

# Candidate Questionnaire on Housing Issues

# 2022



## Jeremy Peichel

**City/Town:** Roseville

**Legislative District:** SD66

**Party:** LIB

*Candidate responses in italics.*

1. In July 2021, a [national poll](#) found that 68% of the public believes that elected officials are not paying enough attention to the rising cost of housing and ensuring everyone can afford a place to live. **What do you believe is the role of government in ensuring everyone has a place to call home?**

*The government's role is to act as a conflict resolution body and keeper of peace among peaceful people by preventing violent and property crimes. Because elected officials and government as a whole have exceeded that basic mandate, they are currently enforcing a housing inflation policy that makes housing too expensive and prevents everyone from having a place to call home. The best next step would be to reduce obstructive zoning, landlord laws, and rental restrictions to redevelop and sublet underutilized housing units so that all can have a place to call home.*

2. Nearly all counties in Minnesota (92%) are not able to provide sufficient shelter or temporary housing to those who are homeless. **What will you do to end homelessness?**

*I would work to legalize the fair use of private property, allowing individual citizens to house and shelter whomever they like on their own property. Archaic zoning laws prevent us from constructing transitional or temporary housing on giant single family lots and other properties, pushing those without homes into public spaces and unsafe conditions. By legalizing private property, we return to a charity-based system where our neighbors can housing those in need in underutilized or newly constructed rental spaces through increased density.*

3. Emergency rental assistance keeps people stably housed, as we saw with federal pandemic-related funding. Historically, nonpayment of rent is the most common reason landlords evict their tenants. During times of financial crisis, families without access to financial resources may be displaced, evicted, or even become homeless. **What will you do to prevent evictions?**

*I will not prevent evictions. I will provide the tools to make housing so affordable that rather than evicting tenants, landlords will be trying to incentivize people to move in. By freeing the use of private property for increased density and redevelopment, we create a large influx of rental units through accessing underutilized spaces in existing homes and increasing unit density on single-family lots. When there are too many homes, we won't be concerned with evictions or displacement, because rents go down and landlords offer incentives to increase occupancy.*

4. Minnesota's housing crisis disproportionately harms families of color, especially Black and Indigenous households. Minnesota is one of the worst states in the nation for racial disparities in homeownership. Additionally, 58 percent of Black renters are paying more than they can afford on housing costs. **What meaningful steps will you take to eliminate racial disparities in housing?**

*Eliminate racial covenants from deeds and developments. Deregulate private property to increase density serves all people. By making housing more affordable for all, we eliminate racial disparities as discrimination based on race is unprofitable when you are searching for tenants to fill unoccupied units.*

5. There are approximately 170,000 renter households in the state that earn less than \$31,200 per year. But rental assistance is only available to one out of every four income-qualifying households. Even though more than 100,000 lowest income households need homes, the state only supports the production of 100 homes each year for these families. **What will you do to support the housing needs of those at the lowest income level in Minnesota?**

*I will provide the tools to make housing so affordable that rather than evicting tenants, landlords will be trying to incentivize people to move in. By freeing the use of private property for increased density and redevelopment, we create a large influx of rental units through accessing underutilized spaces in existing homes and increasing unit density on single-family lots. When there are too many homes, we won't be concerned with evictions or displacement, because rents go down and landlords offer incentives to increase occupancy.*

6. Energy efficiency improvements in multifamily buildings and weatherizing single family homes improve indoor air quality, eliminate drafts, and protect residents from extreme cold and heat—delivering health benefits and lower health care costs. **What strategies do you support to improve housing conditions and reduce utility costs?**

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*rents go down and landlords offer incentives to increase occupancy. Increased housing density is more efficient, and the increased competition pressure on landlords forces luxury and efficiency improvements to entice tenants to make the switch.*

7. Minnesota's home values are increasing rapidly, constraining low- and middle-income families from achieving affordable homeownership, including more than 64,000 households of color. **What steps will you take to increase opportunities for renters to purchase homes, condos, or cooperative ownership models?**

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8. Including the recommendations of the community when developing policies and programs is a best practice for effective and lasting solutions. **How will you include those most impacted by housing needs in developing and implementing housing solutions?**

*By shifting density decisions to the lowest level, the individual property owner, effective and lasting solutions are applied by those most impacted. Where government policies continue to create housing affordability problems, I will work with the community to resolve or eliminate them. Our best solution to limited housing is more housing, and local, regional, or state policy should not prevent us from housing our neighbors and those without homes.*