



Equity in Place

State Legislative Policy Agenda

From the vibrant urban centers of the Twin Cities to increasingly diverse communities across Greater Minnesota, we all want the freedom and power to shape our own lives, starting at home. Home is where we put down roots, raise our families, and build community.

But not everyone has access to a safe, affordable, and stable home. For too long, corporate developers and predatory landlords have put profits over people and dominated decisionmaking spaces to rig the rules against renters. Leases are terminated without cause, renters are discriminated against based on how they pay their rent, and rent hikes price out elders on fixed incomes. The long term effects of discrimination and displacement destabilize communities and hurt us all.

It doesn't have to be this way. **We envision a Twin Cities region where everyone, regardless of race or income, has access to safe and affordable housing, and the power to shape housing policy decisions.**

Join us in making that vision a reality. This year, we need lawmakers to ensure critical bills, like Right to Renew, Source of Income Protections and Limiting Rent Hikes in Low Income Housing, get across the finish line.



"I've watched friends and neighbors being forced out of their homes, it's heartbreaking. In 2022, we passed Just Cause in Brooklyn Center, and we saw how much it protected our tenants. Everyone in Minnesota deserves that same protection. Housing impacts all of us, so no matter which political party you are aligned with, I'm asking all lawmakers to listen to our tenants and the voices of the people directly affected." – Ms. Sharon Harris, Brooklyn Center renter

2026 priorities



Right to Renew



Source of Income Protections



Limit Rent Hikes in Low Income Housing



Evict ICE, not us

Right to Renew HF997 / SF1671

Clarity, consistency, and fairness for Minnesota landlords and tenants

From rural Minnesota, to the suburbs and the cities, all Minnesotans should have the right to renew their lease if they haven't violated its terms. **Right to Renew, also known as Just Cause, defines the legal reasons for lease nonrenewals and evictions, and provides a reasonable amount of time for relocation.** It protects against arbitrary and unjust evictions and lease nonrenewals, and prohibits terminating a lease in retaliation for exercising our rights.



"I wanted to keep my apartment. My landlord raised my rent about 4 months in." After threatening to raise her rent unless she did unpaid yardwork and other labor, "he pushed me out of my housing because he knew he could."

—Helen N., renter, Rochester, MN

"These tenant protections already exist in certain cities in Minnesota. It's only fair that we extend them to all Minnesotans."

—Arundhathi P. Sasikumar, African Career, Education and Resource (ACER)



"We waited over 8 months for management to fix our dishwasher. My husband and I are the only Black tenants in the building. You don't want to get labeled as the problem tenant," for requesting to get things fixed, "but I deserve to advocate for myself and my home" without fear of eviction or lease nonrenewal.

—Martha Sykes, Renter, Owatonna, MN



Photos and quotes courtesy of HOMELine. Watch tenant testimony videos at [homelinemn.org/narratives](https://www.homelinemn.org/narratives)

Evict ICE, not us

Black, Indigenous, and people of color— whether citizens, refugees, or immigrants— are facing extreme risk when leaving their homes to go to work and earn money for rent. We need an **eviction moratorium and emergency rental assistance to help keep all Minnesotans housed** and protected from the ongoing effects of the unconstitutional, violent actions of federal immigration forces.

We support:

- *Emergency rental support* – SF3596 / HF3403
- *Eviction moratorium* – [bill number not yet available]
- *Expanding pre-eviction notices* – SF3598 / HF3424

Limit Rent Hikes in Low Income Housing

SF1652

Affordable housing should stay affordable. **Renters who live in buildings subsidized by Low Income Housing Tax Credits (LIHTC) must not be subjected to arbitrary rent hikes.** Affordability should be measured based on metrics appropriate for the building and its tenants. We can prevent displacement of elders and low income Minnesotans by making sure rent increases do not outpace increases in Social Security payments.

Source of Income protections

SF2097/HF2021

Minnesotans with rental assistance vouchers often struggle to find landlords that will rent to them, despite being able to pay. It's not right for low-wealth families to be denied safe, stable and affordable homes. **Source of Income Protections are needed to prevent discrimination and guarantee equal access for all Minnesotans.**

Equity
IN PLACE

Investment • Access • Opportunity



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About Equity in Place

Equity in Place is a Twin Cities-based coalition centering the expertise and power of people of color to uproot housing 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.

Coalition members

African Career, Education, and Resource Inc (ACER), The Alliance, Center for Urban & Regional Affairs at the University of Minnesota, CloseKnit, Community Stabilization Project, Harrison Neighborhood Association, HOME Line, Hope Community, Housing in Action, Housing Justice Center, Jewish Community Action, Local Progress, 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, West Side Community Organization, The Wilder Foundation