

WRITTEN CITIZEN TESTIMONY APRIL 7, 2021

Linda Soderstrom
Saint Charles MN 55972

CROSSROADS WAS A NOAH PROPERTY AND NOW IT IS NOT. RENTS WERE \$750 for 698 one bedroom, 600 square foot units. The rents went up 3 or 4 hundred dollars per month. This led to 96% of the original residents leaving in the new owner's first 12 month of gentrification. Some had resided there 10 or 15 years. It was sold shortly then again to a California firm for a 44 million dollar profit.

In Richfield, 2.5 thousand souls lost their affordable units at Crossroads. Another 2 to 3 thousand apartment homes were then gentrified in a subsequent similar period, in surrounding suburbs. Those lost homes were in 5 to 6 different complexes.

As AEON's Mr Alan Arthur states: we are losing around 5,000 NOAH units per year right now in Minnesota. And Ms Ann Mavity of Minnesota Housing Partnership reminds us that we are only building a few hundred replacement units every year. She stated today that thousands are needed. One for one replacement units are not even a dream. We just notify residents to leave and then never mind about them. Some Crossroads folks have been dislodged 3, 4 or 5 times since 2015.

THIS KIND OF TARGETED REPOSITIONING OF OLDER PROPERTIES, THE NOAH PROPERTIES, DEVASTATES COMMUNITIES OF LONG STANDING; YET BEING THE MOST LUCRATIVE CATEGORY OF REAL ESTATE ACTIVITY IN OUR NATION CONCENTRATES ITS IMPACT ON PEOPLE ALREADY BURDENED BY CHRONIC, TOXIC STRESSORS.

I am a retired senior with disabilities and reliant upon a section 8 housing choice voucher through HUD via SEMMCHRA in Wabasha, MN (Southeast MN MULTI COUNTY HRA). My primary observation after being displaced twice in 24 months, is that those in Greatest Need are not being fully included in our big picture planning. We need to change the culture which allows for this gap to continue unmitigated.

Filling the gap through collaborative, humane coalition and cooperation are such a dire emergency accumulating in human costs to health, longevity, displacement trauma, educational interruption and resulting homelessness..... and that was BEFORE COVID.... that in plain words those of us in middle and upper classes must provide intentionally for those less fortunate. Homes for every American will be Our Stepping Stones to the Future © (Soderstrom/FaaCTs Families at a Crossroads Together)

Instead of existing, ongoing, still - legal harms, loss and impacts we need universal provision of sustainable and sanitary lead-free, safe, physically accessible and deeply financially diverse housing. We need an actual home for every American. Nothing goes well without safe spaces to rest in, recoop and replenish ourselves.

The general public and the legislature may not realize how many lives are impacted or how ruinous to our well-being in the name of gentrification. Should we be gentrifying on the backs of the most vulnerable and impoverished?

What are the actual true and devastating costs of our INACTION? Every Minnesotan needs to be HoUSed. In fact every American can thrive when we have a place to call home.

Cordially with my sincere
Thanks for your listening,

Linda Soderstrom