

Before you vote on Question 1...

# GET THE FACTS



If Question 1 Passes, It Would Mean:



*Less Property Maintenance*



*Fewer Rental Units*



*Unknown Costs & Impacts to St. Paul*

Cities with rent control, like **New York & San Francisco**, have found that:



The **QUALITY** of rental properties takes a **DOWNWARD TURN**.

Property owners can't cover the cost of inflation or maintenance and building upgrades.



Renters end up in **lower quality housing**.



**Rental options decline**

Renters rarely leave rent-controlled properties, builders won't invest, and many rentals are converted to condominiums, leaving fewer, older, and poorer-quality rental options.



St. Paul's Rent Control Measure Is **UNPROVEN & UNTESTED**

**No American state or city has EVER implemented a rent control measure as sweeping as Question 1**

Unlike measures in other American cities, City Question 1 covers every rental unit in St. Paul and every renter.



**No one knows** how much the measure will cost or how it will be enforced. This rent control measure covers **every rental unit** and every renter **without any exceptions**. Small property owners are not exempt.



The rent control cap is not tied to the rate of inflation or property tax increases. Property owners would be unable to raise rent past 3% **even if inflation and other costs rose past that**. Building upkeep will decline and many properties will be taken off the rental market.



New construction is **not exempt from the law**. Rent control stops the creation of new housing opportunities. **An already severe housing shortage will be made worse**.



**No one knows the long-term impact on housing quality or affordability**. This approach has never been tried before.

## Rent Control.. it's **NOT** what you think.



Vote **NO** on Question 1  
On November 2