



March 13, 2025

The Honorable Lindsey Port
MN Senate, Housing and Homelessness Prevention Committee
95 University Avenue W., Room 3213
St Paul, MN 55155

Via email

Re: Support for Senate File No. 1750

Dear Chair Port and Honorable Members of the Housing and Homelessness Prevention Committee,

My name is Ivory Taylor, and I am a homeowner in an HOA community, Associate Director at Housing Justice Center, and member of the Working Group on Common Interest Communities and Homeowners Associations.

I am writing in support of Senate File No. 1750. These changes to Minnesota's HOA laws are long overdue and reflect community-informed policy creation.

Opponents of this law may cite statistics from a survey by the Foundation for Community Association Research. While this survey claims to be nationally and demographically representative, it actually does not collect demographic data nor report specifics on methodology, making it impossible to ascertain that it is representative. Furthermore, this is a national survey of 3,000 people, equating to only around 60 people per state. Minnesota's legislators have heard from more than 60 residents in the last three months alone on this topic, providing a more robust and representative sample to inform lawmaking.

Furthermore, since the survey includes states that already have much stronger HOA laws, including many of those present in S.F.1750, comparisons and trends across states become invalid, as there are no controls in place to account for the difference in satisfaction ratings that are likely to occur in these different scenarios.

During testimony of this bill in the House, we heard the claim that "86% of people are overwhelmingly satisfied" with their HOAs, suggesting only a vocal minority seeks reform. This statistic, when presented without context, is misleading. It includes "neutral" responses, inflating the satisfaction rate to 86%. Removing "neutral" responses drops the satisfaction rate to 60%, the lowest rate over the course of the survey, highlighting a trend of growing dissatisfaction.

Additionally, the survey asks the question “Would you like to see more or less government control of community associations?” The outcome shows 66% of residents prefer no change or less government control, but this is a 20% decrease over the course of the survey from a high of 86%, meaning more and more people are seeking government intervention in the way HOAs are run. With 1.5 million HOA residents in Minnesota, if we were to extrapolate this to be representative of Minnesota, this suggests 500,000 people want more regulation—a significant number, not a minority.

As legislators, you have collected data from your constituents on the need for these reforms that is based in the realities of Minnesotans living in CIC communities in your districts and across the state. What you are hearing from your constituents is that Minnesotans from all backgrounds want this law, and I encourage you to support its passage.

Thank you.