



March 4, 2021

Chair Noor and Members of the Committee:

The Minnesota Multi Housing Association (MHA) is an industry nonprofit representing 1,800 members and 400,000 housing units in the state. We write today with our concerns regarding Article 6 of HF 6. The proposal as introduced raises these concerns:

Broad Application. The language in this proposal would require all renewed or new, commercial or residential rental properties to maintain rent as charged on March 1, 2020. The language further states, “entities that receive or are **eligible to receive** state funding related to the civil unrest”. Entities for whom there is insufficient state assistance, or decide not to utilize state assistance, should not be included in this rent control mandate.

Unanticipated Circumstances. We have concerns that this legislation could stifle development because of the unanticipated circumstances not considered in this legislation. The proposal does not seem to contemplate the possibility that a building burned down could be replaced by one with additional, or potentially fewer, units for rent. Furthermore, the language in this legislation does not provide a method to remedy and comply when faced with this type of issue.

Rent Control. MHA opposes any legislation that would force rent control on Minnesotans.

MHA appreciates the opportunity to provide our written testimony on this proposal.

Sincerely,

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