



Rent Stabili... > 2023 Reque... > 3/21/2023 2:50:48 PM

Time of Completion *

3/21/2023 2:50:48 PM

Applicant Name

Megan Peterson

Applicant Email

Megan@housinghubmn.com

Applicant Phone

651-488-2437

Applicant Address

351 Kellogg Blvd. St Paul, MN 55101

Company Represented

Housing Hub

Owner

Herschel Apartment LLC

PIN

332923420005

Portion of the Building

Entire building

Consistent Increases

No

Percent Increase Proposed

Enter value here

Effective Date

3/1/23 I already applied using the old link.

Justification

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

Condition of Property

No known code violations

Added Information

No

Staff or Self Determination

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

Gross Income

116861.4

Net Operating Income

98527.51

Gross RROI

6681.5

Property Address

476 Herschel St. Paul, MN 55104

Allowable Rent Increase

46.4

Application Status

Approved - Notified

 **Appeal Status**

—

 **Staff Notes**

Enter value here

 **Attachment**

Enter value here

 **Completion Time**

3/21/2023 9:50 AM

 **Attachments**

476 Herschel - SC Determination.pdf

476 Herschel Adjusted.pdf

Rent Increase Exceptions Sheet - 476 Herschel.pdf

Rent Roll Template.xlsx - Sheet1.pdf

XXIII. Calculation of Fair Return Rent Adjustment with Adjustments of Base Year Amount:

	Base Year 2019	Current Year 2022
1. Proposed Adjusted/Total Income*	\$ 113,627.00	\$ 107,711.36
2. Operating Expenses	\$ 20,720	\$ 15,865
3. Net Operating Income (Income – Operating Expenses):	\$ 92,906.66	\$ 91,846.01
4. CPI [Annual Average CPI]	250.106	285.008
5. Percent Annual Increase in CPI Base Year to Current Year [Current Year Annual Average CPI – Base Year Annual Average CPI divided by Base Year Annual Average CPI]		13.95%
6. Fair Net Annual Operating Income = Base Year Net Operating \$ Income Adjusted by CPI Increase [Line 3 Base Year + Line 5 percent]		\$ 105,871.68
7. Fair Net Annual Operating Income \$ Minus Current Net Operating Income = Allowable Rent Increase [Line 6 - Line 3 Current Year]		\$ 14,025.67
8. Allowable Rent Increase Percentage % (Line 7 divided by Current Year Scheduled Rental Income)		13.02%

* This MNOI calculation requires a determination of an adjustment to the Base Year Total Income prior to completing this form. The proof provided in support of the Exceptional Circumstances required on Page 19 sections 2 (A) and 2 (B) of this form will determine if an adjustment is appropriate. A proposed Base Year Total Income adjustment can be provided as a starting point.

	2019	2022
Total annual income	\$113,627.00	\$107,711.36
annual op exp	\$20,720.34	\$15,865.35
current net op income (NOI)	\$92,906.66	\$91,846.01
CPI	250.016	265.224
% annual increase in CPI		6.05%
fair net annual op income		\$98,527.51
fair net annual op income - current net op income		\$6,681.50
allowable rent increase unit/month		\$46.40

NOI = Income - Op Exp

Pull up a cash flow from AF for the property to use as reference for rows 2 & 4. Only cells highlighted tan need to be edited.

of Units

12



SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS
ANGIE WIESE, PE, CBO
DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

March 24, 2023

REQUEST FOR EXCEPTION TO 3% CAP
NOTICE OF DEPARTMENT DETERMINATION THROUGH SELF-CERTIFICATION
RE: 476 Herschel St., PIN: 332923420005

Dear Property Representative:

On 3/21/2023, you applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Department approval for the exception has been **granted** through the self-certification process provided by the City.

This is not a Final Determination and rent cannot be increased in the next 45 days.

You and your tenants have the right to appeal this determination to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102, phone: 651-266-8568 and must be filed within 45 days of notice.

If there is no appeal within the next 45 days, the determination will be considered final and you may proceed with rent increases as requested in your application.

You must retain your supporting documentation for at least 3 years in case it is needed for other requests in the future or for a city-initiated audit.

If you have any questions, please reach out to the Rent Stabilization Workgroup using the email address below.

Sincerely,

Rent Stabilization Workgroup
Rent Stabilization | Saint Paul Minnesota (stpaul.gov)
Rent-Stabilization@ci.stpaul.mn.us
651-266-8553