

Rent Stabili... > Request for... > **Item properties**

Title

Enter value here

Completion time

8/2/2022 12:10 PM

Applicant information Name

Angie French

Applicant Information Email

afrench@midcontinentmgmt.com

Applicant Information Phone

651-291-0111

Applicant Information Address of Applicant

37 East Isabel Street St. Paul, MN 55107

Company Applicant Represents

Mid Continent Management Corp

Owner of Record for the Property

Davern Park Realty Company, a MN General Partnership (DBA Davern Park Apartments)

Address of Property Requesting Exception to Raise Rent Over 3%

1445,1457,1461,1471,1477,1485,1491,1501,1507,1511,1517,1527,1533, 1539 and 1545 St. Paul Avenue,...

Property Identification Number

21-28-23-11-0002

What portion of the building are you requesting an exception?

Entire building

Are the increases the same across all units?

Yes

☐ Percentage Increase Requested

4%-8% depending on the unit size

☐ What date are the increases proposed to take effect?

September 1, 2022

☐ Which of the following factors are you using to support your application? (Rules explaining each of these elements can be found HERE) This would be used to tell applicants in an auto-email, which ...

["An increase in real property taxes","An unavoidable increase in operating expenses"]

☐ Condition of the habitability of the property (referred to as 'warranty of habitability' in the ordinance) Applications for exception to the 3% cap must include consideration of the habitability o...

No known code violations

☐ The information entered above will be used to send you the appropriate documents for your rent increase request. Is there any other information you would like to provide the City at this time?

Natural Gas and Property Insurance costs have increased by double-digits. Wages have increased dramatically since this industry is deemed Essential and worked directly with customers throughout the pandemic.

☒ Are you self-certifying the increase or requesting a city staff determination? (answer given will generate specific email upon submission)

Self-certifying: available for increases between 3 and 8 percent

☒ Application Status

Self-Certification

☒ Appeal Status

No Action

☐ Income Adjusted by CPI

966785.96

☐ Allowable Rent Increase

-53069.91

☐ Allowable Increase/Unit/Month

-23.03

Staff Notes

Sass, Demetrius (CI-StPaul) (8/3/2022 1:00 PM): 1507 Last CO approved 8/18/15 as a class A building. Renewal due.

Sass, Demetrius (CI-StPaul) (8/3/2022 12:58 PM): 1501 Last CO approved 7/13/22 as a class A building.

Sass, Demetrius (CI-StPaul) (8/3/2022 12:58 PM): 1491 Last CO approved 10/30/15 as a class A building. Renewal due.

Sass, Demetrius (CI-StPaul) (8/3/2022 12:57 PM): 1485 Last CO approved 9/16/15 as a class A building. Renewal due.

Sass, Demetrius (CI-StPaul) (8/3/2022 12:57 PM): 1477 Last CO approved 11/19/21 as a class A building.

Sass, Demetrius (CI-StPaul) (8/3/2022 12:56 PM): 1471 Last CO approved 3/21/2 as a class A building.

Sass, Demetrius (CI-StPaul) (8/3/2022 12:56 PM): 1461 Last CO approved 8/18/15 as a class A building. Renewal due.

Sass, Demetrius (CI-StPaul) (8/3/2022 12:54 PM): Last CO approved 3/21/22 as a class A building.

Sass, Demetrius (CI-StPaul) (8/3/2022 12:54 PM): Last CO approved 7/28/21 as a class A building.

Factors Supporting your Application

Select an option

Attachments

Add or remove attachments