



**CITY OF SAINT PAUL**  
**OFFICE OF THE CITY COUNCIL**

310 CITY HALL  
15 WEST KELLOGG BOULEVARD  
SAINT PAUL, MN 55102-1615  
Marcia Moermond, Legislative Hearing Officer  
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PHONE: (651) 266-8585 FAX: (651) 266-8574

June 2, 2023

Megan Peterson  
Housing Hubb, LLC  
351 Kellogg Blvd  
St. Paul, MN 55101  
VIA EMAIL: [megan@housinghubmn.com](mailto:megan@housinghubmn.com)

Re: Rent Control Appeal of Bailey Miracle and Rachel Waters for property at **696 Conway St, Unit 2**

Dear Megan Peterson:

The Legislative Hearing Office received an appeal from Bailey Miracle and Rachel Waters of the proposed rent increase for 696 Conway St, Unit 2 on May 25, 2023. Bailey Miracle and Rachel Water are appealing the City's Determination to allow for an exception to the 3% rent increase cap in rent control ordinance. The City's April 19, 2023, Determination allowed Housing Hubb, LLC to increase rent in the amount they requested, which was a range between 3% and 8%. As our office understands Bailey Miracle and Rachel Water's appeal, is arguing that an exception to the City's rent control policy should not have been made. Both Rachel and Bailey base this assertion on the more than 3% increase and the lack of maintenance of the building, as well as there being no respect for tenants.

**Please note, the increase in rent is stayed during the appeal process.**

The City's Rent Stabilization Ordinance (SPLC 193A) allows 45 days for an appeal of a City Determination on an application for an exception to the 3% rent increase cap.

**A Legislative Hearing is scheduled for June, 26 2023 at 12:30pm. in Room 330 of Saint Paul City Hall, 15 West Kellogg Blvd., Saint Paul, MN 55102.**

To fully review the appeal, the City is requiring that the property manager provides the following information by close of business day Monday, **June 12<sup>th</sup>, 2023:**

- Maintenance of Net Operating Income [Worksheet](#)
- Landlord Worksheet for [Increases in Tenants](#)
- Landlord Worksheet for Unit by [Unit Percent Increase](#)

Completing the MNOI form is required for submission of exemption requests. However, for rent increases between 3% and 8%, the city does not require the form to be submitted with your application, but rather retained for your records. If you have additional information, you believe would support your application for an exemption to the rent control cap of 3%, you may also submit it for consideration. **All materials should be sent to me and will be attached to the appeal record.**

The Legislative Hearing Officer will review the appeal(s) and develop a recommendation for City Council consideration. The City Council Public Hearing for this appeal will be scheduled at the time a recommendation is made.

If you have any questions, please contact me at 651-266-8568 or email [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)

Sincerely,

/s/

Sonia Romero, Executive Assistant  
Rent Stabilization Legislative Hearings

c: Rent Stabilization Staff  
Dan Herding  
Joe Collins  
Tom Gallagher

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