for HF1385 (Kozlowski) Statewide tenant education and hotline service

TO: Committee Members of the House Housing Finance and Policy Committee:

Homes for All is a statewide coalition dedicated to creating policies and resources to prevent and end homelessness and to ensure every Minnesotan has a dignified home. We promote safe, decent, stable, and accessible homes that are affordable at 30% of household income or less, with services meeting residents' needs, in the community of their choice. As such, our coalition of 200 members has a 2026 legislative agenda that supports homelessness services and prevention efforts, as well as champions safe, affordable housing to work toward achieving our mission. As part of that agenda, ***Homes for All supports increased funding to provide free legal advice statewide to all renters, regardless of income, through a hotline and educational service.***

Such a service is essential because of the power imbalance between landlords and renters. While landlords create leases mainly to protect their interests, tenants may not fully understand the documents they sign when moving into their new homes. Additionally, landlords often have attorneys to assist them throughout the rental process, including disputes with tenants. In contrast, many tenants cannot afford an attorney to help interpret their leases, understand federal, state, or local laws that may protect them, or negotiate disputes with their landlord in or out of court. A well-funded statewide tenant hotline and education service helps renters be on a more level playing field than they are now.

Furthermore, housing remains unaffordable for half of Minnesota's renters. Clearly, with so many renters paying too much for housing or at risk of homelessness, it's essential to keep current renters as stable as possible. A statewide tenant hotline and education service helps renters understand their rights and responsibilities to achieve that.

If you have any questions regarding **Homes for All** support for this bill , please contact me at suewatlovp@aol.com

Sincerely,

Sue Watlov Phillips
Co-Lead H4A Legislative Team