



614 South 3rd Street, Minneapolis, MN 55415

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April 21, 2026

Dear Minneapolis Leaders,

As you consider addressing the housing challenges created by Operation Metro Surge, we want to make sure you include the perspective of the largest provider of emergency shelter and programs for families experiencing homelessness in the city and state. People Serving People has been on the front lines of addressing the housing and shelter emergencies the operation created.

We greatly appreciate the actions the City of Minneapolis has taken to expand emergency rental assistance funding to \$3.8 million and to partner with the Wilson Family Foundation to match every dollar for a total of \$7.6 million to ensure our most vulnerable individuals and families receive this vital funding to keep families in their homes.

As the first wave of funding of \$1.8 million is currently being distributed, we strongly encourage the council to pass the 45-day eviction notification extension. Money without time, and time without money, do not help those facing eviction. Right now, we need both. Extending the eviction notification to 45 days gives people more time to receive another paycheck and to access emergency rental assistance, which is starting to be distributed.

People need a comprehensive “both-and” solution as they face another rent due date, and mutual aid funding, which served as a stopgap measure, runs dry. People should not need to depend on the generosity of their neighbors to stay housed; instead, they should be able to rely upon their government to provide the most basic protections.

As the largest family shelter provider in the City of Minneapolis, we should be seen as a place of last resort, not a remedy to address the housing crisis in our communities. We are already beyond capacity, and the options for people to find alternative, affordable housing are dwindling.

It may not come this week or even this month, but the wave of evictions is coming, and the city needs a prevention plan. Part of this plan should be to extend the eviction notification period to 45 days to ensure that individuals and families have the time they need to receive emergency rental assistance.

In Solidarity,

Hoang Murphy, President & CEO

**From:** [Amy Froiland](#)  
**To:** [Council Comment](#)  
**Subject:** [EXTERNAL] Pause evictions, save lives  
**Date:** Friday, April 10, 2026 10:05:56 PM

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You don't often get email from amy.fro@gmail.com. [Learn why this is important](#)

Hello,

I'm a Minneapolis public school parent and my children go to Andersen United Middle School, which is full of students who's families are struggling with rent after the Metro surge. Please support the efforts to pause evictions and help these families.

Thank you for your time,  
Amy Froiland-Parada  
55406

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**From:** [John Wall](#)  
**To:** [Council Comment](#)  
**Cc:** [Frey, Jacob](#); [Cathy Capone Bennett](#); [Jackie Cherryhomes](#); [Steven "Steve" Minn](#)  
**Subject:** [EXTERNAL] Eviction Moratorium  
**Date:** Tuesday, April 21, 2026 1:09:23 PM  
**Attachments:** [image.png](#)

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April 21, 2026

Minneapolis City Council

By email to: [CouncilComment@Minneapolismn.gov](mailto:CouncilComment@Minneapolismn.gov)

Dear Members of the City Council,

I am writing to express my opposition to the proposed eviction moratorium currently under your consideration. While I understand and share the concern for tenants facing financial hardship, I respectfully urge the council to consider the significant impact this policy will have on landlords—many of whom are small business owners relying on rental income to meet their own obligations, probably have no idea what is coming.

Most landlords in our community are not large corporations, but individuals or families who have invested in property as a means of supporting themselves. When tenants are unable to pay rent, these landlords are left without the resources necessary to pay mortgages, property taxes, maintenance costs, or utilities. Prolonging the period without rent payment, as proposed by a 60-day moratorium, does not address the underlying issue. If tenants are unable to pay now, it is unlikely their situation will substantially improve in two months, making the moratorium a delay rather than a solution.

While I am frustrated by the Big Beautiful Serge taken at the federal level, it remains fundamentally unfair for local landlords to shoulder the entire financial burden of this crisis. If the City truly wishes to support tenants in need, I urge you to consider direct rental assistance or subsidies, ensuring that landlords receive the payments necessary to maintain the properties and provide safe, stable housing for residents.

It would be equally unreasonable for the City to require grocery stores to provide food for free to those who can not afford it. Such a policy would quickly result in the disappearance of grocery stores from Minneapolis, as these businesses would not be able to cover their costs or restock their shelves. In the same way, shifting the burden onto landlords puts the entire housing supply at risk, undermining the stability of our community.

Landlords do not seek to evict tenants; our primary goal is to provide quality housing. However, we cannot do so without the rent payments that cover our own expenses. I hope you will take these concerns into account and pursue policies that are equitable for all members of our community.

Thank you for your attention to this important matter.

Respectfully,

John Wall, President

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Dear City of Minneapolis City Council Members,

As a short-term rental housing owner in the City and the author of the 2018 *Illusion of Choice: Evictions and Profit in North Minneapolis* report—which helped spur the creation of the City of Minneapolis’ Tenant Protections Ordinance and Housing Advisory Council—I strongly support passage of the Pause Evictions, Save Lives ordinance.

Preventing mass evictions requires decisive action. Without intervention, many residents will be pushed into houselessness, while landlords face mounting financial losses. This ordinance would extend the current eviction notice period from 30 to 60 days, giving tenants burdened by significant rent debt—much of it tied to Operation Metro Surge—a critical window to access anticipated state relief funds expected by July 2026.

The impact of Operation Metro Surge has been profound. Thousands of residents experienced aggressive enforcement actions, with widespread reports of fear, disruption, and economic instability. The operation led to thousands of arrests and significant community upheaval, disrupting daily life and local economies across the Twin Cities. At the same time, it has contributed to an estimated \$27–\$51 million in excess rental debt affecting both tenants and housing providers.

Local resources have not kept pace with this crisis. Hennepin County has raised approximately \$3 million in support, with additional philanthropic matching funds, but this falls far short of what is needed.

Failing to pass this ordinance would deepen the harm already experienced by families impacted by Operation Metro Surge. It would signal a lack of commitment to supporting our neighbors at a moment when stability is most needed. Passing this measure is a necessary step to give renters time to recover, reduce displacement, and prevent large-scale housing instability across our community.

In solidarity,

Dr. Brittany Lewis  
CEO of Research in Action

**From:** [Chowdhury, Aurin](#)  
**To:** [Council Comment](#)  
**Subject:** FW: [EXTERNAL] Why an additional Eviction Pause is necessary from someone who has spent hundreds of hours supporting people qualified for rental assistance  
**Date:** Monday, April 20, 2026 8:15:24 PM  
**Attachments:** [Additional pause is the path to payment.pdf](#)  
[image001.png](#)

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Please add to council comment.

**Aurin Chowdhury**

Minneapolis City Council Member – Ward 12  
*Pronouns\*: she/her & they/them*

350 S. Fifth St. – Room #307  
Minneapolis, MN 55415

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[\\*Why this matters](#)



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**From:** Sheila Delaney <[sheila@dovetailaction.com](mailto:sheila@dovetailaction.com)>  
**Sent:** Monday, April 20, 2026 7:27 PM  
**To:** Payne, Elliott <[elliott.payne@minneapolismn.gov](mailto:elliott.payne@minneapolismn.gov)>; Wonsley, Robin (she/her/hers) <[Robin.Wonsley@minneapolismn.gov](mailto:Robin.Wonsley@minneapolismn.gov)>; Rainville, Michael <[michael.rainville@minneapolismn.gov](mailto:michael.rainville@minneapolismn.gov)>; Vetaw, LaTrisha <[latrisha.vetaw@minneapolismn.gov](mailto:latrisha.vetaw@minneapolismn.gov)>; Warren, Pearl Y <[pearll.warren@minneapolismn.gov](mailto:pearll.warren@minneapolismn.gov)>; Osman, Jamal <[jamal.osman@minneapolismn.gov](mailto:jamal.osman@minneapolismn.gov)>; Shaffer, Elizabeth A <[elizabeth.shaffer@minneapolismn.gov](mailto:elizabeth.shaffer@minneapolismn.gov)>; Stevenson, Soren D <[soren.stevenson@minneapolismn.gov](mailto:soren.stevenson@minneapolismn.gov)>; Chavez, Jason <[jason.chavez@minneapolismn.gov](mailto:jason.chavez@minneapolismn.gov)>; Chughtai, Aisha <[aisha.chughtai@minneapolismn.gov](mailto:aisha.chughtai@minneapolismn.gov)>; Whiting, Jamison <[Jamison.Whiting@minneapolismn.gov](mailto:Jamison.Whiting@minneapolismn.gov)>; Chowdhury, Aurin <[aurin.chowdhury@minneapolismn.gov](mailto:aurin.chowdhury@minneapolismn.gov)>; Palmisano, Linea <[Linea.Palmisano@minneapolismn.gov](mailto:Linea.Palmisano@minneapolismn.gov)>  
**Subject:** [EXTERNAL] Why an additional Eviction Pause is necessary from someone who has spent hundreds of hours supporting people qualified for rental assistance

Dear Council Members,

I am writing as someone who has spent years working alongside hundreds of Minneapolis families and individuals trying to secure rental assistance. I have sat with people in parks, in shelters, drop in centers, kitchen tables and in nonprofit offices. We

gathered financial records, waited on hold, and turned in paperwork -often only to be told one thing was missing and that we needed to start again. I have answered their calls when they receive eviction notices even while on Housing Support (rental assistance). I've learned how time consuming it is to **convert available funds into a home or saving a home**. I have also received over 30 distressed calls from well meaning landlords waiting for Housing Support contractors to execute their contracted duty to pay their clients' rents. ***These experiences compelled me to write to you today-time is TRULY of the essence.***

I want to offer a clear-eyed look at the facts on the ground, because this decision deserves facts more than feelings, and because the people this ordinance is meant to serve cannot afford a policy built on assumptions about how very challenging accessing assistance is.

The attached memo further outlines what I have seen in practice, I would greatly appreciate it if you would take 2 minutes to review it.

The \$6.8 million in rental assistance this City has assembled is real, and it is significant. That fight is won. The remaining question is whether families and individuals will have enough time to actually secure the funds. From intake to payment, the realistic timeline is approximately 11 to 43 days, clustering toward the longer end. In a 30-day window, many people run out the clock. ***In a 45-day window, there is more time to secure funds, receive another paycheck or secure another remedy.***

The providers who signed the March 11 op-ed opposing the 60 day pause were right to worry about getting paid. I share that concern. The people I work with want to pay their rent. They want to stay in their homes. This new ordinance is the most likely mechanism to achieve this because it allows sufficient time for the assistance process to deliver payment before the tenant leaves, thereby protecting them from an eviction record and preserving naturally occurring affordable housing (NOAH). Sadly, those providers were factually incorrect when they asserted that an eviction filing was necessary to obtain rental assistance. In fact Align has offered rental assistance for many years that can only be accessed PRIOR to receiving an eviction filing and the funds at issue in this on-going discussion ( mutual aid and your generous allocations) do not require a filing either. I also must remind you that People Serving People, Our Saviors and Avivo sent each of you a letter calling for both money AND time.

Without the pause, outcomes are predictable. Families and individuals disperse before help arrives. Units sit empty. Providers absorb losses from tenants who would have paid

if given just a little more time. Mutual aid networks run themselves dry trying to hold the gap. No one is served.

I would not be writing if I did not believe, based on direct experience, that passing this ordinance is the best tool on the table for ensuring that the money this City has committed actually reaches the people and the landlords it was meant for. I am happy to answer any questions via email or phone.

Thank you for your time, and for your service to community.

Warmly, Sheila Delaney 612-220-2132

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# The Pause Is the Path to Payment (for All)

*Why time and money must work together for rental assistance to reach families in time*

RE: Emergency Housing Stability Act of 2026, Committee of the Whole: April 21, Full Council: April 23

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## The Core

The money exists. The \$6.8 million assembled through the City, Hennepin County, and the Wilson Foundation is real. **What tenants need is the time to navigate the bureaucracy that stands between them and the money.** A 30-day notice window is not enough to apply for assistance, gather documentation, wait for approval, and have payment delivered. A 45-day window is.

The providers' opposing the 60 day pause in their March 11 op-ed argued that time without money is a debt trap. They are correct. ***What their argument omits is the mirror image: money without necessary time to secure it will not result in saved homes and paid landlords. The ordinance solves both, together.***

***Also, those providers inaccurately reported that an eviction filing is required for all rental assistance. Actually, Align has offered assistance that must occur PRIOR to an eviction filing for many years. Most relevantly, this aid being discussed (including mutual aid) DOES NOT require an eviction filing!***

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## What Happens Without the Pause

When a 30-day clock is running and the assistance process takes longer than 30 days, many families and individuals do not wait to see how it ends. They make decisions to protect themselves. Frequently four things happen, in overlapping and or various combinations, across thousands of households:

- Tenants abandon the unit to avoid an eviction record. An eviction filing follows a renter for years, shutting them out of future housing. A move, even into overcrowded or unstable housing, is the safer long-term choice. Families leave before the assistance can reach them. Landlords are not paid.
- Landlords file. The 30-day notice expires. The filing goes through. The tenant now has an eviction on their record even if assistance arrives the next week. The court docket grows. Hennepin County Housing Court absorbs cases that did not need to be there. Rent remains unpaid.
- Landlords are left with empty units, unpaid debt, and turnover costs. The tenant is gone. The rent is not paid. The landlord cannot apply for assistance on a former tenant. The unit sits vacant while the provider pays mortgage, utilities, staff, and insurance on a property generating no revenue.
- Mutual aid networks absorb the failure. Volunteer-run funds, neighbors, and congregations try to fill the gap. They cannot. The Neighbors Helping Neighbors survey found community networks have already distributed over \$8.6 million, most of it for rent. They are exhausting themselves holding up a system government has not.

## What It Actually Takes to Get the Rent Paid

This is the real process a family or individual must complete to convert the \$6.8 million from a policy announcement into a check in their landlord's hand. Every step is necessary. Every step takes time. The ranges below **are approximate**, drawn from published Hennepin County processing averages and practitioner experience. Individual cases vary, but the shape of the timeline does not.

1

### Learn the program exists *1-5 days*

Families facing income loss from Operation Metro Surge must first find out the assistance exists, through a nonprofit, a legal aid org, a neighbor, or a 311 call. Language, fear of federal enforcement, fear of systems etc can all slow this step.



2

### Contact one of three designated nonprofits *1-7 days*

CLUES, Isuroon, and MIWRC are the sole intake points. Phone trees, waitlists, and limited staff hours mean the first call is rarely the one that gets through.



3

### Gather required documentation *3-10 days*

Lease, rent ledger, proof of income, proof of income loss, ID for all household members, W-9 from the landlord. Landlords do not always respond quickly. Missing documents send the file back to the start.



4

### Submit application and wait for review *5-14 days*

The nonprofit verifies eligibility and submits to Hennepin County for final approval. Hennepin County reports its average processing time is 14 days.



5

### Payment issued directly to landlord *1-7 days*

Once approved, payment is sent to the landlord. The landlord must cash it and credit the tenant's account. Only now is the rent actually paid.

**Approximate realistic total: 11 to 43 days, with most cases clustering toward the longer end. In a 30-day notice window, the majority of people will run out the clock before payment is delivered. In a 45-day window, there is a much better chance that money gets to where it needs to for a positive outcome for all parties.**

***This is not a difference of preference. It is a difference of whether the money preserves homes AND naturally occurring affordable housing.***

The providers who signed the March 11 op-ed are right to worry about getting paid. **This ordinance is the mechanism most likely to get them paid.** Without the 45-day window, this process is more likely to fail. People will lose their homes. Landlords end up with an empty unit and uncollectible debt.