



Meeting Agenda

Rent Stabilization Appeal Hearings

Marcia Moermond, Legislative Hearing Officer  
rentappeals@ci.stpaul.mn.us  
651-266-8568

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Thursday, July 17, 2025

2:00 PM

Room 330 City Hall & Court House/Remote

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2:00 p.m. Hearings

Rent Stabilization Appeals

- 1 [RLH RSA 25-10](#) Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Vincent Cornell, to a Rent Stabilization Determination at 934 ASHLAND AVENUE, UNIT 2 or Unit 5.

Sponsors: Bowie

Attachments:

[934 ashland Ave., Unit 5](#)

[934 ashland Ave., Unit 5- Request Increase Form](#)

[934 ashland Ave., Unit 5- MNOI](#)

[934 ashland Ave., Unit 5- Landlord Worksheet](#)

[934 Ashland Ave., Unit 5- Coverletter](#)

[934 ashland Ave., Unit 5- Units Effective Sheet](#)

[934 ashland Ave., Unit 5- DSI Letter](#)

[934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT,](#)

[934 Ashland Ave Units 1 and 5 letter](#)

[934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)

[934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and At](#)

- 2 [RLH RSA 25-12](#) Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Ehren Stemme, to a Rent Stabilization Determination at 938-948 ASHLAND AVENUE, UNIT 6.

Sponsors: Bowie

**Attachments:** [938 Ashland Ave. Apt. 6](#)  
[938 Ashland Ave. Apt. 6- Request Increase Form](#)  
[938 Ashland Ave. Apt. 6- MNOI](#)  
[938 Ashland Ave. Apt. 6- Landlord Worksheet](#)  
[938 Ashland Ave. Apt. 6- Coverletter](#)  
[938 Ashland Ave. Apt. 6- Units Effective Sheet](#)  
[938 Ashland Ave., Unit 6- DSI Letter](#)  
[938 Ashland Ave Unit 6 Ehren Stemme Letter](#)  
[934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)  
[934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT,](#)  
[934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and Al](#)

- 3** [RLH RSA 25-13](#) Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Kayla Simonson, to a Rent Stabilization Determination at 942 ASHLAND AVENUE, UNIT 8.

**Sponsors:** Bowie

**Attachments:** [942 Ashland Ave., Unit 8](#)  
[942 Ashland Ave., Unit 8- Request Increase Form](#)  
[942 Ashland Ave., Unit 8- MNOI](#)  
[942 Ashland Ave., Unit 8- Landlord Worksheet](#)  
[942 Ashland Ave., Unit 8- Coverletter](#)  
[942 Ashland Ave., Unit 8- Units Effective Sheet](#)  
[942 Ashland Ave., Unit 8- DSI Letter](#)  
[934 Ashland Ave Units 1 and 5 letter](#)  
[934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT,](#)  
[942 Ashland Ave Units 8,9,10,11, and 12 Letter](#)  
[934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)  
[934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and Al](#)

- 4** [RLH RSA 25-14](#) Appeal of Jim Poradek & Abbie Hanson, Tenant, Jessica Skaare, to a Rent Stabilization Determination at 942-944 ASHLAND AVENUE, UNIT 9.

**Sponsors:** Bowie

**Attachments:** [942 Ashland Ave., Apt 9](#)  
[942 Ashland Ave., Apt 9- Request Increase Form](#)  
[942 Ashland Ave., Apt 9- MNOI](#)  
[942 Ashland Ave., Apt 9- Landlord Worksheet](#)  
[942 Ashland Ave., Apt 9- Coverletter](#)  
[942 Ashland Ave., Apt 9- Units Effective Sheet](#)  
[942 Ashland Ave., Apt. 9 - DSI Letter](#)  
[934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT,](#)  
[942 Ashland Ave Units 8,9,10,11, and 12 Letter](#)  
[934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)  
[934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and Al](#)

- 5** [RLH RSA 25-15](#) Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenants, Samuel Perkins & Chloe Cable, to a Rent Stabilization Determination at 942-944 ASHLAND AVENUE, UNIT 11.

**Sponsors:** Bowie

**Attachments:** [942 Ashland Ave., Apt 11](#)  
[942 Ashland Ave., Apt 11- Request Increase Form](#)  
[942 Ashland Ave., Apt 11- MNOI](#)  
[942 Ashland Ave., Apt 11- Landlord Worksheet](#)  
[942 Ashland Ave., Apt 11- Coverletter](#)  
[942 Ashland Ave., Apt 11- Units Effective Sheet](#)  
[942 Ashland Ave., Apt 11- DSI Letter](#)  
[934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT,](#)  
[942 Ashland Ave Units 8,9,10,11, and 12 Letter](#)  
[934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)  
[934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and Al](#)

- 6** [RLH RSA 25-16](#) Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Autumn Buel, to a Rent Stabilization Determination at 942 ASHLAND AVENUE, UNIT 10.

**Sponsors:** Bowie

**Attachments:** [942 Ashland Ave., Unit 10](#)  
[942 Ashland Ave., Unit 10- Request Increase Form](#)  
[942 Ashland Ave., Unit 10- MNOI](#)  
[942 Ashland Ave., Unit 10- Landlord Worksheet](#)  
[942 Ashland Ave., Unit 10- CoverLetter](#)  
[942 Ashland Ave., Unit 10- Unit Effective Sheet](#)  
[942 Ashland Ave., Unit 10- DSI Letter](#)  
[942 Ashland Ave Units 8,9,10,11, and 12 Letter](#)  
[934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)  
[934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT,](#)  
[934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and Al](#)

- 7 [RLH RSA 25-17](#) Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenants, Lillian Johnson & Eleanor Rowen, to a Rent Stabilization Determination at 942 ASHLAND AVENUE, UNIT 12.

**Sponsors:** Bowie

**Attachments:** [942 Ashland Ave., Unit 12](#)  
[942 Ashland Ave., Unit 12- Request Increase Form](#)  
[942 Ashland Ave., Unit 12- MNOI](#)  
[942 Ashland Ave., Unit 12- Landlord Worksheet](#)  
[942 Ashland Ave., Unit 12- CoverLetter](#)  
[942 Ashland Ave., Unit 12- Units Effective Sheet](#)  
[942 Ashland Ave., Unit 12- DSI Letter](#)  
[934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT,](#)  
[942 Ashland Ave Units 8,9,10,11, and 12 Letter](#)  
[934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)  
[934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and Al](#)

- 8 [RLH RSA 25-8](#) Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Jill Ackerman, to a Rent Stabilization Determination at 934 ASHLAND AVENUE, UNIT 1.

**Sponsors:** Bowie

**Attachments:**

[934 Ashland Ave. Unit 1](#)

[934 Ashland Ave. Unit 1- Request Increase Form](#)

[934 Ashland Ave. Unit 1- MNOI](#)

[934 Ashland Ave. Unit 1- Landlord Worksheet](#)

[934 Ashland Ave. Unit 1- Coverletter](#)

[934 Ashland Ave. Unit 1- Units Effective Sheet](#)

[934 Ashland Ave. Unit 1- DSI Letter](#)

[934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and At](#)

[934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENT](#)

[934 Ashland Ave Units 1 and 5 letter](#)

[934, 938, 942 Ashland Ave Owner Letter- 6-16-25](#)



# City of Saint Paul

City Hall and Court House  
15 West Kellogg  
Boulevard  
Phone: 651-266-8560

## Master

**File Number: RLH RSA 25-10**

**File ID:** RLH RSA 25-10

**Type:** Resolution LH Rent  
Stabilization Appeal

**Status:** Agenda Ready

**Version:** 1

**Contact  
Number:**

**In Control:** Rent Stabilization  
Appeal Hearings

**Department:**

**Cost:**

**File Created:** 06/17/2025

**File Name:** 934 ASHLAND AVENUE, UNIT 2 or Unit 5.

**Final Action:**

**Title:** Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Vincent Cornell, to a Rent Stabilization Determination at 934 ASHLAND AVENUE, UNIT 2 or Unit 5.

### Notes:

### Code Sections:

**Agenda Date:** 07/17/2025

**Indexes:** Ward - 1

**Agenda Number:** 1

**Sponsors:** Bowie

**Enactment Date:**

**Attachments:** 934 ashland Ave., Unit 5, 934 ashland Ave., Unit 5- Request Increase Form, 934 ashland Ave., Unit 5- MNOI, 934 ashland Ave., Unit 5- Landlord Worksheet, 934 Ashland Ave., Unit 5- Coverletter, 934 ashland Ave., Unit 5- Units Effective Sheet, 934 ashland Ave., Unit 5- DSI Letter, 934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENTATION AND PARTIES, 934 Ashland Ave Units 1 and 5 letter, 934, 938, 942 Ashland Ave Owner Letter- 6-16-25, 934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and Abbie Hanson

**Financials Included?:**

### Contact Name:

**Hearing Date:**

**Entered by:** janie.vang@ci.stpaul.mn.us

**Ord Effective Date:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/17/2025	Vang, Mai - FYI	Notified - FYI	
1	2	6/17/2025	Moermond, Marcia	Approve	6/19/2025
1	3	6/17/2025	Naylor, Racquel - FYI	Notified - FYI	
1	4	6/17/2025	Vang, Nhia - FYI	Notified - FYI	
1	5	6/17/2025	Wiese, Angie - FYI	Notified - FYI	
1	6	6/17/2025	Gorski, David - FYI	Notified - FYI	
1	7	6/17/2025	Sass, Demetrius - FYI	Notified - FYI	
1	8	6/17/2025	Ferkinhoff, Lynne - FYI	Notified - FYI	
1	9	6/17/2025	Skarda, Therese - FYI	Notified - FYI	

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### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File RLH RSA 25-10

Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Vincent Cornell, to a Rent Stabilization Determination at 934 ASHLAND AVENUE, UNIT 2 or Unit 5.



# APPEAL APPLICATION FOR RENT STABILIZATION DETERMINATIONS

Saint Paul City Council – Rent Stabilization  
310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, MN 55102  
651-266-8568

RECEIVED  
JUN 11 2025  
CITY CLERK

**We need the following to process your appeal:**

- \$25 filing fee (non-refundable (payable to the City of Saint Paul
- Copy of the Department of Safety & Inspections Determination Letter
- \* Attachments you may wish to include *\*attachments will be forthcoming*
- This appeal form completed
- Walk-In     Email     US Mail

**HEARING DATE & TIME**

*(provided by Rent Stabilization Appeals Staff)*

DATE: July 17, 2025

TIME: 1:00 p.m.

**LOCATION OF HEARING:**

Room 330 Saint Paul City Hall  
15 West Kellogg Blvd.  
Saint Paul, MN 55102

***Address Being Appealed:***

<u>934 Ashland Ave., Unit 5</u>	<u>Saint Paul, MN</u>	<u>55104</u>
Number & Street & Unit Number (if applicable)	City & State	Zip Code

***Appellant:***

Vincent Cornell

Appellant Name

612 978 5088

Preferred Phone Number

 06-10-2025

Signature & Today's Date

ahanson@hjcmmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

***Property Owner (if other than appellant):***

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

***What Is Being Appealed and Why?    Attachments Are Acceptable***

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

4/11/2025 5:15:27 PM

Time of Completion (Read only) \*

4/11/2025 5:15:27 PM

Applicant Name (Read only)

Judith Day

Applicant Email (Read only)

Amsterdam5839@gmail.com

Applicant Phone (Read only)

651-269-9437

Applicant Address (Read only)

1787 Sargent Avenue Saint Paul, Mn. 55105

Company Represented (Read only)

Self

Owner (Read only)

Judith Day

PIN (Read only)

022823240077/022823240078/022823240079

Portion of the Building (Read only)

Entire building

Consistent Increases (Read only)

Yes

Percent Increase Proposed (Read only)

30%

Effective Date (Read only)

6/30/2025

≡

Justification (Read only)

["An increase in real property taxes", "An unavoidable increase in operating expenses", "A capital improvement project", "An increase in tenants occupying the rental unit"]

≡

Condition of Property (Read only)

No known code violations

≡

Added Information (Read only)

please refer to financial details provided in St Paul Rent stabilization meeting with Lynne Ferkinhoff and Demetrius on 4/11/25

≡

Staff or Self Determination (Read only)

Requesting City staff determination for increases greater than 8% or Just Cause Vacancy

Current Year GSRI (Read only)

-

Fair Net Operating Income (Read only)

-



Missed Fair Revenue (Read only)

-



Property Address (Read only)

934/938/942 Ashland Avenue Saint Paul, Mn 55104



Allowable Rent Increase (Read only)

-



Application Status (Read only)

Approved - Notified



Appeal Status (Read only)

-



Staff Notes (Read only)

Attached MNOI PDF is the 2023 fillable version. CPI information is incorrect. View spreadsheet for accurate calculation data.

934: Last Inspection Date: Jun 15, 2023 rated as a class B property...

See more



Attachment (Read only)

-



Completion Time (Read only)

4/11/2025 12:15 PM



Attachments

Document.pdf

934-942 Ashland Ave MNOI.xlsx

Landlord MNOI - Cap Improvement Worksheet 2024.pdf

Staff Determination Letter- 934, 938, 942 Ashland Ave -- 4-28-2025.pdf

**VIII. Income and Operating Expense Worksheets**

<b>Income Worksheet</b>		
Click "Select Base Year" for Drop-down Menu	Base Year 2019	Current Year 2024
<b>Rental Income</b>		
1. Gross Scheduled Rental Income	\$ 154,500.00	\$ 169,500.00
2. Portion Attributable to Vacancy		
Fees (indicate what fee is for):		
3. Late fees		
4. List fees, other than utilities, collected for services & amenities not included in rent		
5.		
6.		
7.		
<b>Other Income (list separately by type)*:</b>		
8.		
9.		
10.		
<b>Fees for Utilities</b>		
11. Gas		
12. Electricity		
13. Water		
14. Sewer		
15. Garbage & Recycling		
Other (list separately by type)		
16.		
17.		
18. <b>Total Income</b>	<b>\$ 154,500.00</b>	<b>\$ 169,500.00</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

### IX. Operating Expenses Worksheet

	Base Year 2019	Current Year 2024
1. Assessments		
2. Real Property Taxes	\$ 26,008.00	\$ 35,402.00
3. License Tax/Fee		
4. Rent Board Registration Fees		
5. Insurance	\$ 11,469.95	\$ 18,994.30
6. Accounting	\$ 600.00	\$ 600.00
7. Legal (explain types of legal expenses)		
8. Manager /Management Services		
9. Security		
10. Office Supplies		
12. Normal Repairs	\$ 5,569.13	\$ 20,446.14
13. Owner-Performed Labor		
14. Plumbing Maintenance	\$ 6,932.48	\$ 6,683.42
15. Pool Maintenance		
16. Landscape Maintenance		
17. Other Maintenance		
18. Parking Lot/Street Maintenance		
19. Gas (separately metered only)	\$ 9,680.11	\$ 11,865.54
20. Electricity (separately metered only)		
21. Water	\$ 3,576.32	\$ 4,083.93
22. Sewer	\$ 573.82	\$ 523.81
23. Garbage and Recycle	\$ 3,037.21	\$ 4,373.62
24. Amortized portion of Capital Expense	\$ -	
<b>Other (list separately by type):</b>		
25. Fire Safety	\$ 127.40	\$ 246.00
26. Plowing	\$ 2,400.00	\$ 4,000.00
27. Mold Abatement		\$ 8,348.17
28. Gutters		\$ 933.34

29.		
30.		
31.		
32.		
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>32. TOTAL OPERATING EXPENSES</b>	<b>\$ 69,974.42</b>	<b>\$ 116,500.27</b>

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

	<b>Base Year 2019</b>	<b>Current Year 2024</b>
<b>1. Proposed Adjusted/Total Income*</b>	\$ 154,500.00	\$ 169,500.00
<b>2. Operating Expenses</b>	\$ 69,974	\$ 116,500
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ 84,525.58	\$ 52,999.73
<b>4. CPI</b> [Annual Average CPI]	250,106	299.852
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b>		19.89%
[Current Year Annual Average CPI – Base Year Annual Average CPI divided by Base Year Annual Average CPI]		
<b>6. Fair Net Annual Operating Income = Base Year Net Operating \$ Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ 101,337.69
<b>7. Fair Net Annual Operating Income \$ Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 - Line 3 Current Year]		\$ 48,337.96
<b>8. Allowable Rent Increase Percentage %</b> (Line 7 divided by Current Year Scheduled Rental Income)		28.52%

\* 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.



## **Landlord Worksheet** **Rent Increase using Fair Return Standard:** **Maintenance of Net Operating Income (MNOI)**

### **Amortized Costs of Capital Improvements included in Operating Expenses**

#### **Introductory Information**

A landlord is entitled to a Fair Return on rental property. Pursuant to the Rent Stabilization Ordinance, the City has adopted fair return regulations (posted on the website).

##### **1. Presumption of Base Year Net Operating Income**

It shall be presumed that the net operating income received by the landlord in the Base Year provided a Fair Return. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

##### **2. Fair Return**

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

##### **3. Base Year**

- (a) Calendar year 2019 is the Base Year.
- (b) In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.
- (c) Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

##### **4. Current Year**

The "current year" shall be the calendar year preceding the application.

##### **5. CPI (Consumer Price Index)**

The annual CPI for the current year for All Urban Consumers for the Minneapolis-St. Paul-Bloomington area (All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

**I. General Information About the Property**

1. Street Address: 934/938/942 Ashland Avenue Saint Paul, MN 55104
2. Parcel Numbers(s): 022823240077/022823240078/022823240079
3. Year Property Purchased by Current Owner: 12/03/2007
4. Total Number of Units on the Property: 12
5. Total Number of Units Affected by Proposed Rent Increase: 12
6. Are there Rental Units that are Partially or Fully Exempt? Number of Exempt Rental Units and Basis for Exemption: None

**II. Landlord Information**

7. Name: Judith Day
8. Phone(s): (      ) (651) 269-9437
9. Business Address: 1787 Sargent Avenue
10. City, State, Zip: Saint Paul, MN 55104
11. Business E-mail: Amsterdam5839@gmail.com

**III. Agent Information (if applicable)**

12. Name: \_\_\_\_\_
13. Phone(s): ( \_\_\_\_\_ ) \_\_\_\_\_
14. Business Address: \_\_\_\_\_
15. City, State, Zip: \_\_\_\_\_
16. Business E-mail: \_\_\_\_\_

**IV. Services**

**17. Please Check The Applicable Boxes**  
(Identify the manner in which each service is paid)

Type of Service	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas		X	
Electricity		X	
Water	X		
Sewer	X		
Garbage	X		
Other:	HEAT		

**V. Changes to Services**

**18. Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge:**

Owner provides heating, water, sewage, garbage removal, and snow removal.

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**19. If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:**

None

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**VI. Income and Expense Explanation and Calculations**

**20. Calculation of Net Operating Income**

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

**A. Gross Rental Income**

Gross rental income shall include:

Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.

If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.

Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

**B. Gross Rental Income Shall Not Include:**

- (1) Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- (2) Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

### **C. Claim for Base Rent Adjustment**

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough. The Rent Program may allow Landlord to submit an independent comparable rent appraisal at the expense of the Petitioner to assist in the review of a Base Year Rent Adjustment Claim.

Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete the corresponding pages 19-22 at the end of this Attachment.

**Check here if a claim for a Base Year Rent Adjustment is included in this Attachment and complete pages 19-22 of this Attachment.**

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**VII. Operating Expenses**

**Operating expenses include:** Reasonable costs of operation and maintenance of the Rental Unit, including:

1. Management Expenses;
2. Utility Costs except a utility that are paid directly by the tenant(s);
3. Real Property Taxes Assessed and Paid;
4. Insurance;
5. License, Registration and other Public Fees;
6. Landlord-performed Labor;
7. Legal Expenses;
8. The Amortized Costs of Capital Improvements; and
9. Other Reasonable Operating Expenses.

**Operating expenses shall not include the following:**

1. Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
2. Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
3. Land lease expenses;
4. Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
5. Depreciation;
6. Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
7. Unreasonable increases in expenses since the Base Year;
8. Expenses associated with the provision of master-metered gas and electricity services;
9. Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
10. Unreasonable Expenses.

### VIII. Income and Operating Expense Worksheet

	Annual Total	
(Insert Base and Current Years)	Base Year (2019)**	Current Year (2023)
<b>Rental Income</b>	\$154500	\$169500
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
<b>2. Portion Attributable to Vacancy</b>	\$	\$
<b>Fees (indicate what fee is for):</b>		
<b>3. Late fees</b>	\$	\$
<b>4. List fees, other than utilities, collected for services &amp; amenities not included in rent</b>	\$	\$
<b>5.</b>	\$	\$
<b>6.</b>	\$	\$
<b>7.</b>	\$	\$
<b>Other Income (list separately by type)*:</b>		
<b>8.</b>	\$	\$
<b>9.</b>	\$	\$
<b>10.</b>	\$	\$
<b>Fees for Utilities</b>		
<b>11. Gas</b>	\$	\$
<b>12. Electricity</b>	\$	\$
<b>13. Water</b>	\$	\$
<b>14. Sewer</b>	\$	\$
<b>15. Garbage &amp; Recycling</b>	\$	\$
<b>Other (list separately by type)</b>		
<b>16.</b>	\$	\$
<b>17.</b>	\$	\$
<b>18. Total Income</b>	\$ 154500	\$ 169500
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

IX. Operating Expenses Worksheet (Insert Base and Current Years)	Annual Total	
	Base Year (2019)	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$26008	\$35402
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$11469.95	\$18994.3
6. Accounting	\$600	\$600
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$5569.13	\$20446.14
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$6932.48	\$6683.42
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$9680.11	\$11865.54
20. Electricity (separately metered only)	\$	\$
21. Water	\$3576.32	\$4083.93
22. Sewer	\$573.82	\$523.81
23. Garbage & Recycling	\$ 3037.21	\$ 4373.62
24. Amortized portion of Capital Expense [from page _____; column (i) ]	\$	\$
Other (list separately by type):	\$	\$
25. Misc. (See spreadsheet)	\$2527.4	\$13527.51
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$69974.42</b>	<b>\$116500.27</b>

**X. Allowances for Capital Improvements**

**The Amortized Costs of Capital Improvements.** Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit. Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the the City, as provided on pages 9-10, unless it is determined that an alternate period is justified based on the evidence presented in an appeals hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of the Saint Paul Legislative Code or state law where the original installation of the improvement was not in compliance with code requirements.
3. At the end of the amortization period, the allowable monthly rent shall be decreased by any amount of a rent increase attributable to the capital improvement.
4. Portions of fair return rent increases that are attributable to capital improvements expire at the end of the amortization period.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on May 1, 2022 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 yrs. 120 mos.	\$26,500.52*	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

<b>XI. Amortization Period of Capital Improvements/Expenses</b>	
In amortizing capital improvements/expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.	Years
<b>Appliances</b>	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
<b>Structural Repair and Retrofitting</b>	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
<b>Fencing</b>	
Chain	10
Block	10
Wood	10
<b>Fire Systems</b>	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10

<b>Flooring/Floor Covering</b>	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
<b>Fumigation Tenting*</b>	
Furniture	5
Automatic Garage Door Openers*	10
<b>Gates</b>	
Chain Link	10
Wrought Iron	10
Wood	10
<b>Glass</b>	
Windows*	5
Doors*	5
Mirrors	5
<b>Heating*</b>	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
<b>Landscaping</b>	
Planting	10
Sprinklers	10
Tree Replacement	10
<b>Lighting</b>	
Interior*	10
Exterior*	5
<b>Locks*</b>	
Locks*	10
Mailboxes*	10
Meters*	10
<b>Plumbing</b>	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5

<b>Painting</b>	
Interior	5
Exterior	5
<b>Paving</b>	
Asphalt	10
Cement	10
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
<b>Roofing*</b>	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
<b>Security*</b>	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10
Tilework	10
Wallpaper	5
<b>Window Coverings*</b>	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

\*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The \* items are likely capital improvements. Other items may depend on the circumstances.

**XII. Interest Allowance**

If an amount was reported as an amortized portion of expenses on page 7, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddiemac.com/pmmms/archive.html>

**1. Completed Capital Improvement and Expense Worksheet (Base Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Base Year: \$ \_\_\_\_\_  
[add amounts in column (d)]

**2. Completed Capital Improvement and Expense Worksheet (Current Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Current Year: \$ \_\_\_\_\_

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**XIII. Blank Worksheet (Optional – Available for Applicant Use)**

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**XV. Planned Capital Improvements**

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

**Column:**

- (b) - Identify capital improvements and expenses you plan to complete within twenty four (24) months.
- (c) - List each unit that will benefit from the capital improvement/expense.
- (b) - Provide the date you expect to complete each capital improvement/expense.
- (d) - State the estimated cost of each improvement/expense.

(a) Item #	(b) Description of Expense & Estimated Date of Completion	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k) will fill in automatically.

**Proposed Total Capital Expenses \$** \_\_\_\_\_

**XVI. Net  
Operating  
Income (NOI)**

**Net Operating Income = Income – Operating Expenses:**

	Base Year (2019)	Current Year (2023)
<b>1. Total Annual Income</b>	154500 \$ _____	169500 \$ _____
<b>2. Annual Operating Expenses</b>	69974 \$ _____	116500 \$ _____
<b>3. Current Net Annual Operating Income</b> (Income – Operating Expenses):	84525.58 \$ _____	52999.73 \$ _____
<b>4. CPI</b> [Annual Average CPI]	<u>250.106</u>	<u>292.720</u>
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		<u>17.04%</u>
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		101337.69 \$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 Current Year – Line 3]		48337.96 \$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 6 Line 1)		<u>28.52</u> %

**XX. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM**

Landlords may present evidence to rebut the presumption that the base year net operating income provided a fair return. Grounds for rebuttal of the presumption shall be based on at least one of the following findings:

1. Check this box  if you are requesting a base rent adjustment in your maintenance of net operating fair return claim.
2. Check the factors below that are applicable to your claim.

A. Exceptional Expenses in the Base Year. The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:

- (i) Extraordinary amounts were expended for necessary maintenance and repairs
- (ii) Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
- (iii) Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.

B. Exceptional Circumstances in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:

- (i) The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
- (ii) The gross income during the base year was significantly lower than normal because o the destruction of the premises and/or temporary relocation for construction or repairs.
- (iii) The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- (v) Other exceptional circumstances

**[Petitioners submitting a claim based on this factor may be required to pay for an independent appraisal by an appraiser approved by the City].**

C. Explanation for Basis in Support of Claim for Adjustment of Base Year Rent.

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**XXI. Income and Operating Expense Worksheet With  
Adjustment of Base Year Amounts**

<b>Annual Total</b>		
(Insert Base and Current Years)	Base Year (       )	Current Year (2023)
<b><u>Rental Income</u></b>	\$	\$
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
2. Portion Attributable to Vacancy	\$	\$
Fees (indicate what fee is for):		
3. Late fees	\$	\$
4. List fees, other than utilities, collected for services & amenities not included in rent	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
<b><u>Other Income (list separately by type)*:</u></b>		
8.	\$	\$
9.	\$	\$
10.	\$	\$
<b><u>Fees for Utilities</u></b>		
11. Gas		
12. Electricity	\$	\$
13. Water	\$	\$
14. Sewer	\$	\$
15. Garbage & Recycling	\$	\$
<b><u>Other (list separately by type)</u></b>		
16.	\$	\$
17.	\$	\$
<b>18. Total Income</b>	<b>\$</b>	<b>\$</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.		

XXII. Operating Expenses Worksheet  <u>(Insert Base and Current Years)</u>	Annual Total	
	Base Year ( )	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$	\$
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$	\$
6. Accounting	\$	\$
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$	\$
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$	\$
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$	\$
20. Electricity (separately metered only)	\$	\$
21. Water	\$	\$
22. Sewer	\$	\$
23. Garbage & Recycling	\$	\$
24. Amortized portion of Capital Expense [from page _____; column (i)]	\$	\$
Other (list separately by type):	\$	\$
25.	\$	\$
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$0</b>	<b>\$0</b>

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

	Base Year	Current Year (2023)
<b>1. Proposed Adjusted/Total Income*</b>	\$ _____	\$ _____
<b>2. Operating Expenses</b>	\$ _____	\$ _____
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ _____	\$ _____
<b>4. CPI</b> [Annual Average CPI. Please enter the appropriate CPI value from the table below]	_____	292.720
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		_____
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 3 Current Year – Line 6]		\$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 17 Line 1)		_____ %

Year	2015	2016	2017	2018	2019	2020	2021	2022
<b>CPI Value (Line 4)</b>	230.567	234.145	239.239	244.969	250.106	252.997	265.244	285.008





June 12, 2025

City of Saint Paul - Rent Stabilization  
 310 City Hall  
 15 W. Kellogg Blvd.  
 Saint Paul, MN 55102

*via email at rentappeals@ci.stpaul.mn.us*

**Re: Rent Stabilization Appeal—934, 938, 942 Ashland Avenue, Saint Paul, MN 55104**

To Whom It May Concern:

Enclosed please find the rent-stabilization appeal applications for tenants of the following three apartment buildings: 934, 938, and 942 Ashland Avenue, Saint Paul, MN 55104 (the “Ashland Apartments”).<sup>1</sup>

The Ashland Apartments consist of 12 rental units, spread across three buildings. On April 28, 2025, staff from the Department of Safety and Inspections (“DSI”) issued a single determination letter granting the owner of the Ashland Apartments a rent-cap exception. As shown in the attached DSI determination letter, staff approved a uniform rent increase of up to 28.52% for all 12 units of the Ashland Apartments. Units 6 and 7 were granted an additional rent-cap exception of 23.64% based on capital improvements, meaning that those two units are subject to a total possible rent increase of up to 52.16%.

The tenants of the Ashland Apartments are appealing DSI’s determination. Housing Justice Center represents the following tenants in their appeal.

934 Ashland		938 Ashland		942 Ashland	
Unit	Tenant(s)	Unit	Tenant(s)	Unit	Tenant(s)
1	Jill Ackerman	6	Ehren Stemme	8	Kayla Simonson
2	Vincent Cornell			9	Jessica Skaare
				10	Autumn Buel
				11	Samuel Perkins & Chloe Cable
				12	Lillian Johnson & Eleanor Rowen

<sup>1</sup> Each of these three buildings has a dual address (934/936 Ashland Ave.; 938/940 Ashland Ave.; 942/944 Ashland Ave.). As such, the mailing and service address of some tenants differs from the address identified in the staff determination letter. Tenants have listed their mailing addresses on the appeal forms, but for purposes of this appeal, we are using the addresses as identified by the staff determination letter.

Housing Justice Center, Northwestern Building, 275 Fourth Street East, Suite 590, Saint Paul, MN 55101  
 651.391.8393 • ahanson@hjcmmn.org

*Dedicated to expanding and preserving the supply of affordable housing nationwide*

**We ask that the City consolidate the attached appeals and schedule a single legislative hearing.** A memorandum explaining the basis for the tenants' appeal will be forthcoming, along with a report from a habitability expert about the condition of the Ashland Apartments.

Please note that the above identified tenants bring their appeal on behalf of **all units** in the Ashland Apartments. The Rent-Stabilization Ordinance allows tenants to appeal building-wide rent-cap exceptions that have been approved through a single department determination. See SPLC § 193A.07(g) (The landlord or tenant shall have the right to appeal *the department determination.*"); SPLC § 193A.07(a)(8) ("A landlord or tenant may appeal *any* department determination to the legislative hearing officer."). Here, the challenged building-wide rent increase has been approved through a single department determination issued on April 28, 2025. As such, the appeal is brought on behalf of all 12 impacted units.

Counsel from Housing Justice Center will deliver the required appeal fees to City Hall, 15 Kellogg Blvd. West, Room 310 later today (June 12).

Please contact me with any questions about the tenants' appeal.

Sincerely,

*s/ Abbie Hanson*

Abbie Hanson

Tenant Rights Attorney, Housing Justice Center

651-391-8393

ahanson@hjcmmn.org

Encl: Copy of the April 28, 2025 DSI Determination Letter

Completed Appeal Forms for: Jill Ackerman (Unit 1); Vincent Cornell (Unit 2); Ehren Stemme (Unit 6); Kayla Simonson (Unit 8); Jessica Skaare (Unit 9); Autumn Buel (Unit 10); Samuel Perkins & Chloe Cable (Unit 11); and Lillian Johnson & Eleanor Rowen (Unit 12)

**934 Ashland Avenue**

**Parcel ID: 022823240077**

Apartment #1

934 Ashland Avenue Apt#1 Saint Paul, MN 55104

Apartment #2

934 Ashland Avenue Apt#2 Saint Paul, MN 55104

Apartment #3

934 Ashland Avenue Apt#3 Saint Paul, MN 55104

Apartment #4

934 Ashland Avenue Apt#4 Saint Paul, MN 55104

Apartment #5

934 Ashland Avenue Apt#5 Saint Paul, MN 55104

**938 Ashland Avenue**

**Parcel ID: 022823240078**

Apartment #6

938 Ashland Avenue Apt#6 Saint Paul, MN 55104

Apartment #7

938 Ashland Avenue Apt#7 Saint Paul, MN 55104

**942 Ashland Avenue**

**Parcel ID: 022823240079**

Apartment #8

942 Ashland Avenue Apt#8 Saint Paul, MN 55104

Apartment #9

942 Ashland Avenue Apt#9 Saint Paul, MN 55104

**942 Ashland Avenue (Continued)**

**Parcel ID: 022823240079**

Apartment #10

942 Ashland Avenue Apt#10 Saint Paul, MN 55104

Apartment #11

942 Ashland Avenue Apt#11 Saint Paul, MN 55104

Apartment #12

942 Ashland Avenue Apt#12 Saint Paul, MN 55104



April 28, 2025

Judith Day  
1787 Sargent Avenue  
Saint Paul, MN 55105

REQUEST FOR EXCEPTION TO 3% CAP - NOTICE OF DEPARTMENT DETERMINATION

RE: 934, 938, 942 Ashland Avenue, Saint Paul, MN 55104

Dear Property Representative:

You applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Approval for a 28.52% was granted on 4/28/2025 through the staff determination process provided by the City. Additional rent increases were allowed due to unit specific capital improvements. See the attached table for the additional increase values.

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

If there is no appeal within the next 45 days, the determination will be considered final and you may proceed with the increase as approved above.

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 this notice.

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](mailto:Rent-Stabilization@ci.stpaul.mn.us)  
651-266-8553



## 934, 938, 942 Ashland Ave.

UNIT NUMBER	CAPITAL IMPROVEMENT INCREASE		NOI INCREASE		TOTAL ALLOWABLE INCREASE	NEW MAXIMUM RENT
1	0.00%	+	28.52%	=	28.52%	\$1,542.22
2	0.00%	+	28.52%	=	28.52%	\$1,413.70
3	0.00%	+	28.52%	=	28.52%	\$1,542.22
4	0.00%	+	28.52%	=	28.52%	\$1,349.44
5	0.00%	+	28.52%	=	28.52%	\$1,124.53
6	23.64%	+	28.52%	=	52.16%	\$2,434.58
7	23.64%	+	28.52%	=	52.16%	\$2,434.58
8	0.00%	+	28.52%	=	28.52%	\$1,413.70
9	0.00%	+	28.52%	=	28.52%	\$1,413.70
10	0.00%	+	28.52%	=	28.52%	\$1,413.70
11	0.00%	+	28.52%	=	28.52%	\$1,542.22
12	0.00%	+	28.52%	=	28.52%	\$1,285.18

**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

This Certificate must be filed pursuant to Rule 104(a) of the General Rules of Practice for the District Courts if the case is a family case or a civil case listed in Minn. Gen. R. Prac. 111.01. **If information is not then known to the filing party at the time of filing, it shall be provided to the Court Administrator in writing by the filing party within seven (7) days of learning the information.** Any party impleading additional parties shall provide the same information to the Court Administrator. The Court Administrator shall, upon receipt of the completed certificate, notify all parties or their lawyers, if represented by counsel, of the date of filing the action and the file number assigned.

ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

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651-391-8393

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jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
ecurran@hjcmmn.org

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Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

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**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

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ATTORNEY FOR DEFENDANT/RESPONDENT

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Plaintiff / Petitioner (first, middle, last)

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**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  
EMAIL: [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Jim Poradek & Abbie Hanson  
o/b/o Jill Ackerman and Vincent Cornell 934 Ashland Ave Units 1 and 5  
Saint Paul, Minnesota 55104

VIA Email: [jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org) and [ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)

Re: Rent Control Appeal for property at 934 Ashland Ave, Units 1 and 5.

Dear Mr. Poradek and Ms. Hanson:

This letter is to confirm that you are scheduled for a Legislative Hearing on **July 17, 2025, at 1:00 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul, MN 55102**. If this date doesn't work for you, please let me know as soon as possible. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision. All materials should be submitted by July 10, 2025, to the Rent Appeal email address below. Please note that I have also informed your landlord of this appeal in a separate cover letter, in case they wish to attend the hearing.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

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/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Judith Day



**CITY OF SAINT PAUL**  
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PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Judith Day  
1787 Sargent Ave.  
Saint Paul, Minnesota 55105

VIA Email: [Amsterdam5839@gmail.com](mailto:Amsterdam5839@gmail.com)

Re: Rent Control Appeals for the properties at 934, 938 and 942 Ashland Ave.

Dear Judith Day:

This is to inform you that your tenants in Apartments 934 Ashland Ave, Units 1 and 5, 938 Ashland Ave, Unit 6, and 942 Ashland Ave, Units 8, 9, 10, 11 and 12 are appealing the Department of Safety & Inspections' determination to allow up to an 8% increase in rent. A Legislative Hearing is scheduled on **July 17, 2025, at 1 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul MN 55102** to review this appeal. You are welcome to attend this hearing. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

If you have any question, please get in touch with me at 651-266-8568 or email [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)

Sincerely,

/s/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Jim Poradek, Housing Justice Center  
Abbie Hanson, Housing Justice Center

## Janie Vang

---

**From:** Abbie Hanson <ahanson@hjcmn.org>  
**Sent:** Friday, June 20, 2025 3:01 PM  
**To:** \*CI-StPaul\_RentAppeals  
**Cc:** Jim Poradek; Emily Curran  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave  
**Attachments:** CIV102\_Ashland Rent Stabilization Appeal.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Janie,

A completed Certificate of Representation is attached.

**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Sent:** Friday, June 20, 2025 2:34 PM  
**To:** Abbie Hanson <ahanson@hjcmn.org>; \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Cc:** Jim Poradek <jporadek@hjcmn.org>; Emily Curran <ecurran@hjcmn.org>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

This is the standard form provided by the state, and it will be sufficient for our purposes. Since this matter is quasi-judicial and being heard by the City Council rather than the district court, please complete the sections that are relevant to your appeal.

Attached: [CIV102.pdf](#)

Thank you.

*Janie Vang*

*Executive Assistant | She/her*

*Rent Stabilization*

*15 W Kellogg Blvd., City Hall*

*Saint Paul, MN 55102*

*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL  
MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)>

**Sent:** Thursday, June 19, 2025 10:20 AM

**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>

**Cc:** Jim Poradek <[jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org)>; Emily Curran <[ecurran@hjcmmn.org](mailto:ecurran@hjcmmn.org)>

**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

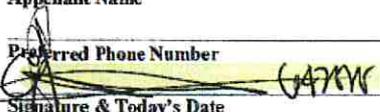
Hi Janie,

We did not state that we would not be providing the City the requested material. We are simply looking for clarification on why what we have provided thus far does not qualify as a “certificate of representation.” We cannot comply with the City’s request if we don’t understand what the City is asking for.

In the appeal forms provided on June 12, the relevant portions of which are reproduced below, all appellants signed a document stating that we represent them in this matter. What other language is the City looking for in a certificate of representation? Alternatively, if the City has a standard “certificate of representation” form it uses, please provide that to us, as we could not find it on the City’s website.

In addition, the appeal forms—which again, are signed by all appellants and are reproduced below—ask that the City “direct communication to” us, the appellants’ attorneys. If the City’s concern is that it is deviating from its standard communication procedure, it is HJC’s view that the identified language and the accompanying appellant endorsements would address that concern. Please advise us as to what other language the City would need.

**Appellant:**

Ehren Stemme	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
Signature & Today's Date 	Alternate Phone Number
	Tenant
	Is Appellant: Property Owner/Manager OR Tenant ?

**Property Owner (if other than appellant):**

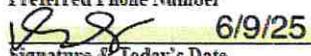
Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Kayla Simonson	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
Signature & Today's Date  6/9/25	Alternate Phone Number
	Tenant
	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Jessica Skaare	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
<i>Jessica Skaare</i> 6/14/25	Alternate Phone Number
Signature & Today's Date	Tenant
	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Lillian Johnson & Eleanor Rowen	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
<i>Lillian Johnson</i> 6/14/2025	Alternate Phone Number
Signature & Today's Date	Tenant
<i>Eleanor Rowen</i> 6/5/25	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Jill Ackeman

Appellant Name

602-460-1119

Preferred Phone Number

*Jill Ackeman* 6/4/25

Signature & Today's Date

ahanson@hjcmmn.org (attomey)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Vincent Cornell

Appellant Name

612 978 5088

Preferred Phone Number

*[Signature]* 06-10-2025

Signature & Today's Date

ahanson@hjcmmn.org (attomey)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Autumn Buel  
Appellant Name

ahanson@hjcmmn.org (attorney)

Email  
651-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Autumn Buel* 6/11/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day  
Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Samuel Perkins & Chloe Cable  
Appellant Name

ahanson@hjcmmn.org (attorney)

Email  
851-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Sam Perkins* 6/4/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

*Chloe Cable* 6/11/25

**Property Owner (if other than appellant):**

Judith Day  
Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

Abbie Hanson (she/her)  
Housing Justice Litigator  
651-391-8393  
ahanson@hjcmmn.org



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Wednesday, June 18, 2025 4:07 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

It is our standard practice to ensure all affected/interested parties receive notifications during the appeal process. You have asked that we deviate from this practice and communicate exclusively with you, at the Housing Justice Center. Because this is outside our standard practice, we asked for a certificate of representation. We understand that you will not be providing it and will continue with our standard practice of communicating to all affected/interested parties.

Thank you.

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*☎: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Wednesday, June 18, 2025 10:01 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Janie,

The submitted appeal forms, which are signed by all the appellants, do have a representation statement on them: "I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys: Jim Poradek ([jporadek@hjcmn.org](mailto:jporadek@hjcmn.org); 612-7233-0517) & Abbie Hanson ([ahanson@hjcmn.org](mailto:ahanson@hjcmn.org); 651-391-8393)." Please advise why that language will not suffice and provide a separate form or language that the City requires us to use. Such a form is not available to the public as far as we can determine.

Thank you,  
**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Tuesday, June 17, 2025 4:31 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

We are happy to address all appeal correspondence to the Housing Justice Court as requested. However, we will need the appropriate certificate(s) of representation before we proceed. Please submit the required documentation as soon as you can.

Best regards,

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Thursday, June 12, 2025 8:30 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hello,

Please see the attached cover letter, rent stabilization appeal applications, and DSI determination letter. A memorandum explaining the basis for the tenants' appeal will be forthcoming.

I will deliver a check for the required appeal fees to City Hall, room 310, later today.

Please confirm receipt of this appeal.

Sincerely,  
**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)







# City of Saint Paul

City Hall and Court House  
15 West Kellogg  
Boulevard  
Phone: 651-266-8560

## Master

**File Number: RLH RSA 25-12**

**File ID:** RLH RSA 25-12

**Type:** Resolution LH Rent  
Stabilization Appeal

**Status:** Agenda Ready

**Version:** 1

**Contact  
Number:**

**In Control:** Rent Stabilization  
Appeal Hearings

**Department:**

**Cost:**

**File Created:** 06/17/2025

**File Name:** 938-948 ASHLAND AVENUE, UNIT 6.

**Final Action:**

**Title:** Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Ehren Stemme, to a Rent Stabilization Determination at 938-948 ASHLAND AVENUE, UNIT 6.

### Notes:

### Code Sections:

**Agenda Date:** 07/17/2025

**Indexes:** Ward - 1

**Agenda Number:** 2

**Sponsors:** Bowie

**Enactment Date:**

**Attachments:** 938 Ashland Ave. Apt. 6, 938 Ashland Ave. Apt. 6- Request Increase Form, 938 Ashland Ave. Apt. 6- MNOI, 938 Ashland Ave. Apt. 6- Landlord Worksheet, 938 Ashland Ave. Apt. 6- Coverletter, 938 Ashland Ave. Apt. 6- Units Effective Sheet, 938 Ashland Ave., Unit 6- DSI Letter, 938 Ashland Ave Unit 6 Ehren Stemme Letter, 934, 938, 942 Ashland Ave Owner Letter- 6-16-25, 934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENTATION AND PARTIES, 934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and Abbie Hanson

**Financials Included?:**

### Contact Name:

**Hearing Date:**

**Entered by:** janie.vang@ci.stpaul.mn.us

**Ord Effective Date:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/17/2025	Vang, Mai - FYI	Notified - FYI	
1	2	6/17/2025	Moermond, Marcia	Approve	6/19/2025
1	3	6/17/2025	Naylor, Racquel - FYI	Notified - FYI	
1	4	6/17/2025	Vang, Nhia - FYI	Notified - FYI	
1	5	6/17/2025	Wiese, Angie - FYI	Notified - FYI	
1	6	6/17/2025	Gorski, David - FYI	Notified - FYI	
1	7	6/17/2025	Sass, Demetrius - FYI	Notified - FYI	
1	8	6/17/2025	Ferkinhoff, Lynne - FYI	Notified - FYI	
1	9	6/17/2025	Skarda, Therese - FYI	Notified - FYI	

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### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File RLH RSA 25-12

Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Ehren Stemme, to a Rent Stabilization Determination at 938-948 ASHLAND AVENUE, UNIT 6.



4/11/2025 5:15:27 PM

Time of Completion (Read only) \*

4/11/2025 5:15:27 PM

Applicant Name (Read only)

Judith Day

Applicant Email (Read only)

Amsterdam5839@gmail.com

Applicant Phone (Read only)

651-269-9437

Applicant Address (Read only)

1787 Sargent Avenue Saint Paul, Mn. 55105

Company Represented (Read only)

Self

Owner (Read only)

Judith Day

PIN (Read only)

022823240077/022823240078/022823240079

Portion of the Building (Read only)

Entire building

Consistent Increases (Read only)

Yes

Percent Increase Proposed (Read only)

30%

Effective Date (Read only)

6/30/2025

≡

Justification (Read only)

["An increase in real property taxes", "An unavoidable increase in operating expenses", "A capital improvement project", "An increase in tenants occupying the rental unit"]

≡

Condition of Property (Read only)

No known code violations

≡

Added Information (Read only)

please refer to financial details provided in St Paul Rent stabilization meeting with Lynne Ferkinhoff and Demetrius on 4/11/25

≡

Staff or Self Determination (Read only)

Requesting City staff determination for increases greater than 8% or Just Cause Vacancy

Current Year GSRI (Read only)

-

Fair Net Operating Income (Read only)

-



Missed Fair Revenue (Read only)

-



Property Address (Read only)

934/938/942 Ashland Avenue Saint Paul, Mn 55104



Allowable Rent Increase (Read only)

-



Application Status (Read only)

Approved - Notified



Appeal Status (Read only)

-



Staff Notes (Read only)

Attached MNOI PDF is the 2023 fillable version. CPI information is incorrect. View spreadsheet for accurate calculation data.

934: Last Inspection Date: Jun 15, 2023 rated as a class B property...

See more



Attachment (Read only)

-



Completion Time (Read only)

4/11/2025 12:15 PM



Attachments

Document.pdf

934-942 Ashland Ave MNOI.xlsx

Landlord MNOI - Cap Improvement Worksheet 2024.pdf

Staff Determination Letter- 934, 938, 942 Ashland Ave -- 4-28-2025.pdf

**VIII. Income and Operating Expense Worksheets**

<b>Income Worksheet</b>		
Click "Select Base Year" for Drop-down Menu	<b>Base Year</b>	<b>Current Year</b>
	2019	2024
<b>Rental Income</b>		
1. Gross Scheduled Rental Income	\$ 154,500.00	\$ 169,500.00
2. Portion Attributable to Vacancy		
Fees (indicate what fee is for):		
3. Late fees		
4. List fees, other than utilities, collected for services & amenities not included in rent		
5.		
6.		
7.		
<b>Other Income (list separately by type)*:</b>		
8.		
9.		
10.		
<b>Fees for Utilities</b>		
11. Gas		
12. Electricity		
13. Water		
14. Sewer		
15. Garbage & Recycling		
Other (list separately by type)		
16.		
17.		
18. <b>Total Income</b>	<b>\$ 154,500.00</b>	<b>\$ 169,500.00</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

### IX. Operating Expenses Worksheet

	Base Year 2019	Current Year 2024
1. Assessments		
2. Real Property Taxes	\$ 26,008.00	\$ 35,402.00
3. License Tax/Fee		
4. Rent Board Registration Fees		
5. Insurance	\$ 11,469.95	\$ 18,994.30
6. Accounting	\$ 600.00	\$ 600.00
7. Legal (explain types of legal expenses)		
8. Manager /Management Services		
9. Security		
10. Office Supplies		
12. Normal Repairs	\$ 5,569.13	\$ 20,446.14
13. Owner-Performed Labor		
14. Plumbing Maintenance	\$ 6,932.48	\$ 6,683.42
15. Pool Maintenance		
16. Landscape Maintenance		
17. Other Maintenance		
18. Parking Lot/Street Maintenance		
19. Gas (separately metered only)	\$ 9,680.11	\$ 11,865.54
20. Electricity (separately metered only)		
21. Water	\$ 3,576.32	\$ 4,083.93
22. Sewer	\$ 573.82	\$ 523.81
23. Garbage and Recycle	\$ 3,037.21	\$ 4,373.62
24. Amortized portion of Capital Expense	\$ -	
<b>Other (list separately by type):</b>		
25. Fire Safety	\$ 127.40	\$ 246.00
26. Plowing	\$ 2,400.00	\$ 4,000.00
27. Mold Abatement		\$ 8,348.17
28. Gutters		\$ 933.34

29.		
30.		
31.		
32.		
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>32. TOTAL OPERATING EXPENSES</b>	<b>\$ 69,974.42</b>	<b>\$ 116,500.27</b>

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

	<b>Base Year 2019</b>	<b>Current Year 2024</b>
<b>1. Proposed Adjusted/Total Income*</b>	\$ 154,500.00	\$ 169,500.00
<b>2. Operating Expenses</b>	\$ 69,974	\$ 116,500
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ 84,525.58	\$ 52,999.73
<b>4. CPI</b> [Annual Average CPI]	250,106	299.852
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b>		19.89%
[Current Year Annual Average CPI – Base Year Annual Average CPI divided by Base Year Annual Average CPI]		
<b>6. Fair Net Annual Operating Income = Base Year Net Operating \$ Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ 101,337.69
<b>7. Fair Net Annual Operating Income \$ Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 - Line 3 Current Year]		\$ 48,337.96
<b>8. Allowable Rent Increase Percentage %</b> (Line 7 divided by Current Year Scheduled Rental Income)		28.52%

\* 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.



## Landlord Worksheet Rent Increase using Fair Return Standard: Maintenance of Net Operating Income (MNOI)

### Amortized Costs of Capital Improvements included in Operating Expenses

#### Introductory Information

A landlord is entitled to a Fair Return on rental property. Pursuant to the Rent Stabilization Ordinance, the City has adopted fair return regulations (posted on the website).

#### 1. **Presumption of Base Year Net Operating Income**

It shall be presumed that the net operating income received by the landlord in the Base Year provided a Fair Return. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

#### 2. **Fair Return**

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

#### 3. **Base Year**

(a) Calendar year 2019 is the Base Year.

(b) In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.

(c) Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

#### 4. **Current Year**

The "current year" shall be the calendar year preceding the application.

#### 5. **CPI (Consumer Price Index)**

The annual CPI for the current year for All Urban Consumers for the Minneapolis-St. Paul-Bloomington area (All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

**I. General Information About the Property**

1. Street Address: 934/938/942 Ashland Avenue Saint Paul, MN 55104
2. Parcel Numbers(s): 022823240077/022823240078/022823240079
3. Year Property Purchased by Current Owner: 12/03/2007
4. Total Number of Units on the Property: 12
5. Total Number of Units Affected by Proposed Rent Increase: 12
6. Are there Rental Units that are Partially or Fully Exempt? Number of Exempt Rental Units and Basis for Exemption: None

**II. Landlord Information**

7. Name: Judith Day
8. Phone(s): (      ) (651) 269-9437
9. Business Address: 1787 Sargent Avenue
10. City, State, Zip: Saint Paul, MN 55104
11. Business E-mail: Amsterdam5839@gmail.com

**III. Agent Information (if applicable)**

12. Name: \_\_\_\_\_
13. Phone(s): ( \_\_\_\_\_ ) \_\_\_\_\_
14. Business Address: \_\_\_\_\_
15. City, State, Zip: \_\_\_\_\_
16. Business E-mail: \_\_\_\_\_

**IV. Services**

**17. Please Check The Applicable Boxes**  
(Identify the manner in which each service is paid)

Type of Service	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas		X	
Electricity		X	
Water	X		
Sewer	X		
Garbage	X		
Other:	HEAT		

**V. Changes to Services**

**18. Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge:**

Owner provides heating, water, sewage, garbage removal, and snow removal.

---

---

---

**19. If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:**

None

---

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**VI. Income and Expense Explanation and Calculations**

**20. Calculation of Net Operating Income**

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

**A. Gross Rental Income**

Gross rental income shall include:

Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.

If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.

Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

**B. Gross Rental Income Shall Not Include:**

- (1) Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- (2) Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

### **C. Claim for Base Rent Adjustment**

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough. The Rent Program may allow Landlord to submit an independent comparable rent appraisal at the expense of the Petitioner to assist in the review of a Base Year Rent Adjustment Claim.

Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete the corresponding pages 19-22 at the end of this Attachment.

**Check here if a claim for a Base Year Rent Adjustment is included in this Attachment and complete pages 19-22 of this Attachment.**

---

**VII. Operating Expenses**

**Operating expenses include:** Reasonable costs of operation and maintenance of the Rental Unit, including:

1. Management Expenses;
2. Utility Costs except a utility that are paid directly by the tenant(s);
3. Real Property Taxes Assessed and Paid;
4. Insurance;
5. License, Registration and other Public Fees;
6. Landlord-performed Labor;
7. Legal Expenses;
8. The Amortized Costs of Capital Improvements; and
9. Other Reasonable Operating Expenses.

**Operating expenses shall not include the following:**

1. Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
2. Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
3. Land lease expenses;
4. Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
5. Depreciation;
6. Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
7. Unreasonable increases in expenses since the Base Year;
8. Expenses associated with the provision of master-metered gas and electricity services;
9. Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
10. Unreasonable Expenses.

### VIII. Income and Operating Expense Worksheet

	Annual Total	
(Insert Base and Current Years)	Base Year (2019)**	Current Year (2023)
<b>Rental Income</b>	\$154500	\$169500
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
<b>2. Portion Attributable to Vacancy</b>	\$	\$
Fees (indicate what fee is for):		
<b>3. Late fees</b>	\$	\$
<b>4. List fees, other than utilities, collected for services &amp; amenities not included in rent</b>	\$	\$
<b>5.</b>	\$	\$
<b>6.</b>	\$	\$
<b>7.</b>	\$	\$
<b>Other Income (list separately by type)*:</b>		
<b>8.</b>	\$	\$
<b>9.</b>	\$	\$
<b>10.</b>	\$	\$
<b>Fees for Utilities</b>		
<b>11. Gas</b>	\$	\$
<b>12. Electricity</b>	\$	\$
<b>13. Water</b>	\$	\$
<b>14. Sewer</b>	\$	\$
<b>15. Garbage &amp; Recycling</b>	\$	\$
<b>Other (list separately by type)</b>		
<b>16.</b>	\$	\$
<b>17.</b>	\$	\$
<b>18. Total Income</b>	\$ 154500	\$ 169500
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

IX. Operating Expenses Worksheet (Insert Base and Current Years)	Annual Total	
	Base Year (2019)	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$26008	\$35402
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$11469.95	\$18994.3
6. Accounting	\$600	\$600
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$5569.13	\$20446.14
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$6932.48	\$6683.42
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$9680.11	\$11865.54
20. Electricity (separately metered only)	\$	\$
21. Water	\$3576.32	\$4083.93
22. Sewer	\$573.82	\$523.81
23. Garbage & Recycling	\$ 3037.21	\$ 4373.62
24. Amortized portion of Capital Expense [from page _____; column (i) ]	\$	\$
Other (list separately by type):	\$	\$
25. Misc. (See spreadsheet)	\$2527.4	\$13527.51
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$69974.42</b>	<b>\$116500.27</b>

**X. Allowances for Capital Improvements**

**The Amortized Costs of Capital Improvements.** Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit. Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the the City, as provided on pages 9-10, unless it is determined that an alternate period is justified based on the evidence presented in an appeals hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of the Saint Paul Legislative Code or state law where the original installation of the improvement was not in compliance with code requirements.
3. At the end of the amortization period, the allowable monthly rent shall be decreased by any amount of a rent increase attributable to the capital improvement.
4. Portions of fair return rent increases that are attributable to capital improvements expire at the end of the amortization period.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on May 1, 2022 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 yrs. 120 mos.	\$26,500.52*	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

<b>XI. Amortization Period of Capital Improvements/Expenses</b>	
In amortizing capital improvements/expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.	Years
<b>Appliances</b>	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
<b>Structural Repair and Retrofitting</b>	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
<b>Fencing</b>	
Chain	10
Block	10
Wood	10
<b>Fire Systems</b>	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10

<b>Flooring/Floor Covering</b>	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
<b>Fumigation Tenting*</b>	
Furniture	5
Automatic Garage Door Openers*	10
<b>Gates</b>	
Chain Link	10
Wrought Iron	10
Wood	10
<b>Glass</b>	
Windows*	5
Doors*	5
Mirrors	5
<b>Heating*</b>	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
<b>Landscaping</b>	
Planting	10
Sprinklers	10
Tree Replacement	10
<b>Lighting</b>	
Interior*	10
Exterior*	5
<b>Locks*</b>	
Locks*	10
Mailboxes*	10
Meters*	10
<b>Plumbing</b>	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5

<b>Painting</b>	
Interior	5
Exterior	5
<b>Paving</b>	
Asphalt	10
Cement	10
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
<b>Roofing*</b>	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
<b>Security*</b>	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10
Tilework	10
Wallpaper	5
<b>Window Coverings*</b>	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

\*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The \* items are likely capital improvements. Other items may depend on the circumstances.

**XII. Interest Allowance**

If an amount was reported as an amortized portion of expenses on page 7, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddiemac.com/pmmms/archive.html>

**1. Completed Capital Improvement and Expense Worksheet (Base Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Base Year: \$ \_\_\_\_\_  
[add amounts in column (d)]

**2. Completed Capital Improvement and Expense Worksheet (Current Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Current Year: \$ \_\_\_\_\_

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**XIII. Blank Worksheet (Optional – Available for Applicant Use)**

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**XV. Planned Capital Improvements**

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

**Column:**

- (b) - Identify capital improvements and expenses you plan to complete within twenty four (24) months.
- (c) - List each unit that will benefit from the capital improvement/expense.
- (b) - Provide the date you expect to complete each capital improvement/expense.
- (d) - State the estimated cost of each improvement/expense.

(a) Item #	(b) Description of Expense & Estimated Date of Completion	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k) will fill in automatically.

**Proposed Total Capital Expenses \$** \_\_\_\_\_

**XVI. Net  
Operating  
Income (NOI)**

**Net Operating Income = Income – Operating Expenses:**

	Base Year (2019)	Current Year (2023)
<b>1. Total Annual Income</b>	154500 \$ _____	169500 \$ _____
<b>2. Annual Operating Expenses</b>	69974 \$ _____	116500 \$ _____
<b>3. Current Net Annual Operating Income</b> (Income – Operating Expenses):	84525.58 \$ _____	52999.73 \$ _____
<b>4. CPI</b> [Annual Average CPI]	<u>250.106</u>	<u>292.720</u>
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		<u>17.04%</u>
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		101337.69 \$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 Current Year – Line 3]		48337.96 \$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 6 Line 1)		<u>28.52</u> %

**XX. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM**

Landlords may present evidence to rebut the presumption that the base year net operating income provided a fair return. Grounds for rebuttal of the presumption shall be based on at least one of the following findings:

- 1. Check this box  if you are requesting a base rent adjustment in your maintenance of net operating fair return claim.
- 2. Check the factors below that are applicable to your claim.

A. Exceptional Expenses in the Base Year. The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:

- (i) Extraordinary amounts were expended for necessary maintenance and repairs
- (ii) Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
- (iii) Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.

B. Exceptional Circumstances in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:

- (i) The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
- (ii) The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
- (iii) The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- (v) Other exceptional circumstances

**[Petitioners submitting a claim based on this factor may be required to pay for an independent appraisal by an appraiser approved by the City].**

C. Explanation for Basis in Support of Claim for Adjustment of Base Year Rent.

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**XXI. Income and Operating Expense Worksheet With  
Adjustment of Base Year Amounts**

<b>Annual Total</b>		
(Insert Base and Current Years)	Base Year (        )	Current Year (2023)
<b><u>Rental Income</u></b>	\$	\$
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
2. Portion Attributable to Vacancy	\$	\$
Fees (indicate what fee is for):		
3. Late fees	\$	\$
4. List fees, other than utilities, collected for services & amenities not included in rent	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
<b><u>Other Income (list separately by type)*:</u></b>		
8.	\$	\$
9.	\$	\$
10.	\$	\$
<b><u>Fees for Utilities</u></b>		
11. Gas		
12. Electricity	\$	\$
13. Water	\$	\$
14. Sewer	\$	\$
15. Garbage & Recycling	\$	\$
<b><u>Other (list separately by type)</u></b>		
16.	\$	\$
17.	\$	\$
<b>18. Total Income</b>	<b>\$</b>	<b>\$</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.		

XXII. Operating Expenses Worksheet <u>(Insert Base and Current Years)</u>	Annual Total	
	Base Year ( )	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$	\$
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$	\$
6. Accounting	\$	\$
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$	\$
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$	\$
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$	\$
20. Electricity (separately metered only)	\$	\$
21. Water	\$	\$
22. Sewer	\$	\$
23. Garbage & Recycling	\$	\$
24. Amortized portion of Capital Expense [from page _____; column (i)]	\$	\$
Other (list separately by type):	\$	\$
25.	\$	\$
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	\$0	\$0

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

	Base Year	Current Year (2023)
<b>1. Proposed Adjusted/Total Income*</b>	\$ _____	\$ _____
<b>2. Operating Expenses</b>	\$ _____	\$ _____
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ _____	\$ _____
<b>4. CPI</b> [Annual Average CPI. Please enter the appropriate CPI value from the table below]	_____	292.720
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		_____
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 3 Current Year – Line 6]		\$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 17 Line 1)		_____ %

Year	2015	2016	2017	2018	2019	2020	2021	2022
<b>CPI Value (Line 4)</b>	230.567	234.145	239.239	244.969	250.106	252.997	265.244	285.008





June 12, 2025

City of Saint Paul - Rent Stabilization  
 310 City Hall  
 15 W. Kellogg Blvd.  
 Saint Paul, MN 55102

*via email at rentappeals@ci.stpaul.mn.us*

**Re: Rent Stabilization Appeal—934, 938, 942 Ashland Avenue, Saint Paul, MN 55104**

To Whom It May Concern:

Enclosed please find the rent-stabilization appeal applications for tenants of the following three apartment buildings: 934, 938, and 942 Ashland Avenue, Saint Paul, MN 55104 (the “Ashland Apartments”).<sup>1</sup>

The Ashland Apartments consist of 12 rental units, spread across three buildings. On April 28, 2025, staff from the Department of Safety and Inspections (“DSI”) issued a single determination letter granting the owner of the Ashland Apartments a rent-cap exception. As shown in the attached DSI determination letter, staff approved a uniform rent increase of up to 28.52% for all 12 units of the Ashland Apartments. Units 6 and 7 were granted an additional rent-cap exception of 23.64% based on capital improvements, meaning that those two units are subject to a total possible rent increase of up to 52.16%.

The tenants of the Ashland Apartments are appealing DSI’s determination. Housing Justice Center represents the following tenants in their appeal.

934 Ashland		938 Ashland		942 Ashland	
Unit	Tenant(s)	Unit	Tenant(s)	Unit	Tenant(s)
1	Jill Ackerman	6	Ehren Stemme	8	Kayla Simonson
2	Vincent Cornell			9	Jessica Skaare
				10	Autumn Buel
				11	Samuel Perkins & Chloe Cable
				12	Lillian Johnson & Eleanor Rowen

<sup>1</sup> Each of these three buildings has a dual address (934/936 Ashland Ave.; 938/940 Ashland Ave.; 942/944 Ashland Ave.). As such, the mailing and service address of some tenants differs from the address identified in the staff determination letter. Tenants have listed their mailing addresses on the appeal forms, but for purposes of this appeal, we are using the addresses as identified by the staff determination letter.

Housing Justice Center, Northwestern Building, 275 Fourth Street East, Suite 590, Saint Paul, MN 55101  
 651.391.8393 • ahanson@hjcmmn.org

*Dedicated to expanding and preserving the supply of affordable housing nationwide*

**We ask that the City consolidate the attached appeals and schedule a single legislative hearing.** A memorandum explaining the basis for the tenants' appeal will be forthcoming, along with a report from a habitability expert about the condition of the Ashland Apartments.

Please note that the above identified tenants bring their appeal on behalf of **all units** in the Ashland Apartments. The Rent-Stabilization Ordinance allows tenants to appeal building-wide rent-cap exceptions that have been approved through a single department determination. See SPLC § 193A.07(g) (The landlord or tenant shall have the right to appeal *the department determination.*"); SPLC § 193A.07(a)(8) ("A landlord or tenant may appeal *any* department determination to the legislative hearing officer."). Here, the challenged building-wide rent increase has been approved through a single department determination issued on April 28, 2025. As such, the appeal is brought on behalf of all 12 impacted units.

Counsel from Housing Justice Center will deliver the required appeal fees to City Hall, 15 Kellogg Blvd. West, Room 310 later today (June 12).

Please contact me with any questions about the tenants' appeal.

Sincerely,

*s/ Abbie Hanson*

Abbie Hanson

Tenant Rights Attorney, Housing Justice Center

651-391-8393

ahanson@hjcmmn.org

Encl: Copy of the April 28, 2025 DSI Determination Letter

Completed Appeal Forms for: Jill Ackerman (Unit 1); Vincent Cornell (Unit 2); Ehren Stemme (Unit 6); Kayla Simonson (Unit 8); Jessica Skaare (Unit 9); Autumn Buel (Unit 10); Samuel Perkins & Chloe Cable (Unit 11); and Lillian Johnson & Eleanor Rowen (Unit 12)

**934 Ashland Avenue**

**Parcel ID: 022823240077**

Apartment #1

934 Ashland Avenue Apt#1 Saint Paul, MN 55104

Apartment #2

934 Ashland Avenue Apt#2 Saint Paul, MN 55104

Apartment #3

934 Ashland Avenue Apt#3 Saint Paul, MN 55104

Apartment #4

934 Ashland Avenue Apt#4 Saint Paul, MN 55104

Apartment #5

934 Ashland Avenue Apt#5 Saint Paul, MN 55104

**938 Ashland Avenue**

**Parcel ID: 022823240078**

Apartment #6

938 Ashland Avenue Apt#6 Saint Paul, MN 55104

Apartment #7

938 Ashland Avenue Apt#7 Saint Paul, MN 55104

**942 Ashland Avenue**

**Parcel ID: 022823240079**

Apartment #8

942 Ashland Avenue Apt#8 Saint Paul, MN 55104

Apartment #9

942 Ashland Avenue Apt#9 Saint Paul, MN 55104

**942 Ashland Avenue (Continued)**

**Parcel ID: 022823240079**

Apartment #10

942 Ashland Avenue Apt#10 Saint Paul, MN 55104

Apartment #11

942 Ashland Avenue Apt#11 Saint Paul, MN 55104

Apartment #12

942 Ashland Avenue Apt#12 Saint Paul, MN 55104



April 28, 2025

Judith Day  
1787 Sargent Avenue  
Saint Paul, MN 55105

REQUEST FOR EXCEPTION TO 3% CAP - NOTICE OF DEPARTMENT DETERMINATION

RE: 934, 938, 942 Ashland Avenue, Saint Paul, MN 55104

Dear Property Representative:

You applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Approval for a 28.52% was granted on 4/28/2025 through the staff determination process provided by the City. Additional rent increases were allowed due to unit specific capital improvements. See the attached table for the additional increase values.

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

If there is no appeal within the next 45 days, the determination will be considered final and you may proceed with the increase as approved above.

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 this notice.

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](mailto:Rent-Stabilization@ci.stpaul.mn.us)  
651-266-8553



## 934, 938, 942 Ashland Ave.

UNIT NUMBER	CAPITAL IMPROVEMENT INCREASE		NOI INCREASE		TOTAL ALLOWABLE INCREASE	NEW MAXIMUM RENT
1	0.00%	+	28.52%	=	28.52%	\$1,542.22
2	0.00%	+	28.52%	=	28.52%	\$1,413.70
3	0.00%	+	28.52%	=	28.52%	\$1,542.22
4	0.00%	+	28.52%	=	28.52%	\$1,349.44
5	0.00%	+	28.52%	=	28.52%	\$1,124.53
6	23.64%	+	28.52%	=	52.16%	\$2,434.58
7	23.64%	+	28.52%	=	52.16%	\$2,434.58
8	0.00%	+	28.52%	=	28.52%	\$1,413.70
9	0.00%	+	28.52%	=	28.52%	\$1,413.70
10	0.00%	+	28.52%	=	28.52%	\$1,413.70
11	0.00%	+	28.52%	=	28.52%	\$1,542.22
12	0.00%	+	28.52%	=	28.52%	\$1,285.18



**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  
EMAIL: [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Jim Poradek and Abbie Hanson o/b/o Ehren Stemme  
938 Ashland Ave Unit 6  
Saint Paul, Minnesota 55104

VIA Email: [jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org) and [ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)

Re: Rent Control Appeal for property at 938 Ashland Ave, Unit 6.

Dear Mr. Poradek and Ms. Hanson:

This letter is to confirm that you are scheduled for a Legislative Hearing on **July 17, 2025, at 1:00 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul, MN 55102**. If this date doesn't work for you, please let me know as soon as possible. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision. All materials should be submitted by July 10, 2025, to the Rent Appeal email address below. Please note that I have also informed your landlord of this appeal in a separate cover letter, in case they wish to attend the hearing.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

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/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Judith Day



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PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Judith Day  
1787 Sargent Ave.  
Saint Paul, Minnesota 55105

VIA Email: [Amsterdam5839@gmail.com](mailto:Amsterdam5839@gmail.com)

Re: Rent Control Appeals for the properties at 934, 938 and 942 Ashland Ave.

Dear Judith Day:

This is to inform you that your tenants in Apartments 934 Ashland Ave, Units 1 and 5, 938 Ashland Ave, Unit 6, and 942 Ashland Ave, Units 8, 9, 10, 11 and 12 are appealing the Department of Safety & Inspections' determination to allow up to an 8% increase in rent. A Legislative Hearing is scheduled on **July 17, 2025, at 1 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul MN 55102** to review this appeal. You are welcome to attend this hearing. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

If you have any question, please get in touch with me at 651-266-8568 or email [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)

Sincerely,

/s/

Janie Vang  
Executive Assistant to Rent Stabilization

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C: Rent Stabilization Staff  
Jim Poradek, Housing Justice Center  
Abbie Hanson, Housing Justice Center

**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

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ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

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Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

\_\_\_\_\_  
Minnesota Attorney License Number

\_\_\_\_\_  
Minnesota Attorney License Number

PLAINTIFF/PETITIONER, Self-represented

DEFENDANT/RESPONDENT, Self-represented

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
City                      State      Zip Code

\_\_\_\_\_  
City                      State      Zip Code

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

(Attach additional sheets for additional attorneys/parties)

Note: If either Plaintiff/Petitioner or Defendant/Respondent gets an attorney, the attorney's name, address, telephone number and attorney ID number must be given in writing to the Court Administrator immediately.

## Janie Vang

---

**From:** Abbie Hanson <ahanson@hjcmn.org>  
**Sent:** Friday, June 20, 2025 3:01 PM  
**To:** \*CI-StPaul\_RentAppeals  
**Cc:** Jim Poradek; Emily Curran  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave  
**Attachments:** CIV102\_Ashland Rent Stabilization Appeal.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Janie,

A completed Certificate of Representation is attached.

**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Sent:** Friday, June 20, 2025 2:34 PM  
**To:** Abbie Hanson <ahanson@hjcmn.org>; \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Cc:** Jim Poradek <jporadek@hjcmn.org>; Emily Curran <ecurran@hjcmn.org>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

This is the standard form provided by the state, and it will be sufficient for our purposes. Since this matter is quasi-judicial and being heard by the City Council rather than the district court, please complete the sections that are relevant to your appeal.

Attached: [CIV102.pdf](#)

Thank you.

*Janie Vang*

*Executive Assistant | She/her*

*Rent Stabilization*

*15 W Kellogg Blvd., City Hall*

*Saint Paul, MN 55102*

*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL  
MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)>

**Sent:** Thursday, June 19, 2025 10:20 AM

**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>

**Cc:** Jim Poradek <[jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org)>; Emily Curran <[ecurran@hjcmmn.org](mailto:ecurran@hjcmmn.org)>

**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

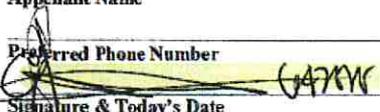
Hi Janie,

We did not state that we would not be providing the City the requested material. We are simply looking for clarification on why what we have provided thus far does not qualify as a “certificate of representation.” We cannot comply with the City’s request if we don’t understand what the City is asking for.

In the appeal forms provided on June 12, the relevant portions of which are reproduced below, all appellants signed a document stating that we represent them in this matter. What other language is the City looking for in a certificate of representation? Alternatively, if the City has a standard “certificate of representation” form it uses, please provide that to us, as we could not find it on the City’s website.

In addition, the appeal forms—which again, are signed by all appellants and are reproduced below—ask that the City “direct communication to” us, the appellants’ attorneys. If the City’s concern is that it is deviating from its standard communication procedure, it is HJC’s view that the identified language and the accompanying appellant endorsements would address that concern. Please advise us as to what other language the City would need.

**Appellant:**

Ehren Stemme	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
Signature & Today's Date 	Alternate Phone Number
	Tenant
	Is Appellant: Property Owner/Manager OR Tenant ?

**Property Owner (if other than appellant):**

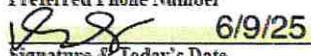
Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Kayla Simonson	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
Signature & Today's Date  6/9/25	Alternate Phone Number
	Tenant
	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Jessica Skaare	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
<i>Jessica Skaare</i> 6/14/25	Alternate Phone Number
Signature & Today's Date	Tenant
	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Lillian Johnson & Eleanor Rowen	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
<i>Lillian Johnson</i> 6/14/2025	Alternate Phone Number
Signature & Today's Date	Tenant
<i>Eleanor</i> 6/5/25	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Jill Ackeman

Appellant Name

602-460-1119

Preferred Phone Number

Jill Ackeman 6/4/25

Signature & Today's Date

ahanson@hjcmn.org (attomey)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Vincent Cornell

Appellant Name

612 978 5088

Preferred Phone Number

06-10-2025

Signature & Today's Date

ahanson@hjcmn.org (attomey)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Autumn Buel  
Appellant Name

ahanson@hjcmmn.org (attorney)

Email

651-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Autumn Buel* 6/11/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day  
Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Samuel Perkins & Chloe Cable  
Appellant Name

ahanson@hjcmmn.org (attorney)

Email

651-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Sam Perkins* 6/4/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

*Chloe Cable* 6/11/25

**Property Owner (if other than appellant):**

Judith Day  
Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

Abbie Hanson (she/her)  
Housing Justice Litigator  
651-391-8393  
ahanson@hjcmmn.org



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Wednesday, June 18, 2025 4:07 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

It is our standard practice to ensure all affected/interested parties receive notifications during the appeal process. You have asked that we deviate from this practice and communicate exclusively with you, at the Housing Justice Center. Because this is outside our standard practice, we asked for a certificate of representation. We understand that you will not be providing it and will continue with our standard practice of communicating to all affected/interested parties.

Thank you.

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*☎: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Wednesday, June 18, 2025 10:01 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Janie,

The submitted appeal forms, which are signed by all the appellants, do have a representation statement on them: "I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys: Jim Poradek ([jporadek@hjcmn.org](mailto:jporadek@hjcmn.org); 612-7233-0517) & Abbie Hanson ([ahanson@hjcmn.org](mailto:ahanson@hjcmn.org); 651-391-8393)." Please advise why that language will not suffice and provide a separate form or language that the City requires us to use. Such a form is not available to the public as far as we can determine.

Thank you,  
**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Tuesday, June 17, 2025 4:31 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

We are happy to address all appeal correspondence to the Housing Justice Court as requested. However, we will need the appropriate certificate(s) of representation before we proceed. Please submit the required documentation as soon as you can.

Best regards,

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Thursday, June 12, 2025 8:30 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hello,

Please see the attached cover letter, rent stabilization appeal applications, and DSI determination letter. A memorandum explaining the basis for the tenants' appeal will be forthcoming.

I will deliver a check for the required appeal fees to City Hall, room 310, later today.

Please confirm receipt of this appeal.

Sincerely,  
**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)







# City of Saint Paul

City Hall and Court House  
15 West Kellogg  
Boulevard  
Phone: 651-266-8560

## Master

**File Number: RLH RSA 25-13**

**File ID:** RLH RSA 25-13

**Type:** Resolution LH Rent  
Stabilization Appeal

**Status:** Agenda Ready

**Version:** 1

**Contact  
Number:**

**In Control:** Rent Stabilization  
Appeal Hearings

**Department:**

**Cost:**

**File Created:** 06/17/2025

**File Name:** 942 ASHLAND AVENUE, UNIT 8.

**Final Action:**

**Title:** Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Kayla Simonson, to a Rent Stabilization Determination at 942 ASHLAND AVENUE, UNIT 8.

### Notes:

### Code Sections:

**Agenda Date:** 07/17/2025

**Indexes:** Ward - 1

**Agenda Number:** 3

**Sponsors:** Bowie

**Enactment Date:**

**Attachments:** 942 Ashland Ave., Unit 8, 942 Ashland Ave., Unit 8- Request Increase Form, 942 Ashland Ave., Unit 8- MNOI, 942 Ashland Ave., Unit 8- Landlord Worksheet, 942 Ashland Ave., Unit 8- Coverletter, 942 Ashland Ave., Unit 8- Units Effective Sheet, 942 Ashland Ave., Unit 8- DSI Letter, 934 Ashland Ave Units 1 and 5 letter, 934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENTATION AND PARTIES, 942 Ashland Ave Units 8,9,10,11, and 12 Letter, 934, 938, 942 Ashland Ave Owner Letter- 6-16-25, 934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and Abbie Hanson

**Financials Included?:**

### Contact Name:

**Hearing Date:**

**Entered by:** janie.vang@ci.stpaul.mn.us

**Ord Effective Date:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/17/2025	Vang, Mai - FYI	Notified - FYI	
1	2	6/17/2025	Moermond, Marcia	Approve	6/19/2025
1	3	6/17/2025	Naylor, Racquel - FYI	Notified - FYI	
1	4	6/17/2025	Vang, Nhia - FYI	Notified - FYI	
1	5	6/17/2025	Wiese, Angie - FYI	Notified - FYI	
1	6	6/17/2025	Gorski, David - FYI	Notified - FYI	
1	7	6/17/2025	Sass, Demetrius - FYI	Notified - FYI	
1	8	6/17/2025	Ferkinhoff, Lynne - FYI	Notified - FYI	
1	9	6/17/2025	Skarda, Therese - FYI	Notified - FYI	

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### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File RLH RSA 25-13

Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Kayla Simonson, to a Rent Stabilization Determination at 942 ASHLAND AVENUE, UNIT 8.



# APPEAL APPLICATION FOR RENT STABILIZATION DETERMINATIONS

Saint Paul City Council – Rent Stabilization  
310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, MN 55102  
651-266-8568

RECEIVED  
JUN 11 2025  
CITY CLERK

### We need the following to process your appeal:

\$25 filing fee (non-refundable (payable to the City of Saint Paul

Copy of the Department of Safety & Inspections Determination Letter

\* Attachments you may wish to include *\*attachments will be forthcoming*

This appeal form completed

Walk-In  Email  US Mail

### HEARING DATE & TIME

(provided by Rent Stabilization Appeals Staff)

DATE: July 17, 2025

TIME: 1:00 p.m

### LOCATION OF HEARING:

Room 330 Saint Paul City Hall  
15 West Kellogg Blvd.  
Saint Paul, MN 55102

### Address Being Appealed:

942 Ashland Ave., Unit 8  
Number & Street & Unit Number (if applicable)

Saint Paul, MN  
City & State

55104  
Zip Code

### Appellant:

Kayla Simonson  
Appellant Name

ahanson@hjcmn.org (attorney)  
Email

Preferred Phone Number

651-391-8393 (attorney)  
Alternate Phone Number

[Signature] 6/9/25  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

### Property Owner (if other than appellant):

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

### What Is Being Appealed and Why? Attachments Are Acceptable

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

4/11/2025 5:15:27 PM

Time of Completion (Read only) \*

4/11/2025 5:15:27 PM

Applicant Name (Read only)

Judith Day

Applicant Email (Read only)

Amsterdam5839@gmail.com

Applicant Phone (Read only)

651-269-9437

Applicant Address (Read only)

1787 Sargent Avenue Saint Paul, Mn. 55105

Company Represented (Read only)

Self

Owner (Read only)

Judith Day

PIN (Read only)

022823240077/022823240078/022823240079

Portion of the Building (Read only)

Entire building

Consistent Increases (Read only)

Yes

Percent Increase Proposed (Read only)

30%

Effective Date (Read only)

6/30/2025

≡

Justification (Read only)

["An increase in real property taxes", "An unavoidable increase in operating expenses", "A capital improvement project", "An increase in tenants occupying the rental unit"]

≡

Condition of Property (Read only)

No known code violations

≡

Added Information (Read only)

please refer to financial details provided in St Paul Rent stabilization meeting with Lynne Ferkinhoff and Demetrius on 4/11/25

≡

Staff or Self Determination (Read only)

Requesting City staff determination for increases greater than 8% or Just Cause Vacancy

Current Year GSRI (Read only)

-

Fair Net Operating Income (Read only)

-



Missed Fair Revenue (Read only)

-



Property Address (Read only)

934/938/942 Ashland Avenue Saint Paul, Mn 55104



Allowable Rent Increase (Read only)

-



Application Status (Read only)

Approved - Notified



Appeal Status (Read only)

-



Staff Notes (Read only)

Attached MNOI PDF is the 2023 fillable version. CPI information is incorrect. View spreadsheet for accurate calculation data.

934: Last Inspection Date: Jun 15, 2023 rated as a class B property...

See more



Attachment (Read only)

-



Completion Time (Read only)

4/11/2025 12:15 PM



Attachments

Document.pdf

934-942 Ashland Ave MNOI.xlsx

Landlord MNOI - Cap Improvement Worksheet 2024.pdf

Staff Determination Letter- 934, 938, 942 Ashland Ave -- 4-28-2025.pdf

**VIII. Income and Operating Expense Worksheets**

<b>Income Worksheet</b>		
Click "Select Base Year" for Drop-down Menu	<b>Base Year</b>	<b>Current Year</b>
	2019	2024
<b>Rental Income</b>		
1. Gross Scheduled Rental Income	\$ 154,500.00	\$ 169,500.00
2. Portion Attributable to Vacancy		
Fees (indicate what fee is for):		
3. Late fees		
4. List fees, other than utilities, collected for services & amenities not included in rent		
5.		
6.		
7.		
<b>Other Income (list separately by type)*:</b>		
8.		
9.		
10.		
<b>Fees for Utilities</b>		
11. Gas		
12. Electricity		
13. Water		
14. Sewer		
15. Garbage & Recycling		
Other (list separately by type)		
16.		
17.		
<b>18. Total Income</b>	<b>\$ 154,500.00</b>	<b>\$ 169,500.00</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

### IX. Operating Expenses Worksheet

	Base Year 2019	Current Year 2024
1. Assessments		
2. Real Property Taxes	\$ 26,008.00	\$ 35,402.00
3. License Tax/Fee		
4. Rent Board Registration Fees		
5. Insurance	\$ 11,469.95	\$ 18,994.30
6. Accounting	\$ 600.00	\$ 600.00
7. Legal (explain types of legal expenses)		
8. Manager /Management Services		
9. Security		
10. Office Supplies		
12. Normal Repairs	\$ 5,569.13	\$ 20,446.14
13. Owner-Performed Labor		
14. Plumbing Maintenance	\$ 6,932.48	\$ 6,683.42
15. Pool Maintenance		
16. Landscape Maintenance		
17. Other Maintenance		
18. Parking Lot/Street Maintenance		
19. Gas (separately metered only)	\$ 9,680.11	\$ 11,865.54
20. Electricity (separately metered only)		
21. Water	\$ 3,576.32	\$ 4,083.93
22. Sewer	\$ 573.82	\$ 523.81
23. Garbage and Recycle	\$ 3,037.21	\$ 4,373.62
24. Amortized portion of Capital Expense	\$ -	
<b>Other (list separately by type):</b>		
25. Fire Safety	\$ 127.40	\$ 246.00
26. Plowing	\$ 2,400.00	\$ 4,000.00
27. Mold Abatement		\$ 8,348.17
28. Gutters		\$ 933.34

29.		
30.		
31.		
32.		
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>32. TOTAL OPERATING EXPENSES</b>	<b>\$ 69,974.42</b>	<b>\$ 116,500.27</b>

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

	<b>Base Year 2019</b>	<b>Current Year 2024</b>
<b>1. Proposed Adjusted/Total Income*</b>	\$ 154,500.00	\$ 169,500.00
<b>2. Operating Expenses</b>	\$ 69,974	\$ 116,500
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ 84,525.58	\$ 52,999.73
<b>4. CPI</b> [Annual Average CPI]	250,106	299.852
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b>		19.89%
[Current Year Annual Average CPI – Base Year Annual Average CPI divided by Base Year Annual Average CPI]		
<b>6. Fair Net Annual Operating Income = Base Year Net Operating \$ Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ 101,337.69
<b>7. Fair Net Annual Operating Income \$ Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 - Line 3 Current Year]		\$ 48,337.96
<b>8. Allowable Rent Increase Percentage %</b> (Line 7 divided by Current Year Scheduled Rental Income)		28.52%

\* 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.



## **Landlord Worksheet** **Rent Increase using Fair Return Standard:** **Maintenance of Net Operating Income (MNOI)**

### **Amortized Costs of Capital Improvements included in Operating Expenses**

#### **Introductory Information**

A landlord is entitled to a Fair Return on rental property. Pursuant to the Rent Stabilization Ordinance, the City has adopted fair return regulations (posted on the website).

##### **1. Presumption of Base Year Net Operating Income**

It shall be presumed that the net operating income received by the landlord in the Base Year provided a Fair Return. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

##### **2. Fair Return**

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

##### **3. Base Year**

- (a) Calendar year 2019 is the Base Year.
- (b) In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.
- (c) Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

##### **4. Current Year**

The "current year" shall be the calendar year preceding the application.

##### **5. CPI (Consumer Price Index)**

The annual CPI for the current year for All Urban Consumers for the Minneapolis-St. Paul-Bloomington area (All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

**I. General Information About the Property**

1. Street Address: 934/938/942 Ashland Avenue Saint Paul, MN 55104
2. Parcel Numbers(s): 022823240077/022823240078/022823240079
3. Year Property Purchased by Current Owner: 12/03/2007
4. Total Number of Units on the Property: 12
5. Total Number of Units Affected by Proposed Rent Increase: 12
6. Are there Rental Units that are Partially or Fully Exempt? Number of Exempt Rental Units and Basis for Exemption: None

**II. Landlord Information**

7. Name: Judith Day
8. Phone(s): (      ) (651) 269-9437
9. Business Address: 1787 Sargent Avenue
10. City, State, Zip: Saint Paul, MN 55104
11. Business E-mail: Amsterdam5839@gmail.com

**III. Agent Information (if applicable)**

12. Name: \_\_\_\_\_
13. Phone(s): ( \_\_\_\_\_ ) \_\_\_\_\_
14. Business Address: \_\_\_\_\_
15. City, State, Zip: \_\_\_\_\_
16. Business E-mail: \_\_\_\_\_

**IV. Services**

**17. Please Check The Applicable Boxes**  
(Identify the manner in which each service is paid)

Type of Service	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas		X	
Electricity		X	
Water	X		
Sewer	X		
Garbage	X		
Other:	HEAT		

**V. Changes to Services**

**18. Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge:**

Owner provides heating, water, sewage, garbage removal, and snow removal.

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**19. If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:**

None

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**VI. Income and Expense Explanation and Calculations**

**20. Calculation of Net Operating Income**

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

**A. Gross Rental Income**

Gross rental income shall include:

Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.

If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.

Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

**B. Gross Rental Income Shall Not Include:**

- (1) Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- (2) Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

### **C. Claim for Base Rent Adjustment**

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough. The Rent Program may allow Landlord to submit an independent comparable rent appraisal at the expense of the Petitioner to assist in the review of a Base Year Rent Adjustment Claim.

Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete the corresponding pages 19-22 at the end of this Attachment.

**Check here if a claim for a Base Year Rent Adjustment is included in this Attachment and complete pages 19-22 of this Attachment.**

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**VII. Operating Expenses**

**Operating expenses include:** Reasonable costs of operation and maintenance of the Rental Unit, including:

1. Management Expenses;
2. Utility Costs except a utility that are paid directly by the tenant(s);
3. Real Property Taxes Assessed and Paid;
4. Insurance;
5. License, Registration and other Public Fees;
6. Landlord-performed Labor;
7. Legal Expenses;
8. The Amortized Costs of Capital Improvements; and
9. Other Reasonable Operating Expenses.

**Operating expenses shall not include the following:**

1. Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
2. Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
3. Land lease expenses;
4. Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
5. Depreciation;
6. Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
7. Unreasonable increases in expenses since the Base Year;
8. Expenses associated with the provision of master-metered gas and electricity services;
9. Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
10. Unreasonable Expenses.

### VIII. Income and Operating Expense Worksheet

	Annual Total	
(Insert Base and Current Years)	Base Year (2019)**	Current Year (2023)
<b>Rental Income</b>	\$154500	\$169500
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
<b>2. Portion Attributable to Vacancy Fees (indicate what fee is for):</b>	\$	\$
<b>3. Late fees</b>	\$	\$
<b>4. List fees, other than utilities, collected for services &amp; amenities not included in rent</b>	\$	\$
<b>5.</b>	\$	\$
<b>6.</b>	\$	\$
<b>7.</b>	\$	\$
<b>Other Income (list separately by type)*:</b>		
<b>8.</b>	\$	\$
<b>9.</b>	\$	\$
<b>10.</b>	\$	\$
<b>Fees for Utilities</b>		
<b>11. Gas</b>	\$	\$
<b>12. Electricity</b>	\$	\$
<b>13. Water</b>	\$	\$
<b>14. Sewer</b>	\$	\$
<b>15. Garbage &amp; Recycling</b>	\$	\$
<b>Other (list separately by type)</b>		
<b>16.</b>	\$	\$
<b>17.</b>	\$	\$
<b>18. Total Income</b>	\$ 154500	\$ 169500
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

IX. Operating Expenses Worksheet (Insert Base and Current Years)	Annual Total	
	Base Year (2019)	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$26008	\$35402
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$11469.95	\$18994.3
6. Accounting	\$600	\$600
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$5569.13	\$20446.14
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$6932.48	\$6683.42
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$9680.11	\$11865.54
20. Electricity (separately metered only)	\$	\$
21. Water	\$3576.32	\$4083.93
22. Sewer	\$573.82	\$523.81
23. Garbage & Recycling	\$ 3037.21	\$ 4373.62
24. Amortized portion of Capital Expense [from page _____; column (i) ]	\$	\$
Other (list separately by type):	\$	\$
25. Misc. (See spreadsheet)	\$2527.4	\$13527.51
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$69974.42</b>	<b>\$116500.27</b>

**X. Allowances for Capital Improvements**

**The Amortized Costs of Capital Improvements.** Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit. Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the the City, as provided on pages 9-10, unless it is determined that an alternate period is justified based on the evidence presented in an appeals hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of the Saint Paul Legislative Code or state law where the original installation of the improvement was not in compliance with code requirements.
3. At the end of the amortization period, the allowable monthly rent shall be decreased by any amount of a rent increase attributable to the capital improvement.
4. Portions of fair return rent increases that are attributable to capital improvements expire at the end of the amortization period.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on May 1, 2022 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 yrs. 120 mos.	\$26,500.52*	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

<b>XI. Amortization Period of Capital Improvements/Expenses</b>	
In amortizing capital improvements/expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.	Years
<b>Appliances</b>	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
<b>Structural Repair and Retrofitting</b>	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
<b>Fencing</b>	
Chain	10
Block	10
Wood	10
<b>Fire Systems</b>	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10

<b>Flooring/Floor Covering</b>	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
<b>Fumigation Tenting*</b>	
Furniture	5
Automatic Garage Door Openers*	10
<b>Gates</b>	
Chain Link	10
Wrought Iron	10
Wood	10
<b>Glass</b>	
Windows*	5
Doors*	5
Mirrors	5
<b>Heating*</b>	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
<b>Landscaping</b>	
Planting	10
Sprinklers	10
Tree Replacement	10
<b>Lighting</b>	
Interior*	10
Exterior*	5
<b>Locks*</b>	
Locks*	10
Mailboxes*	10
Meters*	10
<b>Plumbing</b>	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5

<b>Painting</b>	
Interior	5
Exterior	5
<b>Paving</b>	
Asphalt	10
Cement	10
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
<b>Roofing*</b>	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
<b>Security*</b>	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10
Tilework	10
Wallpaper	5
<b>Window Coverings*</b>	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

\*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The \* items are likely capital improvements. Other items may depend on the circumstances.

**XII. Interest Allowance**

If an amount was reported as an amortized portion of expenses on page 7, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddiemac.com/pmmms/archive.html>

**1. Completed Capital Improvement and Expense Worksheet (Base Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$		\$		\$
			\$	%		\$		\$		\$
			\$	%		\$		\$		\$
			\$	%		\$		\$		\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Base Year: \$ \_\_\_\_\_  
[add amounts in column (d)]

**2. Completed Capital Improvement and Expense Worksheet (Current Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$		\$		\$
			\$	%		\$		\$		\$
			\$	%		\$		\$		\$
			\$	%		\$		\$		\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Current Year: \$ \_\_\_\_\_

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**XIII. Blank Worksheet (Optional – Available for Applicant Use)**

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**XIV. Owner Performed Labor**

Landlord-performed labor shall be compensated at reasonable hourly rates. However, no Landlord-performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, duration, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord demonstrates that greater services were performed for the benefit of the residents.

<b>Owner Performed Labor -- Base Year</b>				
Date	Hours	Hourly Rate	Units Impacted	Type of Work
<b>Owner Performed Labor -- Current Year</b>				
Date	Hours	Hourly Rate	Units Impacted	Type of Work

**XV. Planned Capital Improvements**

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

**Column:**

- (b) - Identify capital improvements and expenses you plan to complete within twenty four (24) months.
- (c) - List each unit that will benefit from the capital improvement/expense.
- (b) - Provide the date you expect to complete each capital improvement/expense.
- (d) - State the estimated cost of each improvement/expense.

(a) Item #	(b) Description of Expense & Estimated Date of Completion	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k) will fill in automatically.

**Proposed Total Capital Expenses \$** \_\_\_\_\_

**XVI. Net  
Operating  
Income (NOI)**

**Net Operating Income = Income – Operating Expenses:**

	Base Year (2019)	Current Year (2023)
<b>1. Total Annual Income</b>	154500 \$ _____	169500 \$ _____
<b>2. Annual Operating Expenses</b>	69974 \$ _____	116500 \$ _____
<b>3. Current Net Annual Operating Income</b> (Income – Operating Expenses):	84525.58 \$ _____	52999.73 \$ _____
<b>4. CPI</b> [Annual Average CPI]	<u>250.106</u>	<u>292.720</u>
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		<u>17.04%</u>
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		101337.69 \$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 Current Year – Line 3]		48337.96 \$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 6 Line 1)		<u>28.52</u> %

**XX. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM**

Landlords may present evidence to rebut the presumption that the base year net operating income provided a fair return. Grounds for rebuttal of the presumption shall be based on at least one of the following findings:

- 1. Check this box  if you are requesting a base rent adjustment in your maintenance of net operating fair return claim.
- 2. Check the factors below that are applicable to your claim.

A. Exceptional Expenses in the Base Year. The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:

- (i) Extraordinary amounts were expended for necessary maintenance and repairs
- (ii) Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
- (iii) Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.

B. Exceptional Circumstances in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:

- (i) The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
- (ii) The gross income during the base year was significantly lower than normal because o the destruction of the premises and/or temporary relocation for construction or repairs.
- (iii) The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- (v) Other exceptional circumstances

**[Petitioners submitting a claim based on this factor may be required to pay for an independent appraisal by an appraiser approved by the City].**

C. Explanation for Basis in Support of Claim for Adjustment of Base Year Rent.

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**XXI. Income and Operating Expense Worksheet With  
Adjustment of Base Year Amounts**

<b>Annual Total</b>		
(Insert Base and Current Years)	Base Year (        )	Current Year (2023)
<b>Rental Income</b>	\$	\$
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
2. Portion Attributable to Vacancy	\$	\$
Fees (indicate what fee is for):		
3. Late fees	\$	\$
4. List fees, other than utilities, collected for services & amenities not included in rent	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
<b>Other Income (list separately by type)*:</b>		
8.	\$	\$
9.	\$	\$
10.	\$	\$
<b>Fees for Utilities</b>		
11. Gas		
12. Electricity	\$	\$
13. Water	\$	\$
14. Sewer	\$	\$
15. Garbage & Recycling	\$	\$
<b>Other (list separately by type)</b>		
16.	\$	\$
17.	\$	\$
<b>18. Total Income</b>	<b>\$</b>	<b>\$</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.		

XXII. Operating Expenses Worksheet  <u>(Insert Base and Current Years)</u>	Annual Total	
	Base Year ( )	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$	\$
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$	\$
6. Accounting	\$	\$
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$	\$
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$	\$
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$	\$
20. Electricity (separately metered only)	\$	\$
21. Water	\$	\$
22. Sewer	\$	\$
23. Garbage & Recycling	\$	\$
24. Amortized portion of Capital Expense [from page _____; column (i)]	\$	\$
Other (list separately by type):	\$	\$
25.	\$	\$
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$0</b>	<b>\$0</b>

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

	Base Year	Current Year (2023)
<b>1. Proposed Adjusted/Total Income*</b>	\$ _____	\$ _____
<b>2. Operating Expenses</b>	\$ _____	\$ _____
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ _____	\$ _____
<b>4. CPI</b> [Annual Average CPI. Please enter the appropriate CPI value from the table below]	_____	292.720
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		_____
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 3 Current Year – Line 6]		\$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 17 Line 1)		_____ %

Year	2015	2016	2017	2018	2019	2020	2021	2022
<b>CPI Value (Line 4)</b>	230.567	234.145	239.239	244.969	250.106	252.997	265.244	285.008





June 12, 2025

City of Saint Paul - Rent Stabilization  
 310 City Hall  
 15 W. Kellogg Blvd.  
 Saint Paul, MN 55102

*via email at rentappeals@ci.stpaul.mn.us*

**Re: Rent Stabilization Appeal—934, 938, 942 Ashland Avenue, Saint Paul, MN 55104**

To Whom It May Concern:

Enclosed please find the rent-stabilization appeal applications for tenants of the following three apartment buildings: 934, 938, and 942 Ashland Avenue, Saint Paul, MN 55104 (the “Ashland Apartments”).<sup>1</sup>

The Ashland Apartments consist of 12 rental units, spread across three buildings. On April 28, 2025, staff from the Department of Safety and Inspections (“DSI”) issued a single determination letter granting the owner of the Ashland Apartments a rent-cap exception. As shown in the attached DSI determination letter, staff approved a uniform rent increase of up to 28.52% for all 12 units of the Ashland Apartments. Units 6 and 7 were granted an additional rent-cap exception of 23.64% based on capital improvements, meaning that those two units are subject to a total possible rent increase of up to 52.16%.

The tenants of the Ashland Apartments are appealing DSI’s determination. Housing Justice Center represents the following tenants in their appeal.

934 Ashland		938 Ashland		942 Ashland	
Unit	Tenant(s)	Unit	Tenant(s)	Unit	Tenant(s)
1	Jill Ackerman	6	Ehren Stemme	8	Kayla Simonson
2	Vincent Cornell			9	Jessica Skaare
				10	Autumn Buel
				11	Samuel Perkins & Chloe Cable
				12	Lillian Johnson & Eleanor Rowen

<sup>1</sup> Each of these three buildings has a dual address (934/936 Ashland Ave.; 938/940 Ashland Ave.; 942/944 Ashland Ave.). As such, the mailing and service address of some tenants differs from the address identified in the staff determination letter. Tenants have listed their mailing addresses on the appeal forms, but for purposes of this appeal, we are using the addresses as identified by the staff determination letter.

Housing Justice Center, Northwestern Building, 275 Fourth Street East, Suite 590, Saint Paul, MN 55101  
 651.391.8393 • ahanson@hjcmmn.org

*Dedicated to expanding and preserving the supply of affordable housing nationwide*

**We ask that the City consolidate the attached appeals and schedule a single legislative hearing.** A memorandum explaining the basis for the tenants' appeal will be forthcoming, along with a report from a habitability expert about the condition of the Ashland Apartments.

Please note that the above identified tenants bring their appeal on behalf of **all units** in the Ashland Apartments. The Rent-Stabilization Ordinance allows tenants to appeal building-wide rent-cap exceptions that have been approved through a single department determination. See SPLC § 193A.07(g) (The landlord or tenant shall have the right to appeal *the department determination.*"); SPLC § 193A.07(a)(8) ("A landlord or tenant may appeal *any* department determination to the legislative hearing officer."). Here, the challenged building-wide rent increase has been approved through a single department determination issued on April 28, 2025. As such, the appeal is brought on behalf of all 12 impacted units.

Counsel from Housing Justice Center will deliver the required appeal fees to City Hall, 15 Kellogg Blvd. West, Room 310 later today (June 12).

Please contact me with any questions about the tenants' appeal.

Sincerely,

*s/ Abbie Hanson*

Abbie Hanson

Tenant Rights Attorney, Housing Justice Center

651-391-8393

ahanson@hjcmmn.org

Encl: Copy of the April 28, 2025 DSI Determination Letter

Completed Appeal Forms for: Jill Ackerman (Unit 1); Vincent Cornell (Unit 2); Ehren Stemme (Unit 6); Kayla Simonson (Unit 8); Jessica Skaare (Unit 9); Autumn Buel (Unit 10); Samuel Perkins & Chloe Cable (Unit 11); and Lillian Johnson & Eleanor Rowen (Unit 12)

**934 Ashland Avenue**

**Parcel ID: 022823240077**

Apartment #1

934 Ashland Avenue Apt#1 Saint Paul, MN 55104

Apartment #2

934 Ashland Avenue Apt#2 Saint Paul, MN 55104

Apartment #3

934 Ashland Avenue Apt#3 Saint Paul, MN 55104

Apartment #4

934 Ashland Avenue Apt#4 Saint Paul, MN 55104

Apartment #5

934 Ashland Avenue Apt#5 Saint Paul, MN 55104

**938 Ashland Avenue**

**Parcel ID: 022823240078**

Apartment #6

938 Ashland Avenue Apt#6 Saint Paul, MN 55104

Apartment #7

938 Ashland Avenue Apt#7 Saint Paul, MN 55104

**942 Ashland Avenue**

**Parcel ID: 022823240079**

Apartment #8

942 Ashland Avenue Apt#8 Saint Paul, MN 55104

Apartment #9

942 Ashland Avenue Apt#9 Saint Paul, MN 55104

**942 Ashland Avenue (Continued)**

**Parcel ID: 022823240079**

Apartment #10

942 Ashland Avenue Apt#10 Saint Paul, MN 55104

Apartment #11

942 Ashland Avenue Apt#11 Saint Paul, MN 55104

Apartment #12

942 Ashland Avenue Apt#12 Saint Paul, MN 55104



April 28, 2025

Judith Day  
1787 Sargent Avenue  
Saint Paul, MN 55105

REQUEST FOR EXCEPTION TO 3% CAP - NOTICE OF DEPARTMENT DETERMINATION

RE: 934, 938, 942 Ashland Avenue, Saint Paul, MN 55104

Dear Property Representative:

You applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Approval for a 28.52% was granted on 4/28/2025 through the staff determination process provided by the City. Additional rent increases were allowed due to unit specific capital improvements. See the attached table for the additional increase values.

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

If there is no appeal within the next 45 days, the determination will be considered final and you may proceed with the increase as approved above.

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 this notice.

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](mailto:Rent-Stabilization@ci.stpaul.mn.us)  
651-266-8553



DEPARTMENT OF SAFETY & INSPECTIONS  
ANGIE WIESE, DIRECTOR

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
Tel: 651-266-8953 | Fax: 651-266-9124

## 934, 938, 942 Ashland Ave.

UNIT NUMBER	CAPITAL IMPROVEMENT INCREASE		NOI INCREASE		TOTAL ALLOWABLE INCREASE	NEW MAXIMUM RENT
1	0.00%	+	28.52%	=	28.52%	\$1,542.22
2	0.00%	+	28.52%	=	28.52%	\$1,413.70
3	0.00%	+	28.52%	=	28.52%	\$1,542.22
4	0.00%	+	28.52%	=	28.52%	\$1,349.44
5	0.00%	+	28.52%	=	28.52%	\$1,124.53
6	23.64%	+	28.52%	=	52.16%	\$2,434.58
7	23.64%	+	28.52%	=	52.16%	\$2,434.58
8	0.00%	+	28.52%	=	28.52%	\$1,413.70
9	0.00%	+	28.52%	=	28.52%	\$1,413.70
10	0.00%	+	28.52%	=	28.52%	\$1,413.70
11	0.00%	+	28.52%	=	28.52%	\$1,542.22
12	0.00%	+	28.52%	=	28.52%	\$1,285.18



**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  
EMAIL: [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Jim Poradek & Abbie Hanson  
o/b/o Jill Ackerman and Vincent Cornell 934 Ashland Ave Units 1 and 5  
Saint Paul, Minnesota 55104

VIA Email: [jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org) and [ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)

Re: Rent Control Appeal for property at 934 Ashland Ave, Units 1 and 5.

Dear Mr. Poradek and Ms. Hanson:

This letter is to confirm that you are scheduled for a Legislative Hearing on **July 17, 2025, at 1:00 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul, MN 55102**. If this date doesn't work for you, please let me know as soon as possible. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision. All materials should be submitted by July 10, 2025, to the Rent Appeal email address below. Please note that I have also informed your landlord of this appeal in a separate cover letter, in case they wish to attend the hearing.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

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/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Judith Day

**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

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ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

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Postal Address

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Saint Paul

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\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

Saint Paul MN 55101

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

651-391-8393

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
ecurran@hjcmmn.org

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

\_\_\_\_\_  
Minnesota Attorney License Number

\_\_\_\_\_  
Minnesota Attorney License Number

PLAINTIFF/PETITIONER, Self-represented

DEFENDANT/RESPONDENT, Self-represented

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

(Attach additional sheets for additional attorneys/parties)

Note: If either Plaintiff/Petitioner or Defendant/Respondent gets an attorney, the attorney's name, address, telephone number and attorney ID number must be given in writing to the Court Administrator immediately.

**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

This Certificate must be filed pursuant to Rule 104(a) of the General Rules of Practice for the District Courts if the case is a family case or a civil case listed in Minn. Gen. R. Prac. 111.01. **If information is not then known to the filing party at the time of filing, it shall be provided to the Court Administrator in writing by the filing party within seven (7) days of learning the information.** Any party impleading additional parties shall provide the same information to the Court Administrator. The Court Administrator shall, upon receipt of the completed certificate, notify all parties or their lawyers, if represented by counsel, of the date of filing the action and the file number assigned.

ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

Saint Paul MN 55101

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

651-391-8393

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
ecurran@hjcmmn.org

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

\_\_\_\_\_  
Minnesota Attorney License Number

\_\_\_\_\_  
Minnesota Attorney License Number

PLAINTIFF/PETITIONER, Self-represented

DEFENDANT/RESPONDENT, Self-represented

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

(Attach additional sheets for additional attorneys/parties)

Note: If either Plaintiff/Petitioner or Defendant/Respondent gets an attorney, the attorney's name, address, telephone number and attorney ID number must be given in writing to the Court Administrator immediately.



**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  
EMAIL: [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Jim Poradek & Abbie Hanson  
o/b/o Tenants: Kayla Simonson, Jessica Skaare, Autumn Buel, Samuel Perkins & Chole Cable, Lillian Johnson & Eleanor Rowen  
942 Ashland Ave Units 8, 9, 10, 11, and 12  
Saint Paul, Minnesota 55104

VIA Email: [jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org) and [ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)

Re: Rent Control Appeal for property at 942 Ashland Ave Units 8, 9, 10, 11, and 12

Dear Mr. Poradek and Ms. Hanson:

This letter is to confirm that you are scheduled for a Legislative Hearing on **July 17, 2025, at 1:00 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul, MN 55102**. If this date doesn't work for you, please let me know as soon as possible. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision. All materials should be submitted by July 10, 2025, to the Rent Appeal email address below. Please note that I have also informed your landlord of this appeal in a separate cover letter, in case they wish to attend the hearing.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

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/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Judith Day



**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  
EMAIL: [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Judith Day  
1787 Sargent Ave.  
Saint Paul, Minnesota 55105

VIA Email: [Amsterdam5839@gmail.com](mailto:Amsterdam5839@gmail.com)

Re: Rent Control Appeals for the properties at 934, 938 and 942 Ashland Ave.

Dear Judith Day:

This is to inform you that your tenants in Apartments 934 Ashland Ave, Units 1 and 5, 938 Ashland Ave, Unit 6, and 942 Ashland Ave, Units 8, 9, 10, 11 and 12 are appealing the Department of Safety & Inspections' determination to allow up to an 8% increase in rent. A Legislative Hearing is scheduled on **July 17, 2025, at 1 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul MN 55102** to review this appeal. You are welcome to attend this hearing. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

If you have any question, please get in touch with me at 651-266-8568 or email [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)

Sincerely,

/s/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Jim Poradek, Housing Justice Center  
Abbie Hanson, Housing Justice Center

## Janie Vang

---

**From:** Abbie Hanson <ahanson@hjcmn.org>  
**Sent:** Friday, June 20, 2025 3:01 PM  
**To:** \*CI-StPaul\_RentAppeals  
**Cc:** Jim Poradek; Emily Curran  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave  
**Attachments:** CIV102\_Ashland Rent Stabilization Appeal.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Janie,

A completed Certificate of Representation is attached.

**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Sent:** Friday, June 20, 2025 2:34 PM  
**To:** Abbie Hanson <ahanson@hjcmn.org>; \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Cc:** Jim Poradek <jporadek@hjcmn.org>; Emily Curran <ecurran@hjcmn.org>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

This is the standard form provided by the state, and it will be sufficient for our purposes. Since this matter is quasi-judicial and being heard by the City Council rather than the district court, please complete the sections that are relevant to your appeal.

Attached: [CIV102.pdf](#)

Thank you.

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)>  
**Sent:** Thursday, June 19, 2025 10:20 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org)>; Emily Curran <[ecurran@hjcmmn.org](mailto:ecurran@hjcmmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

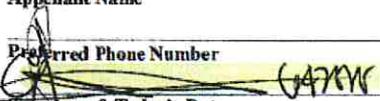
Hi Janie,

We did not state that we would not be providing the City the requested material. We are simply looking for clarification on why what we have provided thus far does not qualify as a “certificate of representation.” We cannot comply with the City’s request if we don’t understand what the City is asking for.

In the appeal forms provided on June 12, the relevant portions of which are reproduced below, all appellants signed a document stating that we represent them in this matter. What other language is the City looking for in a certificate of representation? Alternatively, if the City has a standard “certificate of representation” form it uses, please provide that to us, as we could not find it on the City’s website.

In addition, the appeal forms—which again, are signed by all appellants and are reproduced below—ask that the City “direct communication to” us, the appellants’ attorneys. If the City’s concern is that it is deviating from its standard communication procedure, it is HJC’s view that the identified language and the accompanying appellant endorsements would address that concern. Please advise us as to what other language the City would need.

**Appellant:**

Ehren Stemme	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
Signature & Today's Date 	Alternate Phone Number
	Tenant
	Is Appellant: Property Owner/Manager OR Tenant ?

**Property Owner (if other than appellant):**

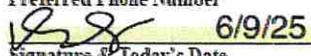
Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Kayla Simonson	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
Signature & Today's Date 	Alternate Phone Number
	Tenant
	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Jessica Skaare	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
<i>Jessica Skaare</i> 6/14/25	Alternate Phone Number
Signature & Today's Date	Tenant
	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Lillian Johnson & Eleanor Rowen	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
<i>Lillian Johnson</i> 6/14/2025	Alternate Phone Number
Signature & Today's Date	Tenant
<i>Eleanor Rowen</i> 6/5/25	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Jill Ackeman

Appellant Name

602-460-1119

Preferred Phone Number

*Jill Ackeman* 6/4/25

Signature & Today's Date

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Vincent Cornell

Appellant Name

612 978 5088

Preferred Phone Number

*[Signature]* 06-10-2025

Signature & Today's Date

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Autumn Buel  
Appellant Name

ahanson@hjcmmn.org (attorney)

Email

651-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Autumn Buel* 6/11/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day  
Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Samuel Perkins & Chloe Cable  
Appellant Name

ahanson@hjcmmn.org (attorney)

Email

851-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Sam Perkins* 6/4/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

*Chloe Cable* 6/11/25

**Property Owner (if other than appellant):**

Judith Day  
Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

Abbie Hanson (she/her)  
Housing Justice Litigator  
651-391-8393  
ahanson@hjcmmn.org



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Wednesday, June 18, 2025 4:07 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

It is our standard practice to ensure all affected/interested parties receive notifications during the appeal process. You have asked that we deviate from this practice and communicate exclusively with you, at the Housing Justice Center. Because this is outside our standard practice, we asked for a certificate of representation. We understand that you will not be providing it and will continue with our standard practice of communicating to all affected/interested parties.

Thank you.

*Janie Vang*

*Executive Assistant | She/her*

*Rent Stabilization*

*15 W Kellogg Blvd., City Hall*

*Saint Paul, MN 55102*

*☎: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL  
MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Wednesday, June 18, 2025 10:01 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Janie,

The submitted appeal forms, which are signed by all the appellants, do have a representation statement on them: "I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys: Jim Poradek ([jporadek@hjcmn.org](mailto:jporadek@hjcmn.org); 612-7233-0517) & Abbie Hanson ([ahanson@hjcmn.org](mailto:ahanson@hjcmn.org); 651-391-8393)." Please advise why that language will not suffice and provide a separate form or language that the City requires us to use. Such a form is not available to the public as far as we can determine.

Thank you,  
**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Tuesday, June 17, 2025 4:31 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

We are happy to address all appeal correspondence to the Housing Justice Court as requested. However, we will need the appropriate certificate(s) of representation before we proceed. Please submit the required documentation as soon as you can.

Best regards,

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Thursday, June 12, 2025 8:30 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hello,

Please see the attached cover letter, rent stabilization appeal applications, and DSI determination letter. A memorandum explaining the basis for the tenants' appeal will be forthcoming.

I will deliver a check for the required appeal fees to City Hall, room 310, later today.

Please confirm receipt of this appeal.

Sincerely,  
**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)







# City of Saint Paul

City Hall and Court House  
15 West Kellogg  
Boulevard  
Phone: 651-266-8560

## Master

**File Number: RLH RSA 25-14**

**File ID:** RLH RSA 25-14

**Type:** Resolution LH Rent  
Stabilization Appeal

**Status:** Agenda Ready

**Version:** 1

**Contact  
Number:**

**In Control:** Rent Stabilization  
Appeal Hearings

**Department:**

**Cost:**

**File Created:** 06/17/2025

**File Name:** 942-944 ASHLAND AVENUE, UNIT 9.

**Final Action:**

**Title:** Appeal of Jim Poradek & Abbie Hanson, Tenant, Jessica Skaare, to a Rent  
Stabilization Determination at 942-944 ASHLAND AVENUE, UNIT 9.

### Notes:

### Code Sections:

**Agenda Date:** 07/17/2025

**Indexes:** Ward - 1

**Agenda Number:** 4

**Sponsors:** Bowie

**Enactment Date:**

**Attachments:** 942 Ashland Ave., Apt 9, 942 Ashland Ave., Apt 9-  
Request Increase Form, 942 Ashland Ave., Apt 9-  
MNOI, 942 Ashland Ave., Apt 9- Landlord  
Worksheet, 942 Ashland Ave., Apt 9- Coverletter,  
942 Ashland Ave., Apt 9- Units Effective Sheet, 942  
Ashland Ave., Apt. 9 - DSI Letter, 934, 938-948 AND  
942-944 ASHLAND AVE- CERTIFICATE OF  
REPRESENTATION AND PARTIES, 942 Ashland  
Ave Units 8,9,10,11, and 12 Letter, 934, 938, 942  
Ashland Ave Owner Letter- 6-16-25, 934, 938-948  
AND 942-944 ASHLAND AVE- Email chain between  
Janie and Abbie Hanson

**Financials Included?:**

### Contact Name:

**Hearing Date:**

**Entered by:** janie.vang@ci.stpaul.mn.us

**Ord Effective Date:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/17/2025	Vang, Mai - FYI	Notified - FYI	
1	2	6/17/2025	Moermond, Marcia	Approve	6/19/2025
1	3	6/17/2025	Naylor, Racquel - FYI	Notified - FYI	
1	4	6/17/2025	Vang, Nhia - FYI	Notified - FYI	
1	5	6/17/2025	Wiese, Angie - FYI	Notified - FYI	
1	6	6/17/2025	Gorski, David - FYI	Notified - FYI	
1	7	6/17/2025	Sass, Demetrius - FYI	Notified - FYI	
1	8	6/17/2025	Ferkinhoff, Lynne - FYI	Notified - FYI	
1	9	6/17/2025	Skarda, Therese - FYI	Notified - FYI	

### History of Legislative File

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Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File RLH RSA 25-14

Appeal of Jim Poradek & Abbie Hanson, Tenant, Jessica Skaare, to a Rent Stabilization Determination at 942-944 ASHLAND AVENUE, UNIT 9.



# APPEAL APPLICATION FOR RENT STABILIZATION DETERMINATIONS

Saint Paul City Council – Rent Stabilization  
310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, MN 55102  
651-266-8568

RECEIVED  
JUN 11 2025  
CITY CLERK

**We need the following to process your appeal:**

- \$25 filing fee (non-refundable (payable to the City of Saint Paul
- Copy of the Department of Safety & Inspections Determination Letter
- \* Attachments you may wish to include *\*attachments will be forthcoming*
- This appeal form completed
- Walk-In  Email  US Mail

**HEARING DATE & TIME**

(provided by Rent Stabilization Appeals Staff)

DATE: July 17, 2025

TIME: 1:00 p.m.

**LOCATION OF HEARING:**

Room 330 Saint Paul City Hall  
15 West Kellogg Blvd.  
Saint Paul, MN 55102

**Address Being Appealed:**

944 Ashland Ave Apt 9  
Number & Street & Unit Number (if applicable)

Saint Paul, MN  
City & State

55104  
Zip Code

**Appellant:**

Jessica Skaare  
Appellant Name

ahanson@hjcmmn.org (attorney)  
Email

Preferred Phone Number

651-391-8393 (attorney)

Alternate Phone Number

[Signature] 6/14/25  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

4/11/2025 5:15:27 PM

Time of Completion (Read only) \*

4/11/2025 5:15:27 PM

Applicant Name (Read only)

Judith Day

Applicant Email (Read only)

Amsterdam5839@gmail.com

Applicant Phone (Read only)

651-269-9437

Applicant Address (Read only)

1787 Sargent Avenue Saint Paul, Mn. 55105

Company Represented (Read only)

Self

Owner (Read only)

Judith Day

PIN (Read only)

022823240077/022823240078/022823240079

Portion of the Building (Read only)

Entire building

Consistent Increases (Read only)

Yes

Percent Increase Proposed (Read only)

30%

Effective Date (Read only)

6/30/2025

≡

Justification (Read only)

["An increase in real property taxes", "An unavoidable increase in operating expenses", "A capital improvement project", "An increase in tenants occupying the rental unit"]

≡

Condition of Property (Read only)

No known code violations

≡

Added Information (Read only)

please refer to financial details provided in St Paul Rent stabilization meeting with Lynne Ferkinhoff and Demetrius on 4/11/25

≡

Staff or Self Determination (Read only)

Requesting City staff determination for increases greater than 8% or Just Cause Vacancy

Current Year GSRI (Read only)

-

Fair Net Operating Income (Read only)

-



Missed Fair Revenue (Read only)

-



Property Address (Read only)

934/938/942 Ashland Avenue Saint Paul, Mn 55104



Allowable Rent Increase (Read only)

-



Application Status (Read only)

Approved - Notified



Appeal Status (Read only)

-



Staff Notes (Read only)

Attached MNOI PDF is the 2023 fillable version. CPI information is incorrect. View spreadsheet for accurate calculation data.

934: Last Inspection Date: Jun 15, 2023 rated as a class B property...

See more



Attachment (Read only)

-



Completion Time (Read only)

4/11/2025 12:15 PM



Attachments

Document.pdf

934-942 Ashland Ave MNOI.xlsx

Landlord MNOI - Cap Improvement Worksheet 2024.pdf

Staff Determination Letter- 934, 938, 942 Ashland Ave -- 4-28-2025.pdf

**VIII. Income and Operating Expense Worksheets**

<b>Income Worksheet</b>		
Click "Select Base Year" for Drop-down Menu	<b>Base Year</b>	<b>Current Year</b>
	2019	2024
<b>Rental Income</b>		
1. Gross Scheduled Rental Income	\$ 154,500.00	\$ 169,500.00
2. Portion Attributable to Vacancy		
Fees (indicate what fee is for):		
3. Late fees		
4. List fees, other than utilities, collected for services & amenities not included in rent		
5.		
6.		
7.		
<b>Other Income (list separately by type)*:</b>		
8.		
9.		
10.		
<b>Fees for Utilities</b>		
11. Gas		
12. Electricity		
13. Water		
14. Sewer		
15. Garbage & Recycling		
Other (list separately by type)		
16.		
17.		
18. <b>Total Income</b>	<b>\$ 154,500.00</b>	<b>\$ 169,500.00</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

### IX. Operating Expenses Worksheet

	Base Year 2019	Current Year 2024
1. Assessments		
2. Real Property Taxes	\$ 26,008.00	\$ 35,402.00
3. License Tax/Fee		
4. Rent Board Registration Fees		
5. Insurance	\$ 11,469.95	\$ 18,994.30
6. Accounting	\$ 600.00	\$ 600.00
7. Legal (explain types of legal expenses)		
8. Manager /Management Services		
9. Security		
10. Office Supplies		
12. Normal Repairs	\$ 5,569.13	\$ 20,446.14
13. Owner-Performed Labor		
14. Plumbing Maintenance	\$ 6,932.48	\$ 6,683.42
15. Pool Maintenance		
16. Landscape Maintenance		
17. Other Maintenance		
18. Parking Lot/Street Maintenance		
19. Gas (separately metered only)	\$ 9,680.11	\$ 11,865.54
20. Electricity (separately metered only)		
21. Water	\$ 3,576.32	\$ 4,083.93
22. Sewer	\$ 573.82	\$ 523.81
23. Garbage and Recycle	\$ 3,037.21	\$ 4,373.62
24. Amortized portion of Capital Expense	\$ -	
<b>Other (list separately by type):</b>		
25. Fire Safety	\$ 127.40	\$ 246.00
26. Plowing	\$ 2,400.00	\$ 4,000.00
27. Mold Abatement		\$ 8,348.17
28. Gutters		\$ 933.34

29.		
30.		
31.		
32.		
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>32. TOTAL OPERATING EXPENSES</b>	<b>\$ 69,974.42</b>	<b>\$ 116,500.27</b>

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

	<b>Base Year 2019</b>	<b>Current Year 2024</b>
<b>1. Proposed Adjusted/Total Income*</b>	\$ 154,500.00	\$ 169,500.00
<b>2. Operating Expenses</b>	\$ 69,974	\$ 116,500
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ 84,525.58	\$ 52,999.73
<b>4. CPI</b> [Annual Average CPI]	250,106	299.852
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b>		19.89%
[Current Year Annual Average CPI – Base Year Annual Average CPI divided by Base Year Annual Average CPI]		
<b>6. Fair Net Annual Operating Income = Base Year Net Operating \$ Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ 101,337.69
<b>7. Fair Net Annual Operating Income \$ Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 - Line 3 Current Year]		\$ 48,337.96
<b>8. Allowable Rent Increase Percentage %</b> (Line 7 divided by Current Year Scheduled Rental Income)		28.52%

\* 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.



## Landlord Worksheet Rent Increase using Fair Return Standard: Maintenance of Net Operating Income (MNOI)

### Amortized Costs of Capital Improvements included in Operating Expenses

#### Introductory Information

A landlord is entitled to a Fair Return on rental property. Pursuant to the Rent Stabilization Ordinance, the City has adopted fair return regulations (posted on the website).

#### 1. **Presumption of Base Year Net Operating Income**

It shall be presumed that the net operating income received by the landlord in the Base Year provided a Fair Return. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

#### 2. **Fair Return**

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

#### 3. **Base Year**

(a) Calendar year 2019 is the Base Year.

(b) In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.

(c) Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

#### 4. **Current Year**

The "current year" shall be the calendar year preceding the application.

#### 5. **CPI (Consumer Price Index)**

The annual CPI for the current year for All Urban Consumers for the Minneapolis-St. Paul-Bloomington area (All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

**I. General Information About the Property**

1. Street Address: 934/938/942 Ashland Avenue Saint Paul, MN 55104
2. Parcel Numbers(s): 022823240077/022823240078/022823240079
3. Year Property Purchased by Current Owner: 12/03/2007
4. Total Number of Units on the Property: 12
5. Total Number of Units Affected by Proposed Rent Increase: 12
6. Are there Rental Units that are Partially or Fully Exempt? Number of Exempt Rental Units and Basis for Exemption: None

**II. Landlord Information**

7. Name: Judith Day
8. Phone(s): (      ) (651) 269-9437
9. Business Address: 1787 Sargent Avenue
10. City, State, Zip: Saint Paul, MN 55104
11. Business E-mail: Amsterdam5839@gmail.com

**III. Agent Information (if applicable)**

12. Name: \_\_\_\_\_
13. Phone(s): ( \_\_\_\_\_ ) \_\_\_\_\_
14. Business Address: \_\_\_\_\_
15. City, State, Zip: \_\_\_\_\_
16. Business E-mail: \_\_\_\_\_

**IV. Services**

**17. Please Check The Applicable Boxes**  
(Identify the manner in which each service is paid)

Type of Service	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas		X	
Electricity		X	
Water	X		
Sewer	X		
Garbage	X		
Other:	HEAT		

**V. Changes to Services**

**18. Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge:**

Owner provides heating, water, sewage, garbage removal, and snow removal.

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**19. If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:**

None

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**VI. Income and Expense Explanation and Calculations**

**20. Calculation of Net Operating Income**

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

**A. Gross Rental Income**

Gross rental income shall include:

Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.

If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.

Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

**B. Gross Rental Income Shall Not Include:**

- (1) Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- (2) Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

### **C. Claim for Base Rent Adjustment**

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough. The Rent Program may allow Landlord to submit an independent comparable rent appraisal at the expense of the Petitioner to assist in the review of a Base Year Rent Adjustment Claim.

Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete the corresponding pages 19-22 at the end of this Attachment.

**Check here if a claim for a Base Year Rent Adjustment is included in this Attachment and complete pages 19-22 of this Attachment.**

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**VII. Operating Expenses**

**Operating expenses include:** Reasonable costs of operation and maintenance of the Rental Unit, including:

1. Management Expenses;
2. Utility Costs except a utility that are paid directly by the tenant(s);
3. Real Property Taxes Assessed and Paid;
4. Insurance;
5. License, Registration and other Public Fees;
6. Landlord-performed Labor;
7. Legal Expenses;
8. The Amortized Costs of Capital Improvements; and
9. Other Reasonable Operating Expenses.

**Operating expenses shall not include the following:**

1. Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
2. Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
3. Land lease expenses;
4. Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
5. Depreciation;
6. Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
7. Unreasonable increases in expenses since the Base Year;
8. Expenses associated with the provision of master-metered gas and electricity services;
9. Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
10. Unreasonable Expenses.

### VIII. Income and Operating Expense Worksheet

	Annual Total	
(Insert Base and Current Years)	Base Year (2019)**	Current Year (2023)
<b>Rental Income</b>	\$154500	\$169500
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
2. Portion Attributable to Vacancy	\$	\$
Fees (indicate what fee is for):		
3. Late fees	\$	\$
4. List fees, other than utilities, collected for services & amenities not included in rent	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
<b>Other Income (list separately by type)*:</b>		
8.	\$	\$
9.	\$	\$
10.	\$	\$
<b>Fees for Utilities</b>		
11. Gas	\$	\$
12. Electricity	\$	\$
13. Water	\$	\$
14. Sewer	\$	\$
15. Garbage & Recycling	\$	\$
<b>Other (list separately by type)</b>		
16.	\$	\$
17.	\$	\$
<b>18. Total Income</b>	\$ 154500	\$ 169500
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

IX. Operating Expenses Worksheet (Insert Base and Current Years)	Annual Total	
	Base Year (2019)	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$26008	\$35402
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$11469.95	\$18994.3
6. Accounting	\$600	\$600
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$5569.13	\$20446.14
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$6932.48	\$6683.42
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$9680.11	\$11865.54
20. Electricity (separately metered only)	\$	\$
21. Water	\$3576.32	\$4083.93
22. Sewer	\$573.82	\$523.81
23. Garbage & Recycling	\$ 3037.21	\$ 4373.62
24. Amortized portion of Capital Expense [from page _____; column (i) ]	\$	\$
Other (list separately by type):	\$	\$
25. Misc. (See spreadsheet)	\$2527.4	\$13527.51
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$69974.42</b>	<b>\$116500.27</b>

**X. Allowances for Capital Improvements**

**The Amortized Costs of Capital Improvements.** Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit. Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the the City, as provided on pages 9-10, unless it is determined that an alternate period is justified based on the evidence presented in an appeals hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of the Saint Paul Legislative Code or state law where the original installation of the improvement was not in compliance with code requirements.
3. At the end of the amortization period, the allowable monthly rent shall be decreased by any amount of a rent increase attributable to the capital improvement.
4. Portions of fair return rent increases that are attributable to capital improvements expire at the end of the amortization period.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on May 1, 2022 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 yrs. 120 mos.	\$26,500.52*	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

<b>XI. Amortization Period of Capital Improvements/Expenses</b>	
In amortizing capital improvements/expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.	Years
<b>Appliances</b>	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
<b>Structural Repair and Retrofitting</b>	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
<b>Fencing</b>	
Chain	10
Block	10
Wood	10
<b>Fire Systems</b>	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10

<b>Flooring/Floor Covering</b>	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
<b>Fumigation Tenting*</b>	
Furniture	5
Automatic Garage Door Openers*	10
<b>Gates</b>	
Chain Link	10
Wrought Iron	10
Wood	10
<b>Glass</b>	
Windows*	5
Doors*	5
Mirrors	5
<b>Heating*</b>	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
<b>Landscaping</b>	
Planting	10
Sprinklers	10
Tree Replacement	10
<b>Lighting</b>	
Interior*	10
Exterior*	5
<b>Locks*</b>	
Locks*	10
Mailboxes*	10
Meters*	10
<b>Plumbing</b>	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5

<b>Painting</b>	
Interior	5
Exterior	5
<b>Paving</b>	
Asphalt	10
Cement	10
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
<b>Roofing*</b>	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
<b>Security*</b>	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10
Tilework	10
Wallpaper	5
<b>Window Coverings*</b>	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

\*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The \* items are likely capital improvements. Other items may depend on the circumstances.

**XII. Interest Allowance**

If an amount was reported as an amortized portion of expenses on page 7, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddiemac.com/pmmms/archive.html>

**1. Completed Capital Improvement and Expense Worksheet (Base Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Base Year: \$ \_\_\_\_\_  
[add amounts in column (d)]

**2. Completed Capital Improvement and Expense Worksheet (Current Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Current Year: \$ \_\_\_\_\_

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**XIII. Blank Worksheet (Optional – Available for Applicant Use)**

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**XV. Planned Capital Improvements**

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

**Column:**

- (b) - Identify capital improvements and expenses you plan to complete within twenty four (24) months.
- (c) - List each unit that will benefit from the capital improvement/expense.
- (b) - Provide the date you expect to complete each capital improvement/expense.
- (d) - State the estimated cost of each improvement/expense.

(a) Item #	(b) Description of Expense & Estimated Date of Completion	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k) will fill in automatically.

**Proposed Total Capital Expenses \$** \_\_\_\_\_

**XVI. Net  
Operating  
Income (NOI)**

**Net Operating Income = Income – Operating Expenses:**

	Base Year (2019)	Current Year (2023)
<b>1. Total Annual Income</b>	154500 \$ _____	169500 \$ _____
<b>2. Annual Operating Expenses</b>	69974 \$ _____	116500 \$ _____
<b>3. Current Net Annual Operating Income</b> (Income – Operating Expenses):	84525.58 \$ _____	52999.73 \$ _____
<b>4. CPI</b> [Annual Average CPI]	<u>250.106</u>	<u>292.720</u>
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		<u>17.04%</u>
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		101337.69 \$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 Current Year – Line 3]		48337.96 \$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 6 Line 1)		<u>28.52</u> %

**XX. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM**

Landlords may present evidence to rebut the presumption that the base year net operating income provided a fair return. Grounds for rebuttal of the presumption shall be based on at least one of the following findings:

1. Check this box  if you are requesting a base rent adjustment in your maintenance of net operating fair return claim.
2. Check the factors below that are applicable to your claim.

A. Exceptional Expenses in the Base Year. The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:

- (i) Extraordinary amounts were expended for necessary maintenance and repairs
- (ii) Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
- (iii) Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.

B. Exceptional Circumstances in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:

- (i) The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
- (ii) The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
- (iii) The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- (v) Other exceptional circumstances

**[Petitioners submitting a claim based on this factor may be required to pay for an independent appraisal by an appraiser approved by the City].**

C. Explanation for Basis in Support of Claim for Adjustment of Base Year Rent.

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**XXI. Income and Operating Expense Worksheet With  
Adjustment of Base Year Amounts**

<b>Annual Total</b>		
(Insert Base and Current Years)	Base Year (       )	Current Year (2023)
<b>Rental Income</b>	\$	\$
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
2. Portion Attributable to Vacancy	\$	\$
Fees (indicate what fee is for):		
3. Late fees	\$	\$
4. List fees, other than utilities, collected for services & amenities not included in rent	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
<b>Other Income (list separately by type)*:</b>		
8.	\$	\$
9.	\$	\$
10.	\$	\$
<b>Fees for Utilities</b>		
11. Gas		
12. Electricity	\$	\$
13. Water	\$	\$
14. Sewer	\$	\$
15. Garbage & Recycling	\$	\$
<b>Other (list separately by type)</b>		
16.	\$	\$
17.	\$	\$
<b>18. Total Income</b>	<b>\$</b>	<b>\$</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.		

XXII. Operating Expenses Worksheet  <u>(Insert Base and Current Years)</u>	Annual Total	
	Base Year ( )	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$	\$
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$	\$
6. Accounting	\$	\$
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$	\$
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$	\$
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$	\$
20. Electricity (separately metered only)	\$	\$
21. Water	\$	\$
22. Sewer	\$	\$
23. Garbage & Recycling	\$	\$
24. Amortized portion of Capital Expense [from page _____; column (i)]	\$	\$
Other (list separately by type):	\$	\$
25.	\$	\$
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$0</b>	<b>\$0</b>

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

	Base Year	Current Year (2023)
<b>1. Proposed Adjusted/Total Income*</b>	\$ _____	\$ _____
<b>2. Operating Expenses</b>	\$ _____	\$ _____
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ _____	\$ _____
<b>4. CPI</b> [Annual Average CPI. Please enter the appropriate CPI value from the table below]	_____	292.720
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		_____
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 3 Current Year – Line 6]		\$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 17 Line 1)		_____ %

Year	2015	2016	2017	2018	2019	2020	2021	2022
<b>CPI Value (Line 4)</b>	230.567	234.145	239.239	244.969	250.106	252.997	265.244	285.008





June 12, 2025

City of Saint Paul - Rent Stabilization  
 310 City Hall  
 15 W. Kellogg Blvd.  
 Saint Paul, MN 55102

*via email at rentappeals@ci.stpaul.mn.us*

**Re: Rent Stabilization Appeal—934, 938, 942 Ashland Avenue, Saint Paul, MN 55104**

To Whom It May Concern:

Enclosed please find the rent-stabilization appeal applications for tenants of the following three apartment buildings: 934, 938, and 942 Ashland Avenue, Saint Paul, MN 55104 (the “Ashland Apartments”).<sup>1</sup>

The Ashland Apartments consist of 12 rental units, spread across three buildings. On April 28, 2025, staff from the Department of Safety and Inspections (“DSI”) issued a single determination letter granting the owner of the Ashland Apartments a rent-cap exception. As shown in the attached DSI determination letter, staff approved a uniform rent increase of up to 28.52% for all 12 units of the Ashland Apartments. Units 6 and 7 were granted an additional rent-cap exception of 23.64% based on capital improvements, meaning that those two units are subject to a total possible rent increase of up to 52.16%.

The tenants of the Ashland Apartments are appealing DSI’s determination. Housing Justice Center represents the following tenants in their appeal.

934 Ashland		938 Ashland		942 Ashland	
Unit	Tenant(s)	Unit	Tenant(s)	Unit	Tenant(s)
1	Jill Ackerman	6	Ehren Stemme	8	Kayla Simonson
2	Vincent Cornell			9	Jessica Skaare
				10	Autumn Buel
				11	Samuel Perkins & Chloe Cable
				12	Lillian Johnson & Eleanor Rowen

<sup>1</sup> Each of these three buildings has a dual address (934/936 Ashland Ave.; 938/940 Ashland Ave.; 942/944 Ashland Ave.). As such, the mailing and service address of some tenants differs from the address identified in the staff determination letter. Tenants have listed their mailing addresses on the appeal forms, but for purposes of this appeal, we are using the addresses as identified by the staff determination letter.

Housing Justice Center, Northwestern Building, 275 Fourth Street East, Suite 590, Saint Paul, MN 55101  
 651.391.8393 • ahanson@hjcmmn.org

*Dedicated to expanding and preserving the supply of affordable housing nationwide*

**We ask that the City consolidate the attached appeals and schedule a single legislative hearing.** A memorandum explaining the basis for the tenants' appeal will be forthcoming, along with a report from a habitability expert about the condition of the Ashland Apartments.

Please note that the above identified tenants bring their appeal on behalf of **all units** in the Ashland Apartments. The Rent-Stabilization Ordinance allows tenants to appeal building-wide rent-cap exceptions that have been approved through a single department determination. See SPLC § 193A.07(g) (The landlord or tenant shall have the right to appeal *the department determination.*"); SPLC § 193A.07(a)(8) ("A landlord or tenant may appeal *any* department determination to the legislative hearing officer."). Here, the challenged building-wide rent increase has been approved through a single department determination issued on April 28, 2025. As such, the appeal is brought on behalf of all 12 impacted units.

Counsel from Housing Justice Center will deliver the required appeal fees to City Hall, 15 Kellogg Blvd. West, Room 310 later today (June 12).

Please contact me with any questions about the tenants' appeal.

Sincerely,

*s/ Abbie Hanson*

Abbie Hanson

Tenant Rights Attorney, Housing Justice Center

651-391-8393

ahanson@hjcmmn.org

Encl: Copy of the April 28, 2025 DSI Determination Letter

Completed Appeal Forms for: Jill Ackerman (Unit 1); Vincent Cornell (Unit 2); Ehren Stemme (Unit 6); Kayla Simonson (Unit 8); Jessica Skaare (Unit 9); Autumn Buel (Unit 10); Samuel Perkins & Chloe Cable (Unit 11); and Lillian Johnson & Eleanor Rowen (Unit 12)

**934 Ashland Avenue**

**Parcel ID: 022823240077**

Apartment #1

934 Ashland Avenue Apt#1 Saint Paul, MN 55104

Apartment #2

934 Ashland Avenue Apt#2 Saint Paul, MN 55104

Apartment #3

934 Ashland Avenue Apt#3 Saint Paul, MN 55104

Apartment #4

934 Ashland Avenue Apt#4 Saint Paul, MN 55104

Apartment #5

934 Ashland Avenue Apt#5 Saint Paul, MN 55104

**938 Ashland Avenue**

**Parcel ID: 022823240078**

Apartment #6

938 Ashland Avenue Apt#6 Saint Paul, MN 55104

Apartment #7

938 Ashland Avenue Apt#7 Saint Paul, MN 55104

**942 Ashland Avenue**

**Parcel ID: 022823240079**

Apartment #8

942 Ashland Avenue Apt#8 Saint Paul, MN 55104

Apartment #9

942 Ashland Avenue Apt#9 Saint Paul, MN 55104

**942 Ashland Avenue (Continued)**

**Parcel ID: 022823240079**

Apartment #10

942 Ashland Avenue Apt#10 Saint Paul, MN 55104

Apartment #11

942 Ashland Avenue Apt#11 Saint Paul, MN 55104

Apartment #12

942 Ashland Avenue Apt#12 Saint Paul, MN 55104



April 28, 2025

Judith Day  
1787 Sargent Avenue  
Saint Paul, MN 55105

REQUEST FOR EXCEPTION TO 3% CAP - NOTICE OF DEPARTMENT DETERMINATION

RE: 934, 938, 942 Ashland Avenue, Saint Paul, MN 55104

Dear Property Representative:

You applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Approval for a 28.52% was granted on 4/28/2025 through the staff determination process provided by the City. Additional rent increases were allowed due to unit specific capital improvements. See the attached table for the additional increase values.

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

If there is no appeal within the next 45 days, the determination will be considered final and you may proceed with the increase as approved above.

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 this notice.

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](mailto:Rent-Stabilization@ci.stpaul.mn.us)  
651-266-8553



## 934, 938, 942 Ashland Ave.

UNIT NUMBER	CAPITAL IMPROVEMENT INCREASE		NOI INCREASE		TOTAL ALLOWABLE INCREASE	NEW MAXIMUM RENT
1	0.00%	+	28.52%	=	28.52%	\$1,542.22
2	0.00%	+	28.52%	=	28.52%	\$1,413.70
3	0.00%	+	28.52%	=	28.52%	\$1,542.22
4	0.00%	+	28.52%	=	28.52%	\$1,349.44
5	0.00%	+	28.52%	=	28.52%	\$1,124.53
6	23.64%	+	28.52%	=	52.16%	\$2,434.58
7	23.64%	+	28.52%	=	52.16%	\$2,434.58
8	0.00%	+	28.52%	=	28.52%	\$1,413.70
9	0.00%	+	28.52%	=	28.52%	\$1,413.70
10	0.00%	+	28.52%	=	28.52%	\$1,413.70
11	0.00%	+	28.52%	=	28.52%	\$1,542.22
12	0.00%	+	28.52%	=	28.52%	\$1,285.18

**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

This Certificate must be filed pursuant to Rule 104(a) of the General Rules of Practice for the District Courts if the case is a family case or a civil case listed in Minn. Gen. R. Prac. 111.01. **If information is not then known to the filing party at the time of filing, it shall be provided to the Court Administrator in writing by the filing party within seven (7) days of learning the information.** Any party impleading additional parties shall provide the same information to the Court Administrator. The Court Administrator shall, upon receipt of the completed certificate, notify all parties or their lawyers, if represented by counsel, of the date of filing the action and the file number assigned.

ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

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(Attach additional sheets for additional attorneys/parties)

Note: If either Plaintiff/Petitioner or Defendant/Respondent gets an attorney, the attorney's name, address, telephone number and attorney ID number must be given in writing to the Court Administrator immediately.

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Saint Paul

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Telephone Number

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

(Attach additional sheets for additional attorneys/parties)

Note: If either Plaintiff/Petitioner or Defendant/Respondent gets an attorney, the attorney's name, address, telephone number and attorney ID number must be given in writing to the Court Administrator immediately.

**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

This Certificate must be filed pursuant to Rule 104(a) of the General Rules of Practice for the District Courts if the case is a family case or a civil case listed in Minn. Gen. R. Prac. 111.01. **If information is not then known to the filing party at the time of filing, it shall be provided to the Court Administrator in writing by the filing party within seven (7) days of learning the information.** Any party impleading additional parties shall provide the same information to the Court Administrator. The Court Administrator shall, upon receipt of the completed certificate, notify all parties or their lawyers, if represented by counsel, of the date of filing the action and the file number assigned.

ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

Saint Paul MN 55101

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

651-391-8393

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
ecurran@hjcmmn.org

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

\_\_\_\_\_  
Minnesota Attorney License Number

\_\_\_\_\_  
Minnesota Attorney License Number

PLAINTIFF/PETITIONER, Self-represented

DEFENDANT/RESPONDENT, Self-represented

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

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Telephone Number

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(Attach additional sheets for additional attorneys/parties)

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**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
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Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

This Certificate must be filed pursuant to Rule 104(a) of the General Rules of Practice for the District Courts if the case is a family case or a civil case listed in Minn. Gen. R. Prac. 111.01. **If information is not then known to the filing party at the time of filing, it shall be provided to the Court Administrator in writing by the filing party within seven (7) days of learning the information.** Any party impleading additional parties shall provide the same information to the Court Administrator. The Court Administrator shall, upon receipt of the completed certificate, notify all parties or their lawyers, if represented by counsel, of the date of filing the action and the file number assigned.

ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

Saint Paul MN 55101

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

651-391-8393

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
ecurran@hjcmmn.org

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

\_\_\_\_\_  
Minnesota Attorney License Number

\_\_\_\_\_  
Minnesota Attorney License Number

PLAINTIFF/PETITIONER, Self-represented

DEFENDANT/RESPONDENT, Self-represented

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

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City State Zip Code

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(Attach additional sheets for additional attorneys/parties)

Note: If either Plaintiff/Petitioner or Defendant/Respondent gets an attorney, the attorney's name, address, telephone number and attorney ID number must be given in writing to the Court Administrator immediately.

**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

This Certificate must be filed pursuant to Rule 104(a) of the General Rules of Practice for the District Courts if the case is a family case or a civil case listed in Minn. Gen. R. Prac. 111.01. **If information is not then known to the filing party at the time of filing, it shall be provided to the Court Administrator in writing by the filing party within seven (7) days of learning the information.** Any party impleading additional parties shall provide the same information to the Court Administrator. The Court Administrator shall, upon receipt of the completed certificate, notify all parties or their lawyers, if represented by counsel, of the date of filing the action and the file number assigned.

ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

Saint Paul MN 55101

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

651-391-8393

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
ecurran@hjcmmn.org

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

\_\_\_\_\_  
Minnesota Attorney License Number

\_\_\_\_\_  
Minnesota Attorney License Number

PLAINTIFF/PETITIONER, Self-represented

DEFENDANT/RESPONDENT, Self-represented

\_\_\_\_\_  
Name

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(Attach additional sheets for additional attorneys/parties)

Note: If either Plaintiff/Petitioner or Defendant/Respondent gets an attorney, the attorney's name, address, telephone number and attorney ID number must be given in writing to the Court Administrator immediately.



**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  
EMAIL: [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Jim Poradek & Abbie Hanson  
o/b/o Tenants: Kayla Simonson, Jessica Skaare, Autumn Buel, Samuel Perkins & Chole Cable, Lillian Johnson & Eleanor Rowen  
942 Ashland Ave Units 8, 9, 10, 11, and 12  
Saint Paul, Minnesota 55104

VIA Email: [jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org) and [ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)

Re: Rent Control Appeal for property at 942 Ashland Ave Units 8, 9, 10, 11, and 12

Dear Mr. Poradek and Ms. Hanson:

This letter is to confirm that you are scheduled for a Legislative Hearing on **July 17, 2025, at 1:00 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul, MN 55102**. If this date doesn't work for you, please let me know as soon as possible. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision. All materials should be submitted by July 10, 2025, to the Rent Appeal email address below. Please note that I have also informed your landlord of this appeal in a separate cover letter, in case they wish to attend the hearing.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

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/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Judith Day



**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  
EMAIL: [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Judith Day  
1787 Sargent Ave.  
Saint Paul, Minnesota 55105

VIA Email: [Amsterdam5839@gmail.com](mailto:Amsterdam5839@gmail.com)

Re: Rent Control Appeals for the properties at 934, 938 and 942 Ashland Ave.

Dear Judith Day:

This is to inform you that your tenants in Apartments 934 Ashland Ave, Units 1 and 5, 938 Ashland Ave, Unit 6, and 942 Ashland Ave, Units 8, 9, 10, 11 and 12 are appealing the Department of Safety & Inspections' determination to allow up to an 8% increase in rent. A Legislative Hearing is scheduled on **July 17, 2025, at 1 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul MN 55102** to review this appeal. You are welcome to attend this hearing. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

If you have any question, please get in touch with me at 651-266-8568 or email [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)

Sincerely,

/s/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Jim Poradek, Housing Justice Center  
Abbie Hanson, Housing Justice Center

## Janie Vang

---

**From:** Abbie Hanson <ahanson@hjcmn.org>  
**Sent:** Friday, June 20, 2025 3:01 PM  
**To:** \*CI-StPaul\_RentAppeals  
**Cc:** Jim Poradek; Emily Curran  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave  
**Attachments:** CIV102\_Ashland Rent Stabilization Appeal.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Janie,

A completed Certificate of Representation is attached.

**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Sent:** Friday, June 20, 2025 2:34 PM  
**To:** Abbie Hanson <ahanson@hjcmn.org>; \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Cc:** Jim Poradek <jporadek@hjcmn.org>; Emily Curran <ecurran@hjcmn.org>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

This is the standard form provided by the state, and it will be sufficient for our purposes. Since this matter is quasi-judicial and being heard by the City Council rather than the district court, please complete the sections that are relevant to your appeal.

Attached: [CIV102.pdf](#)

Thank you.

*Janie Vang*

*Executive Assistant | She/her*

*Rent Stabilization*

*15 W Kellogg Blvd., City Hall*

*Saint Paul, MN 55102*

*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)>

**Sent:** Thursday, June 19, 2025 10:20 AM

**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>

**Cc:** Jim Poradek <[jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org)>; Emily Curran <[ecurran@hjcmmn.org](mailto:ecurran@hjcmmn.org)>

**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Janie,

We did not state that we would not be providing the City the requested material. We are simply looking for clarification on why what we have provided thus far does not qualify as a “certificate of representation.” We cannot comply with the City’s request if we don’t understand what the City is asking for.

In the appeal forms provided on June 12, the relevant portions of which are reproduced below, all appellants signed a document stating that we represent them in this matter. What other language is the City looking for in a certificate of representation? Alternatively, if the City has a standard “certificate of representation” form it uses, please provide that to us, as we could not find it on the City’s website.

In addition, the appeal forms—which again, are signed by all appellants and are reproduced below—ask that the City “direct communication to” us, the appellants’ attorneys. If the City’s concern is that it is deviating from its standard communication procedure, it is HJC’s view that the identified language and the accompanying appellant endorsements would address that concern. Please advise us as to what other language the City would need.

**Appellant:**

Ehren Stemme

Appellant Name

ahanson@hjcmmn.org (attorney)

Email

Preferred Phone Number

651-391-8393 (attorney)

Alternate Phone Number

Signature & Today's Date

*[Handwritten Signature]*  
6/17/25

Tenant

Is Appellant: Property Owner/Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Kayla Simonson

Appellant Name

ahanson@hjcmmn.org (attorney)

Email

Preferred Phone Number

651-391-8393 (attorney)

Alternate Phone Number

Signature & Today's Date

*[Handwritten Signature]*  
6/9/25

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Jessica Skaare	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
<i>Jessica Skaare</i> 6/14/25	Alternate Phone Number
Signature & Today's Date	Tenant
	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Lillian Johnson & Eleanor Rowen	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
<i>Lillian Johnson</i> 6/14/2025	Alternate Phone Number
Signature & Today's Date	Tenant
<i>Eleanor Rowen</i> 6/5/25	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Jill Ackeman

Appellant Name

602-460-1119

Preferred Phone Number

Jill Ackeman 6/4/25

Signature & Today's Date

ahanson@hjcmmn.org (attomey)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Vincent Cornell

Appellant Name

612 978 5088

Preferred Phone Number

06-10-2025

Signature & Today's Date

ahanson@hjcmmn.org (attomey)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Autumn Buel  
Appellant Name

ahanson@hjcmmn.org (attorney)

Email

651-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Autumn Buel* 6/11/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day  
Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Samuel Perkins & Chloe Cable  
Appellant Name

ahanson@hjcmmn.org (attorney)

Email

851-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Sam Perkins* 6/4/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

*Chloe Cable* 6/11/25

**Property Owner (if other than appellant):**

Judith Day  
Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

Abbie Hanson (she/her)  
Housing Justice Litigator  
651-391-8393  
ahanson@hjcmmn.org



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Wednesday, June 18, 2025 4:07 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

It is our standard practice to ensure all affected/interested parties receive notifications during the appeal process. You have asked that we deviate from this practice and communicate exclusively with you, at the Housing Justice Center. Because this is outside our standard practice, we asked for a certificate of representation. We understand that you will not be providing it and will continue with our standard practice of communicating to all affected/interested parties.

Thank you.

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*☎: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Wednesday, June 18, 2025 10:01 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Janie,

The submitted appeal forms, which are signed by all the appellants, do have a representation statement on them: "I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys: Jim Poradek ([jporadek@hjcmn.org](mailto:jporadek@hjcmn.org); 612-7233-0517) & Abbie Hanson ([ahanson@hjcmn.org](mailto:ahanson@hjcmn.org); 651-391-8393)." Please advise why that language will not suffice and provide a separate form or language that the City requires us to use. Such a form is not available to the public as far as we can determine.

Thank you,  
**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Tuesday, June 17, 2025 4:31 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

We are happy to address all appeal correspondence to the Housing Justice Court as requested. However, we will need the appropriate certificate(s) of representation before we proceed. Please submit the required documentation as soon as you can.

Best regards,

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Thursday, June 12, 2025 8:30 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hello,

Please see the attached cover letter, rent stabilization appeal applications, and DSI determination letter. A memorandum explaining the basis for the tenants' appeal will be forthcoming.

I will deliver a check for the required appeal fees to City Hall, room 310, later today.

Please confirm receipt of this appeal.

Sincerely,  
**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)







# City of Saint Paul

City Hall and Court House  
15 West Kellogg  
Boulevard  
Phone: 651-266-8560

## Master

**File Number: RLH RSA 25-15**

**File ID:** RLH RSA 25-15

**Type:** Resolution LH Rent  
Stabilization Appeal

**Status:** Agenda Ready

**Version:** 1

**Contact  
Number:**

**In Control:** Rent Stabilization  
Appeal Hearings

**Department:**

**Cost:**

**File Created:** 06/17/2025

**File Name:** 942-944 ASHLAND AVENUE, UNIT 11.

**Final Action:**

**Title:** Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenants, Samuel Perkins & Chloe Cable, to a Rent Stabilization Determination at 942-944 ASHLAND AVENUE, UNIT 11.

### Notes:

### Code Sections:

**Agenda Date:** 07/17/2025

**Indexes:** Ward - 1

**Agenda Number:** 5

**Sponsors:** Bowie

**Enactment Date:**

**Attachments:** 942 Ashland Ave., Apt 11, 942 Ashland Ave., Apt 11- Request Increase Form, 942 Ashland Ave., Apt 11- MNOI, 942 Ashland Ave., Apt 11- Landlord Worksheet, 942 Ashland Ave., Apt 11- Coverletter, 942 Ashland Ave., Apt 11- Units Effective Sheet, 942 Ashland Ave., Apt 11- DSI Letter, 934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENTATION AND PARTIES, 942 Ashland Ave Units 8,9,10,11, and 12 Letter, 934, 938, 942 Ashland Ave Owner Letter- 6-16-25, 934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and Abbie Hanson

**Financials Included?:**

### Contact Name:

**Hearing Date:**

**Entered by:** janie.vang@ci.stpaul.mn.us

**Ord Effective Date:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/17/2025	Vang, Mai - FYI	Notified - FYI	
1	2	6/17/2025	Moermond, Marcia	Approve	6/19/2025
1	3	6/17/2025	Naylor, Racquel - FYI	Notified - FYI	
1	4	6/17/2025	Vang, Nhia - FYI	Notified - FYI	
1	5	6/17/2025	Wiese, Angie - FYI	Notified - FYI	
1	6	6/17/2025	Gorski, David - FYI	Notified - FYI	
1	7	6/17/2025	Sass, Demetrius - FYI	Notified - FYI	
1	8	6/17/2025	Ferkinhoff, Lynne - FYI	Notified - FYI	
1	9	6/17/2025	Skarda, Therese - FYI	Notified - FYI	

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### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File RLH RSA 25-15

Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenants, Samuel Perkins & Chloe Cable, to a Rent Stabilization Determination at 942-944 ASHLAND AVENUE, UNIT 11.



# APPEAL APPLICATION FOR RENT STABILIZATION DETERMINATIONS

Saint Paul City Council – Rent Stabilization  
310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, MN 55102  
651-266-8568

RECEIVED  
JUN 11 2025  
CITY CLERK

**We need the following to process your appeal:**

- \$25 filing fee (non-refundable (payable to the City of Saint Paul
- Copy of the Department of Safety & Inspections Determination Letter
- \* Attachments you may wish to include *\*attachments will be forthcoming*
- This appeal form completed
- Walk-In     Email     US Mail

<b>HEARING DATE &amp; TIME</b> <i>(provided by Rent Stabilization Appeals Staff)</i>
DATE: <u>July 17, 2025</u>
TIME: <u>1:00 p.m.</u>
<b>LOCATION OF HEARING:</b> Room 330 Saint Paul City Hall 15 West Kellogg Blvd. Saint Paul, MN 55102

***Address Being Appealed:***

944 Ashland Ave Apt 11  
Number & Street & Unit Number (if applicable)

Saint Paul, MN  
City & State

55104  
Zip Code

***Appellant:***

Samuel Perkins & Chloe Cable  
Appellant Name

ahanson@hjcmn.org (attorney)  
Email

Preferred Phone Number

651-391-8393 (attorney)  
Alternate Phone Number

*Sam Perkins* 6/14/2025  
Signature & Today's Date

Tenant

*Chloe Cable* 6/11/25

Is Appellant: Property Owner/ Manager OR Tenant ?

***Property Owner (if other than appellant):***

Judith Day

Email

Property Owner Name

Preferred Phone Number

Alternate Phone Number

***What Is Being Appealed and Why? Attachments Are Acceptable***

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

4/11/2025 5:15:27 PM

Time of Completion (Read only) \*

4/11/2025 5:15:27 PM

Applicant Name (Read only)

Judith Day

Applicant Email (Read only)

Amsterdam5839@gmail.com

Applicant Phone (Read only)

651-269-9437

Applicant Address (Read only)

1787 Sargent Avenue Saint Paul, Mn. 55105

Company Represented (Read only)

Self

Owner (Read only)

Judith Day

PIN (Read only)

022823240077/022823240078/022823240079

Portion of the Building (Read only)

Entire building

Consistent Increases (Read only)

Yes

Percent Increase Proposed (Read only)

30%

Effective Date (Read only)

6/30/2025

≡

Justification (Read only)

["An increase in real property taxes", "An unavoidable increase in operating expenses", "A capital improvement project", "An increase in tenants occupying the rental unit"]

≡

Condition of Property (Read only)

No known code violations

≡

Added Information (Read only)

please refer to financial details provided in St Paul Rent stabilization meeting with Lynne Ferkinhoff and Demetrius on 4/11/25

≡

Staff or Self Determination (Read only)

Requesting City staff determination for increases greater than 8% or Just Cause Vacancy

Current Year GSRI (Read only)

-

Fair Net Operating Income (Read only)

-



Missed Fair Revenue (Read only)

-



Property Address (Read only)

934/938/942 Ashland Avenue Saint Paul, Mn 55104



Allowable Rent Increase (Read only)

-



Application Status (Read only)

Approved - Notified



Appeal Status (Read only)

-



Staff Notes (Read only)

Attached MNOI PDF is the 2023 fillable version. CPI information is incorrect. View spreadsheet for accurate calculation data.

934: Last Inspection Date: Jun 15, 2023 rated as a class B property...

See more



Attachment (Read only)

-



Completion Time (Read only)

4/11/2025 12:15 PM



Attachments

Document.pdf

934-942 Ashland Ave MNOI.xlsx

Landlord MNOI - Cap Improvement Worksheet 2024.pdf

Staff Determination Letter- 934, 938, 942 Ashland Ave -- 4-28-2025.pdf

**VIII. Income and Operating Expense Worksheets**

<b>Income Worksheet</b>		
Click "Select Base Year" for Drop-down Menu	<b>Base Year</b> 2019	<b>Current Year</b> 2024
<b>Rental Income</b>		
1. Gross Scheduled Rental Income	\$ 154,500.00	\$ 169,500.00
2. Portion Attributable to Vacancy		
Fees (indicate what fee is for):		
3. Late fees		
4. List fees, other than utilities, collected for services & amenities not included in rent		
5.		
6.		
7.		
<b>Other Income (list separately by type)*:</b>		
8.		
9.		
10.		
<b>Fees for Utilities</b>		
11. Gas		
12. Electricity		
13. Water		
14. Sewer		
15. Garbage & Recycling		
Other (list separately by type)		
16.		
17.		
18. <b>Total Income</b>	<b>\$ 154,500.00</b>	<b>\$ 169,500.00</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

### IX. Operating Expenses Worksheet

	Base Year 2019	Current Year 2024
1. Assessments		
2. Real Property Taxes	\$ 26,008.00	\$ 35,402.00
3. License Tax/Fee		
4. Rent Board Registration Fees		
5. Insurance	\$ 11,469.95	\$ 18,994.30
6. Accounting	\$ 600.00	\$ 600.00
7. Legal (explain types of legal expenses)		
8. Manager /Management Services		
9. Security		
10. Office Supplies		
12. Normal Repairs	\$ 5,569.13	\$ 20,446.14
13. Owner-Performed Labor		
14. Plumbing Maintenance	\$ 6,932.48	\$ 6,683.42
15. Pool Maintenance		
16. Landscape Maintenance		
17. Other Maintenance		
18. Parking Lot/Street Maintenance		
19. Gas (separately metered only)	\$ 9,680.11	\$ 11,865.54
20. Electricity (separately metered only)		
21. Water	\$ 3,576.32	\$ 4,083.93
22. Sewer	\$ 573.82	\$ 523.81
23. Garbage and Recycle	\$ 3,037.21	\$ 4,373.62
24. Amortized portion of Capital Expense	\$ -	
<b>Other (list separately by type):</b>		
25. Fire Safety	\$ 127.40	\$ 246.00
26. Plowing	\$ 2,400.00	\$ 4,000.00
27. Mold Abatement		\$ 8,348.17
28. Gutters		\$ 933.34

29.		
30.		
31.		
32.		
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>32. TOTAL OPERATING EXPENSES</b>	<b>\$ 69,974.42</b>	<b>\$ 116,500.27</b>

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

	<b>Base Year 2019</b>	<b>Current Year 2024</b>
<b>1. Proposed Adjusted/Total Income*</b>	\$ 154,500.00	\$ 169,500.00
<b>2. Operating Expenses</b>	\$ 69,974	\$ 116,500
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ 84,525.58	\$ 52,999.73
<b>4. CPI</b> [Annual Average CPI]	250,106	299.852
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b>		19.89%
[Current Year Annual Average CPI – Base Year Annual Average CPI divided by Base Year Annual Average CPI]		
<b>6. Fair Net Annual Operating Income = Base Year Net Operating \$ Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ 101,337.69
<b>7. Fair Net Annual Operating Income \$ Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 - Line 3 Current Year]		\$ 48,337.96
<b>8. Allowable Rent Increase Percentage %</b> (Line 7 divided by Current Year Scheduled Rental Income)		28.52%

\* 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.



# RENT STABILIZATION

## Landlord Worksheet Rent Increase using Fair Return Standard: Maintenance of Net Operating Income (MNOI)

### Amortized Costs of Capital Improvements included in Operating Expenses

#### Introductory Information

A landlord is entitled to a Fair Return on rental property. Pursuant to the Rent Stabilization Ordinance, the City has adopted fair return regulations (posted on the website).

#### 1. **Presumption of Base Year Net Operating Income**

It shall be presumed that the net operating income received by the landlord in the Base Year provided a Fair Return. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

#### 2. **Fair Return**

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

#### 3. **Base Year**

- (a) Calendar year 2019 is the Base Year.
- (b) In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.
- (c) Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

#### 4. **Current Year**

The "current year" shall be the calendar year preceding the application.

#### 5. **CPI (Consumer Price Index)**

The annual CPI for the current year for All Urban Consumers for the Minneapolis-St. Paul-Bloomington area (All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

**I. General Information About the Property**

1. Street Address: 934/938/942 Ashland Avenue Saint Paul, MN 55104
2. Parcel Numbers(s): 022823240077/022823240078/022823240079
3. Year Property Purchased by Current Owner: 12/03/2007
4. Total Number of Units on the Property: 12
5. Total Number of Units Affected by Proposed Rent Increase: 12
6. Are there Rental Units that are Partially or Fully Exempt? Number of Exempt Rental Units and Basis for Exemption: None

**II. Landlord Information**

7. Name: Judith Day
8. Phone(s): (      ) (651) 269-9437
9. Business Address: 1787 Sargent Avenue
10. City, State, Zip: Saint Paul, MN 55104
11. Business E-mail: Amsterdam5839@gmail.com

**III. Agent Information (if applicable)**

12. Name: \_\_\_\_\_
13. Phone(s): ( \_\_\_\_\_ ) \_\_\_\_\_
14. Business Address: \_\_\_\_\_
15. City, State, Zip: \_\_\_\_\_
16. Business E-mail: \_\_\_\_\_

**IV. Services**

**17. Please Check The Applicable Boxes**  
(Identify the manner in which each service is paid)

Type of Service	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas		X	
Electricity		X	
Water	X		
Sewer	X		
Garbage	X		
Other:	HEAT		

**V. Changes to Services**

**18. Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge:**

Owner provides heating, water, sewage, garbage removal, and snow removal.

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**19. If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:**

None

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**VI. Income and Expense Explanation and Calculations**

**20. Calculation of Net Operating Income**

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

**A. Gross Rental Income**

Gross rental income shall include:

Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.

If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.

Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

**B. Gross Rental Income Shall Not Include:**

- (1) Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- (2) Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

### **C. Claim for Base Rent Adjustment**

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough. The Rent Program may allow Landlord to submit an independent comparable rent appraisal at the expense of the Petitioner to assist in the review of a Base Year Rent Adjustment Claim.

Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete the corresponding pages 19-22 at the end of this Attachment.

**Check here if a claim for a Base Year Rent Adjustment is included in this Attachment and complete pages 19-22 of this Attachment.**

---

**VII. Operating Expenses**

**Operating expenses include:** Reasonable costs of operation and maintenance of the Rental Unit, including:

1. Management Expenses;
2. Utility Costs except a utility that are paid directly by the tenant(s);
3. Real Property Taxes Assessed and Paid;
4. Insurance;
5. License, Registration and other Public Fees;
6. Landlord-performed Labor;
7. Legal Expenses;
8. The Amortized Costs of Capital Improvements; and
9. Other Reasonable Operating Expenses.

**Operating expenses shall not include the following:**

1. Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
2. Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
3. Land lease expenses;
4. Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
5. Depreciation;
6. Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
7. Unreasonable increases in expenses since the Base Year;
8. Expenses associated with the provision of master-metered gas and electricity services;
9. Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
10. Unreasonable Expenses.

### VIII. Income and Operating Expense Worksheet

	Annual Total	
(Insert Base and Current Years)	Base Year (2019)**	Current Year (2023)
<b>Rental Income</b>	\$154500	\$169500
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
<b>2. Portion Attributable to Vacancy</b>	\$	\$
<b>Fees (indicate what fee is for):</b>		
<b>3. Late fees</b>	\$	\$
<b>4. List fees, other than utilities, collected for services &amp; amenities not included in rent</b>	\$	\$
<b>5.</b>	\$	\$
<b>6.</b>	\$	\$
<b>7.</b>	\$	\$
<b>Other Income (list separately by type)*:</b>		
<b>8.</b>	\$	\$
<b>9.</b>	\$	\$
<b>10.</b>	\$	\$
<b>Fees for Utilities</b>		
<b>11. Gas</b>	\$	\$
<b>12. Electricity</b>	\$	\$
<b>13. Water</b>	\$	\$
<b>14. Sewer</b>	\$	\$
<b>15. Garbage &amp; Recycling</b>	\$	\$
<b>Other (list separately by type)</b>		
<b>16.</b>	\$	\$
<b>17.</b>	\$	\$
<b>18. Total Income</b>	\$ 154500	\$ 169500
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

IX. Operating Expenses Worksheet (Insert Base and Current Years)	Annual Total	
	Base Year (2019)	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$26008	\$35402
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$11469.95	\$18994.3
6. Accounting	\$600	\$600
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$5569.13	\$20446.14
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$6932.48	\$6683.42
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$9680.11	\$11865.54
20. Electricity (separately metered only)	\$	\$
21. Water	\$3576.32	\$4083.93
22. Sewer	\$573.82	\$523.81
23. Garbage & Recycling	\$ 3037.21	\$ 4373.62
24. Amortized portion of Capital Expense [from page _____; column (i) ]	\$	\$
Other (list separately by type):	\$	\$
25. Misc. (See spreadsheet)	\$2527.4	\$13527.51
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$69974.42</b>	<b>\$116500.27</b>

**X. Allowances for Capital Improvements**

**The Amortized Costs of Capital Improvements.** Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit. Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the the City, as provided on pages 9-10, unless it is determined that an alternate period is justified based on the evidence presented in an appeals hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of the Saint Paul Legislative Code or state law where the original installation of the improvement was not in compliance with code requirements.
3. At the end of the amortization period, the allowable monthly rent shall be decreased by any amount of a rent increase attributable to the capital improvement.
4. Portions of fair return rent increases that are attributable to capital improvements expire at the end of the amortization period.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on May 1, 2022 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 yrs. 120 mos.	\$26,500.52*	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

<b>XI. Amortization Period of Capital Improvements/Expenses</b>	
In amortizing capital improvements/expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.	Years
<b>Appliances</b>	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
<b>Structural Repair and Retrofitting</b>	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
<b>Fencing</b>	
Chain	10
Block	10
Wood	10
<b>Fire Systems</b>	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10

<b>Flooring/Floor Covering</b>	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
<b>Fumigation Tenting*</b>	
Furniture	5
Automatic Garage Door Openers*	10
<b>Gates</b>	
Chain Link	10
Wrought Iron	10
Wood	10
<b>Glass</b>	
Windows*	5
Doors*	5
Mirrors	5
<b>Heating*</b>	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
<b>Landscaping</b>	
Planting	10
Sprinklers	10
Tree Replacement	10
<b>Lighting</b>	
Interior*	10
Exterior*	5
<b>Locks*</b>	
Locks*	10
Mailboxes*	10
Meters*	10
<b>Plumbing</b>	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5

<b>Painting</b>	
Interior	5
Exterior	5
<b>Paving</b>	
Asphalt	10
Cement	10
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
<b>Roofing*</b>	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
<b>Security*</b>	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10
Tilework	10
Wallpaper	5
<b>Window Coverings*</b>	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

\*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The \* items are likely capital improvements. Other items may depend on the circumstances.

**XII. Interest Allowance**

If an amount was reported as an amortized portion of expenses on page 7, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddiemac.com/pmmms/archive.html>

**1. Completed Capital Improvement and Expense Worksheet (Base Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Base Year: \$ \_\_\_\_\_  
[add amounts in column (d)]

**2. Completed Capital Improvement and Expense Worksheet (Current Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Current Year: \$ \_\_\_\_\_

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**XIII. Blank Worksheet (Optional – Available for Applicant Use)**

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**XV. Planned Capital Improvements**

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

**Column:**

- (b) - Identify capital improvements and expenses you plan to complete within twenty four (24) months.
- (c) - List each unit that will benefit from the capital improvement/expense.
- (b) - Provide the date you expect to complete each capital improvement/expense.
- (d) - State the estimated cost of each improvement/expense.

(a) Item #	(b) Description of Expense & Estimated Date of Completion	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k) will fill in automatically.

**Proposed Total Capital Expenses \$** \_\_\_\_\_

**XVI. Net  
Operating  
Income (NOI)**

**Net Operating Income = Income – Operating Expenses:**

	Base Year (2019)	Current Year (2023)
<b>1. Total Annual Income</b>	154500 \$ _____	169500 \$ _____
<b>2. Annual Operating Expenses</b>	69974 \$ _____	116500 \$ _____
<b>3. Current Net Annual Operating Income</b> (Income – Operating Expenses):	84525.58 \$ _____	52999.73 \$ _____
<b>4. CPI</b> [Annual Average CPI]	<u>250.106</u>	<u>292.720</u>
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		<u>17.04%</u>
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		101337.69 \$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 Current Year – Line 3]		48337.96 \$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 6 Line 1)		<u>28.52</u> %

**XX. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM**

Landlords may present evidence to rebut the presumption that the base year net operating income provided a fair return. Grounds for rebuttal of the presumption shall be based on at least one of the following findings:

- 1. Check this box  if you are requesting a base rent adjustment in your maintenance of net operating fair return claim.
- 2. Check the factors below that are applicable to your claim.

A. Exceptional Expenses in the Base Year. The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:

- (i) Extraordinary amounts were expended for necessary maintenance and repairs
- (ii) Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
- (iii) Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.

B. Exceptional Circumstances in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:

- (i) The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
- (ii) The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
- (iii) The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- (v) Other exceptional circumstances

**[Petitioners submitting a claim based on this factor may be required to pay for an independent appraisal by an appraiser approved by the City].**

C. Explanation for Basis in Support of Claim for Adjustment of Base Year Rent.

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**XXI. Income and Operating Expense Worksheet With  
Adjustment of Base Year Amounts**

<b>Annual Total</b>		
(Insert Base and Current Years)	Base Year (        )	Current Year (2023)
<b>Rental Income</b>	\$	\$
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
2. Portion Attributable to Vacancy	\$	\$
Fees (indicate what fee is for):		
3. Late fees	\$	\$
4. List fees, other than utilities, collected for services & amenities not included in rent	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
<b>Other Income (list separately by type)*:</b>		
8.	\$	\$
9.	\$	\$
10.	\$	\$
<b>Fees for Utilities</b>		
11. Gas		
12. Electricity	\$	\$
13. Water	\$	\$
14. Sewer	\$	\$
15. Garbage & Recycling	\$	\$
<b>Other (list separately by type)</b>		
16.	\$	\$
17.	\$	\$
<b>18. Total Income</b>	<b>\$</b>	<b>\$</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.		

XXII. Operating Expenses Worksheet  <u>(Insert Base and Current Years)</u>	Annual Total	
	Base Year ( )	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$	\$
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$	\$
6. Accounting	\$	\$
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$	\$
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$	\$
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$	\$
20. Electricity (separately metered only)	\$	\$
21. Water	\$	\$
22. Sewer	\$	\$
23. Garbage & Recycling	\$	\$
24. Amortized portion of Capital Expense [from page _____; column (i)]	\$	\$
Other (list separately by type):	\$	\$
25.	\$	\$
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$0</b>	<b>\$0</b>

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

	Base Year	Current Year (2023)
<b>1. Proposed Adjusted/Total Income*</b>	\$ _____	\$ _____
<b>2. Operating Expenses</b>	\$ _____	\$ _____
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ _____	\$ _____
<b>4. CPI</b> [Annual Average CPI. Please enter the appropriate CPI value from the table below]	_____	292.720
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		_____
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 3 Current Year – Line 6]		\$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 17 Line 1)		_____ %

Year	2015	2016	2017	2018	2019	2020	2021	2022
<b>CPI Value (Line 4)</b>	230.567	234.145	239.239	244.969	250.106	252.997	265.244	285.008





June 12, 2025

City of Saint Paul - Rent Stabilization  
 310 City Hall  
 15 W. Kellogg Blvd.  
 Saint Paul, MN 55102

*via email at rentappeals@ci.stpaul.mn.us*

**Re: Rent Stabilization Appeal—934, 938, 942 Ashland Avenue, Saint Paul, MN 55104**

To Whom It May Concern:

Enclosed please find the rent-stabilization appeal applications for tenants of the following three apartment buildings: 934, 938, and 942 Ashland Avenue, Saint Paul, MN 55104 (the “Ashland Apartments”).<sup>1</sup>

The Ashland Apartments consist of 12 rental units, spread across three buildings. On April 28, 2025, staff from the Department of Safety and Inspections (“DSI”) issued a single determination letter granting the owner of the Ashland Apartments a rent-cap exception. As shown in the attached DSI determination letter, staff approved a uniform rent increase of up to 28.52% for all 12 units of the Ashland Apartments. Units 6 and 7 were granted an additional rent-cap exception of 23.64% based on capital improvements, meaning that those two units are subject to a total possible rent increase of up to 52.16%.

The tenants of the Ashland Apartments are appealing DSI’s determination. Housing Justice Center represents the following tenants in their appeal.

934 Ashland		938 Ashland		942 Ashland	
Unit	Tenant(s)	Unit	Tenant(s)	Unit	Tenant(s)
1	Jill Ackerman	6	Ehren Stemme	8	Kayla Simonson
2	Vincent Cornell			9	Jessica Skaare
				10	Autumn Buel
				11	Samuel Perkins & Chloe Cable
				12	Lillian Johnson & Eleanor Rowen

<sup>1</sup> Each of these three buildings has a dual address (934/936 Ashland Ave.; 938/940 Ashland Ave.; 942/944 Ashland Ave.). As such, the mailing and service address of some tenants differs from the address identified in the staff determination letter. Tenants have listed their mailing addresses on the appeal forms, but for purposes of this appeal, we are using the addresses as identified by the staff determination letter.

Housing Justice Center, Northwestern Building, 275 Fourth Street East, Suite 590, Saint Paul, MN 55101  
 651.391.8393 • ahanson@hjcmmn.org

*Dedicated to expanding and preserving the supply of affordable housing nationwide*

**We ask that the City consolidate the attached appeals and schedule a single legislative hearing.** A memorandum explaining the basis for the tenants' appeal will be forthcoming, along with a report from a habitability expert about the condition of the Ashland Apartments.

Please note that the above identified tenants bring their appeal on behalf of **all units** in the Ashland Apartments. The Rent-Stabilization Ordinance allows tenants to appeal building-wide rent-cap exceptions that have been approved through a single department determination. See SPLC § 193A.07(g) (The landlord or tenant shall have the right to appeal *the department determination.*"); SPLC § 193A.07(a)(8) ("A landlord or tenant may appeal *any* department determination to the legislative hearing officer."). Here, the challenged building-wide rent increase has been approved through a single department determination issued on April 28, 2025. As such, the appeal is brought on behalf of all 12 impacted units.

Counsel from Housing Justice Center will deliver the required appeal fees to City Hall, 15 Kellogg Blvd. West, Room 310 later today (June 12).

Please contact me with any questions about the tenants' appeal.

Sincerely,

*s/ Abbie Hanson*

Abbie Hanson

Tenant Rights Attorney, Housing Justice Center

651-391-8393

ahanson@hjcmmn.org

Encl: Copy of the April 28, 2025 DSI Determination Letter

Completed Appeal Forms for: Jill Ackerman (Unit 1); Vincent Cornell (Unit 2); Ehren Stemme (Unit 6); Kayla Simonson (Unit 8); Jessica Skaare (Unit 9); Autumn Buel (Unit 10); Samuel Perkins & Chloe Cable (Unit 11); and Lillian Johnson & Eleanor Rowen (Unit 12)

**934 Ashland Avenue**

**Parcel ID: 022823240077**

Apartment #1

934 Ashland Avenue Apt#1 Saint Paul, MN 55104

Apartment #2

934 Ashland Avenue Apt#2 Saint Paul, MN 55104

Apartment #3

934 Ashland Avenue Apt#3 Saint Paul, MN 55104

Apartment #4

934 Ashland Avenue Apt#4 Saint Paul, MN 55104

Apartment #5

934 Ashland Avenue Apt#5 Saint Paul, MN 55104

**938 Ashland Avenue**

**Parcel ID: 022823240078**

Apartment #6

938 Ashland Avenue Apt#6 Saint Paul, MN 55104

Apartment #7

938 Ashland Avenue Apt#7 Saint Paul, MN 55104

**942 Ashland Avenue**

**Parcel ID: 022823240079**

Apartment #8

942 Ashland Avenue Apt#8 Saint Paul, MN 55104

Apartment #9

942 Ashland Avenue Apt#9 Saint Paul, MN 55104

**942 Ashland Avenue (Continued)**

**Parcel ID: 022823240079**

Apartment #10

942 Ashland Avenue Apt#10 Saint Paul, MN 55104

Apartment #11

942 Ashland Avenue Apt#11 Saint Paul, MN 55104

Apartment #12

942 Ashland Avenue Apt#12 Saint Paul, MN 55104



April 28, 2025

Judith Day  
1787 Sargent Avenue  
Saint Paul, MN 55105

REQUEST FOR EXCEPTION TO 3% CAP - NOTICE OF DEPARTMENT DETERMINATION

RE: 934, 938, 942 Ashland Avenue, Saint Paul, MN 55104

Dear Property Representative:

You applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Approval for a 28.52% was granted on 4/28/2025 through the staff determination process provided by the City. Additional rent increases were allowed due to unit specific capital improvements. See the attached table for the additional increase values.

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

If there is no appeal within the next 45 days, the determination will be considered final and you may proceed with the increase as approved above.

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 this notice.

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](mailto:Rent-Stabilization@ci.stpaul.mn.us)  
651-266-8553



## 934, 938, 942 Ashland Ave.

UNIT NUMBER	CAPITAL IMPROVEMENT INCREASE		NOI INCREASE		TOTAL ALLOWABLE INCREASE	NEW MAXIMUM RENT
1	0.00%	+	28.52%	=	28.52%	\$1,542.22
2	0.00%	+	28.52%	=	28.52%	\$1,413.70
3	0.00%	+	28.52%	=	28.52%	\$1,542.22
4	0.00%	+	28.52%	=	28.52%	\$1,349.44
5	0.00%	+	28.52%	=	28.52%	\$1,124.53
6	23.64%	+	28.52%	=	52.16%	\$2,434.58
7	23.64%	+	28.52%	=	52.16%	\$2,434.58
8	0.00%	+	28.52%	=	28.52%	\$1,413.70
9	0.00%	+	28.52%	=	28.52%	\$1,413.70
10	0.00%	+	28.52%	=	28.52%	\$1,413.70
11	0.00%	+	28.52%	=	28.52%	\$1,542.22
12	0.00%	+	28.52%	=	28.52%	\$1,285.18

**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

This Certificate must be filed pursuant to Rule 104(a) of the General Rules of Practice for the District Courts if the case is a family case or a civil case listed in Minn. Gen. R. Prac. 111.01. **If information is not then known to the filing party at the time of filing, it shall be provided to the Court Administrator in writing by the filing party within seven (7) days of learning the information.** Any party impleading additional parties shall provide the same information to the Court Administrator. The Court Administrator shall, upon receipt of the completed certificate, notify all parties or their lawyers, if represented by counsel, of the date of filing the action and the file number assigned.

ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

Saint Paul MN 55101

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

651-391-8393

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
ecurran@hjcmmn.org

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

\_\_\_\_\_  
Minnesota Attorney License Number

\_\_\_\_\_  
Minnesota Attorney License Number

PLAINTIFF/PETITIONER, Self-represented

DEFENDANT/RESPONDENT, Self-represented

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
City                      State      Zip Code

\_\_\_\_\_  
City                      State      Zip Code

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
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(Attach additional sheets for additional attorneys/parties)

Note: If either Plaintiff/Petitioner or Defendant/Respondent gets an attorney, the attorney's name, address, telephone number and attorney ID number must be given in writing to the Court Administrator immediately.

**State of Minnesota**

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\_\_\_\_\_  
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\_\_\_\_\_  
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**State of Minnesota**

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\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

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City State Zip Code

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Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

This Certificate must be filed pursuant to Rule 104(a) of the General Rules of Practice for the District Courts if the case is a family case or a civil case listed in Minn. Gen. R. Prac. 111.01. **If information is not then known to the filing party at the time of filing, it shall be provided to the Court Administrator in writing by the filing party within seven (7) days of learning the information.** Any party impleading additional parties shall provide the same information to the Court Administrator. The Court Administrator shall, upon receipt of the completed certificate, notify all parties or their lawyers, if represented by counsel, of the date of filing the action and the file number assigned.

ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

Saint Paul

MN

55101

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City

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State

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Zip Code

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City

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State

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Zip Code

651-391-8393

\_\_\_\_\_  
Telephone Number

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Telephone Number

jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
ecurran@hjcmmn.org

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

\_\_\_\_\_  
Minnesota Attorney License Number

\_\_\_\_\_  
Minnesota Attorney License Number

PLAINTIFF/PETITIONER, Self-represented

DEFENDANT/RESPONDENT, Self-represented

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(Attach additional sheets for additional attorneys/parties)

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**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

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Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

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Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

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\_\_\_\_\_  
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(Minn. Gen R. Prac 104(a))

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(Minn. Gen R. Prac 104(a))

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James Poradek; Abigail Hanson; Emily Curran

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(Attach additional sheets for additional attorneys/parties)

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**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  
EMAIL: [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Jim Poradek & Abbie Hanson  
o/b/o Tenants: Kayla Simonson, Jessica Skaare, Autumn Buel, Samuel Perkins & Chole Cable, Lillian Johnson & Eleanor Rowen  
942 Ashland Ave Units 8, 9, 10, 11, and 12  
Saint Paul, Minnesota 55104

VIA Email: [jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org) and [ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)

Re: Rent Control Appeal for property at 942 Ashland Ave Units 8, 9, 10, 11, and 12

Dear Mr. Poradek and Ms. Hanson:

This letter is to confirm that you are scheduled for a Legislative Hearing on **July 17, 2025, at 1:00 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul, MN 55102**. If this date doesn't work for you, please let me know as soon as possible. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision. All materials should be submitted by July 10, 2025, to the Rent Appeal email address below. Please note that I have also informed your landlord of this appeal in a separate cover letter, in case they wish to attend the hearing.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

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/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Judith Day



**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  
EMAIL: [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Judith Day  
1787 Sargent Ave.  
Saint Paul, Minnesota 55105

VIA Email: [Amsterdam5839@gmail.com](mailto:Amsterdam5839@gmail.com)

Re: Rent Control Appeals for the properties at 934, 938 and 942 Ashland Ave.

Dear Judith Day:

This is to inform you that your tenants in Apartments 934 Ashland Ave, Units 1 and 5, 938 Ashland Ave, Unit 6, and 942 Ashland Ave, Units 8, 9, 10, 11 and 12 are appealing the Department of Safety & Inspections' determination to allow up to an 8% increase in rent. A Legislative Hearing is scheduled on **July 17, 2025, at 1 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul MN 55102** to review this appeal. You are welcome to attend this hearing. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

If you have any question, please get in touch with me at 651-266-8568 or email [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)

Sincerely,

/s/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Jim Poradek, Housing Justice Center  
Abbie Hanson, Housing Justice Center

## Janie Vang

---

**From:** Abbie Hanson <ahanson@hjcmn.org>  
**Sent:** Friday, June 20, 2025 3:01 PM  
**To:** \*CI-StPaul\_RentAppeals  
**Cc:** Jim Poradek; Emily Curran  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave  
**Attachments:** CIV102\_Ashland Rent Stabilization Appeal.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Janie,

A completed Certificate of Representation is attached.

**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Sent:** Friday, June 20, 2025 2:34 PM  
**To:** Abbie Hanson <ahanson@hjcmn.org>; \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Cc:** Jim Poradek <jporadek@hjcmn.org>; Emily Curran <ecurran@hjcmn.org>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

This is the standard form provided by the state, and it will be sufficient for our purposes. Since this matter is quasi-judicial and being heard by the City Council rather than the district court, please complete the sections that are relevant to your appeal.

Attached: [CIV102.pdf](#)

Thank you.

*Janie Vang*

*Executive Assistant | She/her*

*Rent Stabilization*

*15 W Kellogg Blvd., City Hall*

*Saint Paul, MN 55102*

*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL  
MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)>

**Sent:** Thursday, June 19, 2025 10:20 AM

**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>

**Cc:** Jim Poradek <[jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org)>; Emily Curran <[ecurran@hjcmmn.org](mailto:ecurran@hjcmmn.org)>

**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Janie,

We did not state that we would not be providing the City the requested material. We are simply looking for clarification on why what we have provided thus far does not qualify as a “certificate of representation.” We cannot comply with the City’s request if we don’t understand what the City is asking for.

In the appeal forms provided on June 12, the relevant portions of which are reproduced below, all appellants signed a document stating that we represent them in this matter. What other language is the City looking for in a certificate of representation? Alternatively, if the City has a standard “certificate of representation” form it uses, please provide that to us, as we could not find it on the City’s website.

In addition, the appeal forms—which again, are signed by all appellants and are reproduced below—ask that the City “direct communication to” us, the appellants’ attorneys. If the City’s concern is that it is deviating from its standard communication procedure, it is HJC’s view that the identified language and the accompanying appellant endorsements would address that concern. Please advise us as to what other language the City would need.

**Appellant:**

Ehren Stemme

Appellant Name

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

Signature & Today's Date

Tenant

Is Appellant: Property Owner/Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Kayla Simonson

Appellant Name

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

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**Appellant:**

Jessica Skaare	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
<i>Jessica Skaare</i> 6/14/25	Alternate Phone Number
Signature & Today's Date	Tenant
	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

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Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Lillian Johnson & Eleanor Rowen	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
<i>Lillian Johnson eb/4/2025</i>	Alternate Phone Number
Signature & Today's Date	Tenant
<i>Shewell</i> 6/5/25	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

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Please see the attached cover letter.

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**Appellant:**

Jill Ackeman

Appellant Name

602-460-1119

Preferred Phone Number

Jill Ackeman 6/4/25

Signature & Today's Date

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

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Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Vincent Cornell

Appellant Name

612 978 5088

Preferred Phone Number

06-10-2025

Signature & Today's Date

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

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**Appellant:**

Autumn Buel  
Appellant Name

ahanson@hjcmmn.org (attorney)

Email

651-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Autumn Buel* 6/11/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

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Please see the attached cover letter.

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Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Samuel Perkins & Chloe Cable  
Appellant Name

ahanson@hjcmmn.org (attorney)

Email

851-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Sam Perkins* 6/4/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

*Chloe Cable* 6/11/25

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

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Abbie Hanson (she/her)  
Housing Justice Litigator  
651-391-8393  
ahanson@hjcmmn.org



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Wednesday, June 18, 2025 4:07 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

It is our standard practice to ensure all affected/interested parties receive notifications during the appeal process. You have asked that we deviate from this practice and communicate exclusively with you, at the Housing Justice Center. Because this is outside our standard practice, we asked for a certificate of representation. We understand that you will not be providing it and will continue with our standard practice of communicating to all affected/interested parties.

Thank you.

*Janie Vang*

*Executive Assistant | She/her*

*Rent Stabilization*

*15 W Kellogg Blvd., City Hall*

*Saint Paul, MN 55102*

*☎: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL  
MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Wednesday, June 18, 2025 10:01 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Janie,

The submitted appeal forms, which are signed by all the appellants, do have a representation statement on them: "I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys: Jim Poradek ([jporadek@hjcmn.org](mailto:jporadek@hjcmn.org); 612-7233-0517) & Abbie Hanson ([ahanson@hjcmn.org](mailto:ahanson@hjcmn.org); 651-391-8393)." Please advise why that language will not suffice and provide a separate form or language that the City requires us to use. Such a form is not available to the public as far as we can determine.

Thank you,  
**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Tuesday, June 17, 2025 4:31 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

We are happy to address all appeal correspondence to the Housing Justice Court as requested. However, we will need the appropriate certificate(s) of representation before we proceed. Please submit the required documentation as soon as you can.

Best regards,

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Thursday, June 12, 2025 8:30 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hello,

Please see the attached cover letter, rent stabilization appeal applications, and DSI determination letter. A memorandum explaining the basis for the tenants' appeal will be forthcoming.

I will deliver a check for the required appeal fees to City Hall, room 310, later today.

Please confirm receipt of this appeal.

Sincerely,  
**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)







# City of Saint Paul

City Hall and Court House  
15 West Kellogg  
Boulevard  
Phone: 651-266-8560

## Master

**File Number: RLH RSA 25-16**

**File ID:** RLH RSA 25-16

**Type:** Resolution LH Rent  
Stabilization Appeal

**Status:** Agenda Ready

**Version:** 1

**Contact  
Number:**

**In Control:** Rent Stabilization  
Appeal Hearings

**Department:**

**Cost:**

**File Created:** 06/17/2025

**File Name:** 942 ASHLAND AVENUE,UNIT 10.

**Final Action:**

**Title:** Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Autumn Buel, to a Rent Stabilization Determination at 942 ASHLAND AVENUE,UNIT 10.

### Notes:

### Code Sections:

**Agenda Date:** 07/17/2025

**Indexes:** Ward - 1

**Agenda Number:** 6

**Sponsors:** Bowie

**Enactment Date:**

**Attachments:** 942 Ashland Ave., Unit 10, 942 Ashland Ave., Unit 10- Request Increase Form, 942 Ashland Ave., Unit 10- MNOI, 942 Ashland Ave., Unit 10- Landlord Worksheet, 942 Ashland Ave., Unit 10- Coverletter, 942 Ashland Ave., Unit 10- Unit Effective Sheet, 942 Ashland Ave., Unit 10- DSI Letter, 942 Ashland Ave Units 8,9,10,11, and 12 Letter, 934, 938, 942 Ashland Ave Owner Letter- 6-16-25, 934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENTATION AND PARTIES, 934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and Abbie Hanson

**Financials Included?:**

### Contact Name:

**Hearing Date:**

**Entered by:** janie.vang@ci.stpaul.mn.us

**Ord Effective Date:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/17/2025	Vang, Mai - FYI	Notified - FYI	
1	2	6/17/2025	Moermond, Marcia	Approve	6/19/2025
1	3	6/17/2025	Naylor, Racquel - FYI	Notified - FYI	
1	4	6/17/2025	Vang, Nhia - FYI	Notified - FYI	
1	5	6/17/2025	Wiese, Angie - FYI	Notified - FYI	
1	6	6/17/2025	Gorski, David - FYI	Notified - FYI	
1	7	6/17/2025	Sass, Demetrius - FYI	Notified - FYI	
1	8	6/17/2025	Ferkinhoff, Lynne - FYI	Notified - FYI	
1	9	6/17/2025	Skarda, Therese - FYI	Notified - FYI	

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### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File RLH RSA 25-16

Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Autumn Buel, to a Rent Stabilization Determination at 942 ASHLAND AVENUE, UNIT 10.



4/11/2025 5:15:27 PM

Time of Completion (Read only) \*

4/11/2025 5:15:27 PM

Applicant Name (Read only)

Judith Day

Applicant Email (Read only)

Amsterdam5839@gmail.com

Applicant Phone (Read only)

651-269-9437

Applicant Address (Read only)

1787 Sargent Avenue Saint Paul, Mn. 55105

Company Represented (Read only)

Self

Owner (Read only)

Judith Day

PIN (Read only)

022823240077/022823240078/022823240079

Portion of the Building (Read only)

Entire building

Consistent Increases (Read only)

Yes

Percent Increase Proposed (Read only)

30%

Effective Date (Read only)

6/30/2025

≡

Justification (Read only)

["An increase in real property taxes", "An unavoidable increase in operating expenses", "A capital improvement project", "An increase in tenants occupying the rental unit"]

≡

Condition of Property (Read only)

No known code violations

≡

Added Information (Read only)

please refer to financial details provided in St Paul Rent stabilization meeting with Lynne Ferkinhoff and Demetrius on 4/11/25

≡

Staff or Self Determination (Read only)

Requesting City staff determination for increases greater than 8% or Just Cause Vacancy

Current Year GSRI (Read only)

-

Fair Net Operating Income (Read only)

-



Missed Fair Revenue (Read only)

-



Property Address (Read only)

934/938/942 Ashland Avenue Saint Paul, Mn 55104



Allowable Rent Increase (Read only)

-



Application Status (Read only)

Approved - Notified



Appeal Status (Read only)

-



Staff Notes (Read only)

Attached MNOI PDF is the 2023 fillable version. CPI information is incorrect. View spreadsheet for accurate calculation data.

934: Last Inspection Date: Jun 15, 2023 rated as a class B property...

See more



Attachment (Read only)

-



Completion Time (Read only)

4/11/2025 12:15 PM



Attachments

Document.pdf

934-942 Ashland Ave MNOI.xlsx

Landlord MNOI - Cap Improvement Worksheet 2024.pdf

Staff Determination Letter- 934, 938, 942 Ashland Ave -- 4-28-2025.pdf

**VIII. Income and Operating Expense Worksheets**

<b>Income Worksheet</b>		
Click "Select Base Year" for Drop-down Menu	<b>Base Year</b>	<b>Current Year</b>
	2019	2024
<b>Rental Income</b>		
1. Gross Scheduled Rental Income	\$ 154,500.00	\$ 169,500.00
2. Portion Attributable to Vacancy		
Fees (indicate what fee is for):		
3. Late fees		
4. List fees, other than utilities, collected for services & amenities not included in rent		
5.		
6.		
7.		
<b>Other Income (list separately by type)*:</b>		
8.		
9.		
10.		
<b>Fees for Utilities</b>		
11. Gas		
12. Electricity		
13. Water		
14. Sewer		
15. Garbage & Recycling		
Other (list separately by type)		
16.		
17.		
18. <b>Total Income</b>	<b>\$ 154,500.00</b>	<b>\$ 169,500.00</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

### IX. Operating Expenses Worksheet

	Base Year 2019	Current Year 2024
1. Assessments		
2. Real Property Taxes	\$ 26,008.00	\$ 35,402.00
3. License Tax/Fee		
4. Rent Board Registration Fees		
5. Insurance	\$ 11,469.95	\$ 18,994.30
6. Accounting	\$ 600.00	\$ 600.00
7. Legal (explain types of legal expenses)		
8. Manager /Management Services		
9. Security		
10. Office Supplies		
12. Normal Repairs	\$ 5,569.13	\$ 20,446.14
13. Owner-Performed Labor		
14. Plumbing Maintenance	\$ 6,932.48	\$ 6,683.42
15. Pool Maintenance		
16. Landscape Maintenance		
17. Other Maintenance		
18. Parking Lot/Street Maintenance		
19. Gas (separately metered only)	\$ 9,680.11	\$ 11,865.54
20. Electricity (separately metered only)		
21. Water	\$ 3,576.32	\$ 4,083.93
22. Sewer	\$ 573.82	\$ 523.81
23. Garbage and Recycle	\$ 3,037.21	\$ 4,373.62
24. Amortized portion of Capital Expense	\$ -	
<b>Other (list separately by type):</b>		
25. Fire Safety	\$ 127.40	\$ 246.00
26. Plowing	\$ 2,400.00	\$ 4,000.00
27. Mold Abatement		\$ 8,348.17
28. Gutters		\$ 933.34

29.		
30.		
31.		
32.		
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>32. TOTAL OPERATING EXPENSES</b>	<b>\$ 69,974.42</b>	<b>\$ 116,500.27</b>

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

	<b>Base Year 2019</b>	<b>Current Year 2024</b>
<b>1. Proposed Adjusted/Total Income*</b>	\$ 154,500.00	\$ 169,500.00
<b>2. Operating Expenses</b>	\$ 69,974	\$ 116,500
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ 84,525.58	\$ 52,999.73
<b>4. CPI</b> [Annual Average CPI]	250,106	299.852
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b>		19.89%
[Current Year Annual Average CPI – Base Year Annual Average CPI divided by Base Year Annual Average CPI]		
<b>6. Fair Net Annual Operating Income = Base Year Net Operating \$ Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ 101,337.69
<b>7. Fair Net Annual Operating Income \$ Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 - Line 3 Current Year]		\$ 48,337.96
<b>8. Allowable Rent Increase Percentage %</b> (Line 7 divided by Current Year Scheduled Rental Income)		28.52%

\* 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.



## Landlord Worksheet Rent Increase using Fair Return Standard: Maintenance of Net Operating Income (MNOI)

### Amortized Costs of Capital Improvements included in Operating Expenses

#### Introductory Information

A landlord is entitled to a Fair Return on rental property. Pursuant to the Rent Stabilization Ordinance, the City has adopted fair return regulations (posted on the website).

#### 1. **Presumption of Base Year Net Operating Income**

It shall be presumed that the net operating income received by the landlord in the Base Year provided a Fair Return. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

#### 2. **Fair Return**

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

#### 3. **Base Year**

- (a) Calendar year 2019 is the Base Year.
- (b) In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.
- (c) Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

#### 4. **Current Year**

The "current year" shall be the calendar year preceding the application.

#### 5. **CPI (Consumer Price Index)**

The annual CPI for the current year for All Urban Consumers for the Minneapolis-St. Paul-Bloomington area (All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

**I. General Information About the Property**

1. Street Address: 934/938/942 Ashland Avenue Saint Paul, MN 55104
2. Parcel Numbers(s): 022823240077/022823240078/022823240079
3. Year Property Purchased by Current Owner: 12/03/2007
4. Total Number of Units on the Property: 12
5. Total Number of Units Affected by Proposed Rent Increase: 12
6. Are there Rental Units that are Partially or Fully Exempt? Number of Exempt Rental Units and Basis for Exemption: None

**II. Landlord Information**

7. Name: Judith Day
8. Phone(s): (      ) (651) 269-9437
9. Business Address: 1787 Sargent Avenue
10. City, State, Zip: Saint Paul, MN 55104
11. Business E-mail: Amsterdam5839@gmail.com

**III. Agent Information (if applicable)**

12. Name: \_\_\_\_\_
13. Phone(s): ( \_\_\_\_\_ ) \_\_\_\_\_
14. Business Address: \_\_\_\_\_
15. City, State, Zip: \_\_\_\_\_
16. Business E-mail: \_\_\_\_\_

**IV. Services**

**17. Please Check The Applicable Boxes**  
(Identify the manner in which each service is paid)

Type of Service	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas		X	
Electricity		X	
Water	X		
Sewer	X		
Garbage	X		
Other:	HEAT		

**V. Changes to Services**

**18. Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge:**

Owner provides heating, water, sewage, garbage removal, and snow removal.

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**19. If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:**

None

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**VI. Income and Expense Explanation and Calculations**

**20. Calculation of Net Operating Income**

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

**A. Gross Rental Income**

Gross rental income shall include:

Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.

If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.

Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

**B. Gross Rental Income Shall Not Include:**

- (1) Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- (2) Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

### **C. Claim for Base Rent Adjustment**

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough. The Rent Program may allow Landlord to submit an independent comparable rent appraisal at the expense of the Petitioner to assist in the review of a Base Year Rent Adjustment Claim.

Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete the corresponding pages 19-22 at the end of this Attachment.

**Check here if a claim for a Base Year Rent Adjustment is included in this Attachment and complete pages 19-22 of this Attachment.**

---

**VII. Operating Expenses**

**Operating expenses include:** Reasonable costs of operation and maintenance of the Rental Unit, including:

1. Management Expenses;
2. Utility Costs except a utility that are paid directly by the tenant(s);
3. Real Property Taxes Assessed and Paid;
4. Insurance;
5. License, Registration and other Public Fees;
6. Landlord-performed Labor;
7. Legal Expenses;
8. The Amortized Costs of Capital Improvements; and
9. Other Reasonable Operating Expenses.

**Operating expenses shall not include the following:**

1. Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
2. Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
3. Land lease expenses;
4. Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
5. Depreciation;
6. Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
7. Unreasonable increases in expenses since the Base Year;
8. Expenses associated with the provision of master-metered gas and electricity services;
9. Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
10. Unreasonable Expenses.

### VIII. Income and Operating Expense Worksheet

	Annual Total	
(Insert Base and Current Years)	Base Year (2019)**	Current Year (2023)
<b>Rental Income</b>	\$154500	\$169500
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
2. Portion Attributable to Vacancy	\$	\$
Fees (indicate what fee is for):		
3. Late fees	\$	\$
4. List fees, other than utilities, collected for services & amenities not included in rent	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
<b>Other Income (list separately by type)*:</b>		
8.	\$	\$
9.	\$	\$
10.	\$	\$
<b>Fees for Utilities</b>		
11. Gas	\$	\$
12. Electricity	\$	\$
13. Water	\$	\$
14. Sewer	\$	\$
15. Garbage & Recycling	\$	\$
<b>Other (list separately by type)</b>		
16.	\$	\$
17.	\$	\$
<b>18. Total Income</b>	\$ 154500	\$ 169500
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

IX. Operating Expenses Worksheet (Insert Base and Current Years)	Annual Total	
	Base Year (2019)	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$26008	\$35402
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$11469.95	\$18994.3
6. Accounting	\$600	\$600
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$5569.13	\$20446.14
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$6932.48	\$6683.42
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$9680.11	\$11865.54
20. Electricity (separately metered only)	\$	\$
21. Water	\$3576.32	\$4083.93
22. Sewer	\$573.82	\$523.81
23. Garbage & Recycling	\$ 3037.21	\$ 4373.62
24. Amortized portion of Capital Expense [from page _____; column (i) ]	\$	\$
Other (list separately by type):	\$	\$
25. Misc. (See spreadsheet)	\$2527.4	\$13527.51
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$69974.42</b>	<b>\$116500.27</b>

**X. Allowances for Capital Improvements**

**The Amortized Costs of Capital Improvements.** Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit. Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the the City, as provided on pages 9-10, unless it is determined that an alternate period is justified based on the evidence presented in an appeals hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of the Saint Paul Legislative Code or state law where the original installation of the improvement was not in compliance with code requirements.
3. At the end of the amortization period, the allowable monthly rent shall be decreased by any amount of a rent increase attributable to the capital improvement.
4. Portions of fair return rent increases that are attributable to capital improvements expire at the end of the amortization period.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on May 1, 2022 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 yrs. 120 mos.	\$26,500.52*	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

<b>XI. Amortization Period of Capital Improvements/Expenses</b>	
In amortizing capital improvements/expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.	Years
<b>Appliances</b>	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
<b>Structural Repair and Retrofitting</b>	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
<b>Fencing</b>	
Chain	10
Block	10
Wood	10
<b>Fire Systems</b>	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10

<b>Flooring/Floor Covering</b>	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
<b>Fumigation Tenting*</b>	
Furniture	5
Automatic Garage Door Openers*	10
<b>Gates</b>	
Chain Link	10
Wrought Iron	10
Wood	10
<b>Glass</b>	
Windows*	5
Doors*	5
Mirrors	5
<b>Heating*</b>	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
<b>Landscaping</b>	
Planting	10
Sprinklers	10
Tree Replacement	10
<b>Lighting</b>	
Interior*	10
Exterior*	5
<b>Locks*</b>	
Locks*	10
Mailboxes*	10
Meters*	10
<b>Plumbing</b>	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5

<b>Painting</b>	
Interior	5
Exterior	5
<b>Paving</b>	
Asphalt	10
Cement	10
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
<b>Roofing*</b>	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
<b>Security*</b>	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10
Tilework	10
Wallpaper	5
<b>Window Coverings*</b>	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

\*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The \* items are likely capital improvements. Other items may depend on the circumstances.

**XII. Interest Allowance**

If an amount was reported as an amortized portion of expenses on page 7, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddiemac.com/pmmms/archive.html>

**1. Completed Capital Improvement and Expense Worksheet (Base Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Base Year: \$ \_\_\_\_\_  
[add amounts in column (d)]

**2. Completed Capital Improvement and Expense Worksheet (Current Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Current Year: \$ \_\_\_\_\_

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**XIII. Blank Worksheet (Optional – Available for Applicant Use)**

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**XV. Planned Capital Improvements**

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

**Column:**

- (b) - Identify capital improvements and expenses you plan to complete within twenty four (24) months.
- (c) - List each unit that will benefit from the capital improvement/expense.
- (b) - Provide the date you expect to complete each capital improvement/expense.
- (d) - State the estimated cost of each improvement/expense.

(a) Item #	(b) Description of Expense & Estimated Date of Completion	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k) will fill in automatically.

**Proposed Total Capital Expenses \$** \_\_\_\_\_

**XVI. Net  
Operating  
Income (NOI)**

**Net Operating Income = Income – Operating Expenses:**

	Base Year (2019)	Current Year (2023)
<b>1. Total Annual Income</b>	154500 \$ _____	169500 \$ _____
<b>2. Annual Operating Expenses</b>	69974 \$ _____	116500 \$ _____
<b>3. Current Net Annual Operating Income</b> (Income – Operating Expenses):	84525.58 \$ _____	52999.73 \$ _____
<b>4. CPI</b> [Annual Average CPI]	<u>250.106</u>	<u>292.720</u>
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		<u>17.04%</u>
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		101337.69 \$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 Current Year – Line 3]		48337.96 \$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 6 Line 1)		<u>28.52</u> %

**XX. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM**

Landlords may present evidence to rebut the presumption that the base year net operating income provided a fair return. Grounds for rebuttal of the presumption shall be based on at least one of the following findings:

- 1. Check this box  if you are requesting a base rent adjustment in your maintenance of net operating fair return claim.
- 2. Check the factors below that are applicable to your claim.

A. Exceptional Expenses in the Base Year. The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:

- (i) Extraordinary amounts were expended for necessary maintenance and repairs
- (ii) Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
- (iii) Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.

B. Exceptional Circumstances in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:

- (i) The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
- (ii) The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
- (iii) The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- (v) Other exceptional circumstances

**[Petitioners submitting a claim based on this factor may be required to pay for an independent appraisal by an appraiser approved by the City].**

C. Explanation for Basis in Support of Claim for Adjustment of Base Year Rent.

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**XXI. Income and Operating Expense Worksheet With  
Adjustment of Base Year Amounts**

<b>Annual Total</b>		
(Insert Base and Current Years)	Base Year (        )	Current Year (2023)
<b>Rental Income</b>	\$	\$
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
2. Portion Attributable to Vacancy	\$	\$
Fees (indicate what fee is for):		
3. Late fees	\$	\$
4. List fees, other than utilities, collected for services & amenities not included in rent	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
<b>Other Income (list separately by type)*:</b>		
8.	\$	\$
9.	\$	\$
10.	\$	\$
<b>Fees for Utilities</b>		
11. Gas		
12. Electricity	\$	\$
13. Water	\$	\$
14. Sewer	\$	\$
15. Garbage & Recycling	\$	\$
<b>Other (list separately by type)</b>		
16.	\$	\$
17.	\$	\$
<b>18. Total Income</b>	<b>\$</b>	<b>\$</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.		

XXII. Operating Expenses Worksheet <u>(Insert Base and Current Years)</u>	Annual Total	
	Base Year ( )	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$	\$
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$	\$
6. Accounting	\$	\$
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$	\$
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$	\$
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$	\$
20. Electricity (separately metered only)	\$	\$
21. Water	\$	\$
22. Sewer	\$	\$
23. Garbage & Recycling	\$	\$
24. Amortized portion of Capital Expense [from page _____; column (i)]	\$	\$
Other (list separately by type):	\$	\$
25.	\$	\$
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$0</b>	<b>\$0</b>

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

	Base Year	Current Year (2023)
<b>1. Proposed Adjusted/Total Income*</b>	\$ _____	\$ _____
<b>2. Operating Expenses</b>	\$ _____	\$ _____
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ _____	\$ _____
<b>4. CPI</b> [Annual Average CPI. Please enter the appropriate CPI value from the table below]	_____	292.720
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		_____
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 3 Current Year – Line 6]		\$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 17 Line 1)		_____ %

Year	2015	2016	2017	2018	2019	2020	2021	2022
<b>CPI Value (Line 4)</b>	230.567	234.145	239.239	244.969	250.106	252.997	265.244	285.008





June 12, 2025

City of Saint Paul - Rent Stabilization  
 310 City Hall  
 15 W. Kellogg Blvd.  
 Saint Paul, MN 55102

*via email at rentappeals@ci.stpaul.mn.us*

**Re: Rent Stabilization Appeal—934, 938, 942 Ashland Avenue, Saint Paul, MN 55104**

To Whom It May Concern:

Enclosed please find the rent-stabilization appeal applications for tenants of the following three apartment buildings: 934, 938, and 942 Ashland Avenue, Saint Paul, MN 55104 (the “Ashland Apartments”).<sup>1</sup>

The Ashland Apartments consist of 12 rental units, spread across three buildings. On April 28, 2025, staff from the Department of Safety and Inspections (“DSI”) issued a single determination letter granting the owner of the Ashland Apartments a rent-cap exception. As shown in the attached DSI determination letter, staff approved a uniform rent increase of up to 28.52% for all 12 units of the Ashland Apartments. Units 6 and 7 were granted an additional rent-cap exception of 23.64% based on capital improvements, meaning that those two units are subject to a total possible rent increase of up to 52.16%.

The tenants of the Ashland Apartments are appealing DSI’s determination. Housing Justice Center represents the following tenants in their appeal.

934 Ashland		938 Ashland		942 Ashland	
Unit	Tenant(s)	Unit	Tenant(s)	Unit	Tenant(s)
1	Jill Ackerman	6	Ehren Stemme	8	Kayla Simonson
2	Vincent Cornell			9	Jessica Skaare
				10	Autumn Buel
				11	Samuel Perkins & Chloe Cable
				12	Lillian Johnson & Eleanor Rowen

<sup>1</sup> Each of these three buildings has a dual address (934/936 Ashland Ave.; 938/940 Ashland Ave.; 942/944 Ashland Ave.). As such, the mailing and service address of some tenants differs from the address identified in the staff determination letter. Tenants have listed their mailing addresses on the appeal forms, but for purposes of this appeal, we are using the addresses as identified by the staff determination letter.

Housing Justice Center, Northwestern Building, 275 Fourth Street East, Suite 590, Saint Paul, MN 55101  
 651.391.8393 • ahanson@hjcmmn.org

*Dedicated to expanding and preserving the supply of affordable housing nationwide*

**We ask that the City consolidate the attached appeals and schedule a single legislative hearing.** A memorandum explaining the basis for the tenants' appeal will be forthcoming, along with a report from a habitability expert about the condition of the Ashland Apartments.

Please note that the above identified tenants bring their appeal on behalf of **all units** in the Ashland Apartments. The Rent-Stabilization Ordinance allows tenants to appeal building-wide rent-cap exceptions that have been approved through a single department determination. See SPLC § 193A.07(g) (The landlord or tenant shall have the right to appeal *the department determination.*"); SPLC § 193A.07(a)(8) ("A landlord or tenant may appeal *any* department determination to the legislative hearing officer."). Here, the challenged building-wide rent increase has been approved through a single department determination issued on April 28, 2025. As such, the appeal is brought on behalf of all 12 impacted units.

Counsel from Housing Justice Center will deliver the required appeal fees to City Hall, 15 Kellogg Blvd. West, Room 310 later today (June 12).

Please contact me with any questions about the tenants' appeal.

Sincerely,

*s/ Abbie Hanson*

Abbie Hanson

Tenant Rights Attorney, Housing Justice Center

651-391-8393

ahanson@hjcmmn.org

Encl: Copy of the April 28, 2025 DSI Determination Letter

Completed Appeal Forms for: Jill Ackerman (Unit 1); Vincent Cornell (Unit 2); Ehren Stemme (Unit 6); Kayla Simonson (Unit 8); Jessica Skaare (Unit 9); Autumn Buel (Unit 10); Samuel Perkins & Chloe Cable (Unit 11); and Lillian Johnson & Eleanor Rowen (Unit 12)

**934 Ashland Avenue**

**Parcel ID: 022823240077**

Apartment #1

934 Ashland Avenue Apt#1 Saint Paul, MN 55104

Apartment #2

934 Ashland Avenue Apt#2 Saint Paul, MN 55104

Apartment #3

934 Ashland Avenue Apt#3 Saint Paul, MN 55104

Apartment #4

934 Ashland Avenue Apt#4 Saint Paul, MN 55104

Apartment #5

934 Ashland Avenue Apt#5 Saint Paul, MN 55104

**938 Ashland Avenue**

**Parcel ID: 022823240078**

Apartment #6

938 Ashland Avenue Apt#6 Saint Paul, MN 55104

Apartment #7

938 Ashland Avenue Apt#7 Saint Paul, MN 55104

**942 Ashland Avenue**

**Parcel ID: 022823240079**

Apartment #8

942 Ashland Avenue Apt#8 Saint Paul, MN 55104

Apartment #9

942 Ashland Avenue Apt#9 Saint Paul, MN 55104

**942 Ashland Avenue (Continued)**

**Parcel ID: 022823240079**

Apartment #10

942 Ashland Avenue Apt#10 Saint Paul, MN 55104

Apartment #11

942 Ashland Avenue Apt#11 Saint Paul, MN 55104

Apartment #12

942 Ashland Avenue Apt#12 Saint Paul, MN 55104



April 28, 2025

Judith Day  
1787 Sargent Avenue  
Saint Paul, MN 55105

REQUEST FOR EXCEPTION TO 3% CAP - NOTICE OF DEPARTMENT DETERMINATION

RE: 934, 938, 942 Ashland Avenue, Saint Paul, MN 55104

Dear Property Representative:

You applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Approval for a 28.52% was granted on 4/28/2025 through the staff determination process provided by the City. Additional rent increases were allowed due to unit specific capital improvements. See the attached table for the additional increase values.

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

If there is no appeal within the next 45 days, the determination will be considered final and you may proceed with the increase as approved above.

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 this notice.

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](mailto:Rent-Stabilization@ci.stpaul.mn.us)  
651-266-8553



## 934, 938, 942 Ashland Ave.

UNIT NUMBER	CAPITAL IMPROVEMENT INCREASE		NOI INCREASE		TOTAL ALLOWABLE INCREASE	NEW MAXIMUM RENT
1	0.00%	+	28.52%	=	28.52%	\$1,542.22
2	0.00%	+	28.52%	=	28.52%	\$1,413.70
3	0.00%	+	28.52%	=	28.52%	\$1,542.22
4	0.00%	+	28.52%	=	28.52%	\$1,349.44
5	0.00%	+	28.52%	=	28.52%	\$1,124.53
6	23.64%	+	28.52%	=	52.16%	\$2,434.58
7	23.64%	+	28.52%	=	52.16%	\$2,434.58
8	0.00%	+	28.52%	=	28.52%	\$1,413.70
9	0.00%	+	28.52%	=	28.52%	\$1,413.70
10	0.00%	+	28.52%	=	28.52%	\$1,413.70
11	0.00%	+	28.52%	=	28.52%	\$1,542.22
12	0.00%	+	28.52%	=	28.52%	\$1,285.18



**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  
EMAIL: [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Jim Poradek & Abbie Hanson  
o/b/o Tenants: Kayla Simonson, Jessica Skaare, Autumn Buel, Samuel Perkins & Chole Cable, Lillian Johnson & Eleanor Rowen  
942 Ashland Ave Units 8, 9, 10, 11, and 12  
Saint Paul, Minnesota 55104

VIA Email: [jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org) and [ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)

Re: Rent Control Appeal for property at 942 Ashland Ave Units 8, 9, 10, 11, and 12

Dear Mr. Poradek and Ms. Hanson:

This letter is to confirm that you are scheduled for a Legislative Hearing on **July 17, 2025, at 1:00 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul, MN 55102**. If this date doesn't work for you, please let me know as soon as possible. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision. All materials should be submitted by July 10, 2025, to the Rent Appeal email address below. Please note that I have also informed your landlord of this appeal in a separate cover letter, in case they wish to attend the hearing.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

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/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Judith Day



**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  
EMAIL: [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Judith Day  
1787 Sargent Ave.  
Saint Paul, Minnesota 55105

VIA Email: [Amsterdam5839@gmail.com](mailto:Amsterdam5839@gmail.com)

Re: Rent Control Appeals for the properties at 934, 938 and 942 Ashland Ave.

Dear Judith Day:

This is to inform you that your tenants in Apartments 934 Ashland Ave, Units 1 and 5, 938 Ashland Ave, Unit 6, and 942 Ashland Ave, Units 8, 9, 10, 11 and 12 are appealing the Department of Safety & Inspections' determination to allow up to an 8% increase in rent. A Legislative Hearing is scheduled on **July 17, 2025, at 1 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul MN 55102** to review this appeal. You are welcome to attend this hearing. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

If you have any question, please get in touch with me at 651-266-8568 or email [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)

Sincerely,

/s/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Jim Poradek, Housing Justice Center  
Abbie Hanson, Housing Justice Center

**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

This Certificate must be filed pursuant to Rule 104(a) of the General Rules of Practice for the District Courts if the case is a family case or a civil case listed in Minn. Gen. R. Prac. 111.01. **If information is not then known to the filing party at the time of filing, it shall be provided to the Court Administrator in writing by the filing party within seven (7) days of learning the information.** Any party impleading additional parties shall provide the same information to the Court Administrator. The Court Administrator shall, upon receipt of the completed certificate, notify all parties or their lawyers, if represented by counsel, of the date of filing the action and the file number assigned.

ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

Saint Paul MN 55101

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

651-391-8393

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
ecurran@hjcmmn.org

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

\_\_\_\_\_  
Minnesota Attorney License Number

\_\_\_\_\_  
Minnesota Attorney License Number

PLAINTIFF/PETITIONER, Self-represented

DEFENDANT/RESPONDENT, Self-represented

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

(Attach additional sheets for additional attorneys/parties)

Note: If either Plaintiff/Petitioner or Defendant/Respondent gets an attorney, the attorney's name, address, telephone number and attorney ID number must be given in writing to the Court Administrator immediately.

**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

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ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

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Name

275 East 4th Street, Suite 590

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Postal Address

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Postal Address

Saint Paul MN 55101

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651-391-8393

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jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
ecurran@hjcmmn.org

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Email Address

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Email Address

Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

\_\_\_\_\_  
Minnesota Attorney License Number

\_\_\_\_\_  
Minnesota Attorney License Number

PLAINTIFF/PETITIONER, Self-represented

DEFENDANT/RESPONDENT, Self-represented

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**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
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(Minn. Gen R. Prac 104(a))

and

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## Janie Vang

---

**From:** Abbie Hanson <ahanson@hjcmn.org>  
**Sent:** Friday, June 20, 2025 3:01 PM  
**To:** \*CI-StPaul\_RentAppeals  
**Cc:** Jim Poradek; Emily Curran  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave  
**Attachments:** CIV102\_Ashland Rent Stabilization Appeal.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Janie,

A completed Certificate of Representation is attached.

**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Sent:** Friday, June 20, 2025 2:34 PM  
**To:** Abbie Hanson <ahanson@hjcmn.org>; \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Cc:** Jim Poradek <jporadek@hjcmn.org>; Emily Curran <ecurran@hjcmn.org>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

This is the standard form provided by the state, and it will be sufficient for our purposes. Since this matter is quasi-judicial and being heard by the City Council rather than the district court, please complete the sections that are relevant to your appeal.

Attached: [CIV102.pdf](#)

Thank you.

*Janie Vang*

*Executive Assistant | She/her*

*Rent Stabilization*

*15 W Kellogg Blvd., City Hall*

*Saint Paul, MN 55102*

*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL  
MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)>

**Sent:** Thursday, June 19, 2025 10:20 AM

**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>

**Cc:** Jim Poradek <[jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org)>; Emily Curran <[ecurran@hjcmmn.org](mailto:ecurran@hjcmmn.org)>

**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Janie,

We did not state that we would not be providing the City the requested material. We are simply looking for clarification on why what we have provided thus far does not qualify as a “certificate of representation.” We cannot comply with the City’s request if we don’t understand what the City is asking for.

In the appeal forms provided on June 12, the relevant portions of which are reproduced below, all appellants signed a document stating that we represent them in this matter. What other language is the City looking for in a certificate of representation? Alternatively, if the City has a standard “certificate of representation” form it uses, please provide that to us, as we could not find it on the City’s website.

In addition, the appeal forms—which again, are signed by all appellants and are reproduced below—ask that the City “direct communication to” us, the appellants’ attorneys. If the City’s concern is that it is deviating from its standard communication procedure, it is HJC’s view that the identified language and the accompanying appellant endorsements would address that concern. Please advise us as to what other language the City would need.

**Appellant:**

Ehren Stemme

ahanson@hjcmmn.org (attorney)

Appellant Name

Email

Preferred Phone Number

651-391-8393 (attorney)

Signature & Today's Date

*[Handwritten Signature]*  
6/9/25

Alternate Phone Number

Tenant

Is Appellant: Property Owner/Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Email

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Kayla Simonson

ahanson@hjcmmn.org (attorney)

Appellant Name

Email

Preferred Phone Number

651-391-8393 (attorney)

Signature & Today's Date

*[Handwritten Signature]* 6/9/25

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Email

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

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**Appellant:**

Jessica Skaare \_\_\_\_\_ ahanson@hjcmm.org (attorney)  
 Appellant Name \_\_\_\_\_ Email  
 \_\_\_\_\_ 651-391-8393 (attorney)  
 Preferred Phone Number \_\_\_\_\_ Alternate Phone Number  
 \_\_\_\_\_ Tenant  
 Signature & Today's Date Jessica Skaare 6/14/25 \_\_\_\_\_ Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day \_\_\_\_\_  
 Property Owner Name \_\_\_\_\_ Email  
 \_\_\_\_\_  
 Preferred Phone Number \_\_\_\_\_ Alternate Phone Number

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**Appellant:**

Lillian Johnson & Eleanor Rowen \_\_\_\_\_ ahanson@hjcmm.org (attorney)  
 Appellant Name \_\_\_\_\_ Email  
 \_\_\_\_\_ 651-391-8393 (attorney)  
 Preferred Phone Number \_\_\_\_\_ Alternate Phone Number  
 Signature & Today's Date Lillian Johnson eb/4/2025 \_\_\_\_\_ Tenant  
 \_\_\_\_\_ Is Appellant: Property Owner/ Manager OR Tenant ?  
Shewell 6/5/25

**Property Owner (if other than appellant):**

Judith Day \_\_\_\_\_  
 Property Owner Name \_\_\_\_\_ Email  
 \_\_\_\_\_  
 Preferred Phone Number \_\_\_\_\_ Alternate Phone Number

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**Appellant:**

Jill Ackeman

Appellant Name

602-460-1119

Preferred Phone Number

Jill Ackeman 6/4/25

Signature & Today's Date

ahanson@hjcmmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

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**Appellant:**

Vincent Cornell

Appellant Name

612 978 5088

Preferred Phone Number

06-10-2025

Signature & Today's Date

ahanson@hjcmmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

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**Appellant:**

Autumn Buel  
Appellant Name

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Autumn Buel* 6/11/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day  
Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Samuel Perkins & Chloe Cable  
Appellant Name

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Sam Perkins* 6/4/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

*Chloe Cable* 6/11/25

**Property Owner (if other than appellant):**

Judith Day  
Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

Abbie Hanson (she/her)  
Housing Justice Litigator  
651-391-8393  
ahanson@hjcmn.org



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Wednesday, June 18, 2025 4:07 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

It is our standard practice to ensure all affected/interested parties receive notifications during the appeal process. You have asked that we deviate from this practice and communicate exclusively with you, at the Housing Justice Center. Because this is outside our standard practice, we asked for a certificate of representation. We understand that you will not be providing it and will continue with our standard practice of communicating to all affected/interested parties.

Thank you.

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*☎: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Wednesday, June 18, 2025 10:01 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Janie,

The submitted appeal forms, which are signed by all the appellants, do have a representation statement on them: "I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys: Jim Poradek ([jporadek@hjcmn.org](mailto:jporadek@hjcmn.org); 612-7233-0517) & Abbie Hanson ([ahanson@hjcmn.org](mailto:ahanson@hjcmn.org); 651-391-8393)." Please advise why that language will not suffice and provide a separate form or language that the City requires us to use. Such a form is not available to the public as far as we can determine.

Thank you,  
**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Tuesday, June 17, 2025 4:31 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

We are happy to address all appeal correspondence to the Housing Justice Court as requested. However, we will need the appropriate certificate(s) of representation before we proceed. Please submit the required documentation as soon as you can.

Best regards,

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Thursday, June 12, 2025 8:30 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hello,

Please see the attached cover letter, rent stabilization appeal applications, and DSI determination letter. A memorandum explaining the basis for the tenants' appeal will be forthcoming.

I will deliver a check for the required appeal fees to City Hall, room 310, later today.

Please confirm receipt of this appeal.

Sincerely,  
**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)







# City of Saint Paul

City Hall and Court House  
15 West Kellogg  
Boulevard  
Phone: 651-266-8560

## Master

**File Number: RLH RSA 25-17**

**File ID:** RLH RSA 25-17

**Type:** Resolution LH Rent  
Stabilization Appeal

**Status:** Agenda Ready

**Version:** 1

**Contact  
Number:**

**In Control:** Rent Stabilization  
Appeal Hearings

**Department:**

**Cost:**

**File Created:** 06/17/2025

**File Name:** 942 ASHLAND AVENUE,UNIT 12.

**Final Action:**

**Title:** Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenants, Lillian Johnson & Eleanor Rowen, to a Rent Stabilization Determination at 942 ASHLAND AVENUE,UNIT 12.

### Notes:

### Code Sections:

**Agenda Date:** 07/17/2025

**Indexes:** Ward - 1

**Agenda Number:** 7

**Sponsors:** Bowie

**Enactment Date:**

**Attachments:** 942 Ashland Ave., Unit 12, 942 Ashland Ave., Unit 12- Request Increase Form, 942 Ashland Ave., Unit 12- MNOI, 942 Ashland Ave., Unit 12- Landlord Worksheet, 942 Ashland Ave., Unit 12- CoverLetter, 942 Ashland Ave., Unit 12- Units Effective Sheet, 942 Ashland Ave., Unit 12- DSI Letter, 934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENTATION AND PARTIES, 942 Ashland Ave Units 8,9,10,11, and 12 Letter, 934, 938, 942 Ashland Ave Owner Letter- 6-16-25, 934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and Abbie Hanson

**Financials Included?:**

### Contact Name:

**Hearing Date:**

**Entered by:** janie.vang@ci.stpaul.mn.us

**Ord Effective Date:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/17/2025	Vang, Mai - FYI	Notified - FYI	
1	2	6/17/2025	Moermond, Marcia	Approve	6/19/2025
1	3	6/17/2025	Naylor, Racquel - FYI	Notified - FYI	
1	4	6/17/2025	Vang, Nhia - FYI	Notified - FYI	
1	5	6/17/2025	Wiese, Angie - FYI	Notified - FYI	
1	6	6/17/2025	Gorski, David - FYI	Notified - FYI	
1	7	6/17/2025	Sass, Demetrius - FYI	Notified - FYI	
1	8	6/17/2025	Ferkinhoff, Lynne - FYI	Notified - FYI	
1	9	6/17/2025	Skarda, Therese - FYI	Notified - FYI	

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### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File RLH RSA 25-17

Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenants, Lillian Johnson & Eleanor Rowen, to a Rent Stabilization Determination at 942 ASHLAND AVENUE, UNIT 12.



# APPEAL APPLICATION FOR RENT STABILIZATION DETERMINATIONS

Saint Paul City Council – Rent Stabilization  
310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, MN 55102  
651-266-8568

RECEIVED  
JUN 11 2025  
CITY CLERK

**We need the following to process your appeal:**

\$25 filing fee (non-refundable (payable to the City of Saint Paul

Copy of the Department of Safety & Inspections Determination Letter

\* Attachments you may wish to include *\*attachments will be forthcoming*

This appeal form completed

Walk-In  Email  US Mail

<b>HEARING DATE &amp; TIME</b> <i>(provided by Rent Stabilization Appeals Staff)</i>
DATE: <u>July 17, 2025</u>
TIME: <u>1:00 p.m</u>
<b>LOCATION OF HEARING:</b> Room 330 Saint Paul City Hall 15 West Kellogg Blvd. Saint Paul, MN 55102

**Address Being Appealed:**

942 W 12th St  
Number & Street & Unit Number (if applicable)

Saint Paul, MN  
City & State

55104  
Zip Code

**Appellant:**

Lillian Johnson & Eleanor Rowen  
Appellant Name

ahanson@hjcmn.org (attorney)  
Email

Preferred Phone Number

651-391-8393 (attorney)  
Alternate Phone Number

Lillian Johnson 06/14/2025  
Signature & Today's Date

Tenant

[Signature] 6/5/25

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day  
Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

4/11/2025 5:15:27 PM

Time of Completion (Read only) \*

4/11/2025 5:15:27 PM

Applicant Name (Read only)

Judith Day

Applicant Email (Read only)

Amsterdam5839@gmail.com

Applicant Phone (Read only)

651-269-9437

Applicant Address (Read only)

1787 Sargent Avenue Saint Paul, Mn. 55105

Company Represented (Read only)

Self

Owner (Read only)

Judith Day

PIN (Read only)

022823240077/022823240078/022823240079

Portion of the Building (Read only)

Entire building

Consistent Increases (Read only)

Yes

Percent Increase Proposed (Read only)

30%

Effective Date (Read only)

6/30/2025

≡

Justification (Read only)

["An increase in real property taxes", "An unavoidable increase in operating expenses", "A capital improvement project", "An increase in tenants occupying the rental unit"]

≡

Condition of Property (Read only)

No known code violations

≡

Added Information (Read only)

please refer to financial details provided in St Paul Rent stabilization meeting with Lynne Ferkinhoff and Demetrius on 4/11/25

≡

Staff or Self Determination (Read only)

Requesting City staff determination for increases greater than 8% or Just Cause Vacancy

Current Year GSRI (Read only)

-

Fair Net Operating Income (Read only)

-



Missed Fair Revenue (Read only)

-



Property Address (Read only)

934/938/942 Ashland Avenue Saint Paul, Mn 55104



Allowable Rent Increase (Read only)

-



Application Status (Read only)

Approved - Notified



Appeal Status (Read only)

-



Staff Notes (Read only)

Attached MNOI PDF is the 2023 fillable version. CPI information is incorrect. View spreadsheet for accurate calculation data.

934: Last Inspection Date: Jun 15, 2023 rated as a class B property...

See more



Attachment (Read only)

-



Completion Time (Read only)

4/11/2025 12:15 PM



Attachments

Document.pdf

934-942 Ashland Ave MNOI.xlsx

Landlord MNOI - Cap Improvement Worksheet 2024.pdf

Staff Determination Letter- 934, 938, 942 Ashland Ave -- 4-28-2025.pdf

**VIII. Income and Operating Expense Worksheets**

<b>Income Worksheet</b>		
Click "Select Base Year" for Drop-down Menu	<b>Base Year</b> 2019	<b>Current Year</b> 2024
<b>Rental Income</b>		
1. Gross Scheduled Rental Income	\$ 154,500.00	\$ 169,500.00
2. Portion Attributable to Vacancy		
Fees (indicate what fee is for):		
3. Late fees		
4. List fees, other than utilities, collected for services & amenities not included in rent		
5.		
6.		
7.		
<b>Other Income (list separately by type)*:</b>		
8.		
9.		
10.		
<b>Fees for Utilities</b>		
11. Gas		
12. Electricity		
13. Water		
14. Sewer		
15. Garbage & Recycling		
Other (list separately by type)		
16.		
17.		
18. <b>Total Income</b>	<b>\$ 154,500.00</b>	<b>\$ 169,500.00</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

### IX. Operating Expenses Worksheet

	Base Year 2019	Current Year 2024
1. Assessments		
2. Real Property Taxes	\$ 26,008.00	\$ 35,402.00
3. License Tax/Fee		
4. Rent Board Registration Fees		
5. Insurance	\$ 11,469.95	\$ 18,994.30
6. Accounting	\$ 600.00	\$ 600.00
7. Legal (explain types of legal expenses)		
8. Manager /Management Services		
9. Security		
10. Office Supplies		
12. Normal Repairs	\$ 5,569.13	\$ 20,446.14
13. Owner-Performed Labor		
14. Plumbing Maintenance	\$ 6,932.48	\$ 6,683.42
15. Pool Maintenance		
16. Landscape Maintenance		
17. Other Maintenance		
18. Parking Lot/Street Maintenance		
19. Gas (separately metered only)	\$ 9,680.11	\$ 11,865.54
20. Electricity (separately metered only)		
21. Water	\$ 3,576.32	\$ 4,083.93
22. Sewer	\$ 573.82	\$ 523.81
23. Garbage and Recycle	\$ 3,037.21	\$ 4,373.62
24. Amortized portion of Capital Expense	\$ -	
<b>Other (list separately by type):</b>		
25. Fire Safety	\$ 127.40	\$ 246.00
26. Plowing	\$ 2,400.00	\$ 4,000.00
27. Mold Abatement		\$ 8,348.17
28. Gutters		\$ 933.34

29.		
30.		
31.		
32.		
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>32. TOTAL OPERATING EXPENSES</b>	<b>\$ 69,974.42</b>	<b>\$ 116,500.27</b>

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

	<b>Base Year 2019</b>	<b>Current Year 2024</b>
<b>1. Proposed Adjusted/Total Income*</b>	\$ 154,500.00	\$ 169,500.00
<b>2. Operating Expenses</b>	\$ 69,974	\$ 116,500
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ 84,525.58	\$ 52,999.73
<b>4. CPI</b> [Annual Average CPI]	250,106	299.852
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b>		19.89%
[Current Year Annual Average CPI – Base Year Annual Average CPI divided by Base Year Annual Average CPI]		
<b>6. Fair Net Annual Operating Income = Base Year Net Operating \$ Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ 101,337.69
<b>7. Fair Net Annual Operating Income \$ Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 - Line 3 Current Year]		\$ 48,337.96
<b>8. Allowable Rent Increase Percentage %</b> (Line 7 divided by Current Year Scheduled Rental Income)		28.52%

\* 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.



## **Landlord Worksheet** **Rent Increase using Fair Return Standard:** **Maintenance of Net Operating Income (MNOI)**

### **Amortized Costs of Capital Improvements included in Operating Expenses**

#### **Introductory Information**

A landlord is entitled to a Fair Return on rental property. Pursuant to the Rent Stabilization Ordinance, the City has adopted fair return regulations (posted on the website).

#### **1. Presumption of Base Year Net Operating Income**

It shall be presumed that the net operating income received by the landlord in the Base Year provided a Fair Return. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

#### **2. Fair Return**

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

#### **3. Base Year**

- (a) Calendar year 2019 is the Base Year.
- (b) In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.
- (c) Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

#### **4. Current Year**

The "current year" shall be the calendar year preceding the application.

#### **5. CPI (Consumer Price Index)**

The annual CPI for the current year for All Urban Consumers for the Minneapolis-St. Paul-Bloomington area (All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

**I. General Information About the Property**

1. Street Address: 934/938/942 Ashland Avenue Saint Paul, MN 55104
2. Parcel Numbers(s): 022823240077/022823240078/022823240079
3. Year Property Purchased by Current Owner: 12/03/2007
4. Total Number of Units on the Property: 12
5. Total Number of Units Affected by Proposed Rent Increase: 12
6. Are there Rental Units that are Partially or Fully Exempt? Number of Exempt Rental Units and Basis for Exemption: None

**II. Landlord Information**

7. Name: Judith Day
8. Phone(s): (      ) (651) 269-9437
9. Business Address: 1787 Sargent Avenue
10. City, State, Zip: Saint Paul, MN 55104
11. Business E-mail: Amsterdam5839@gmail.com

**III. Agent Information (if applicable)**

12. Name: \_\_\_\_\_
13. Phone(s): ( \_\_\_\_\_ ) \_\_\_\_\_
14. Business Address: \_\_\_\_\_
15. City, State, Zip: \_\_\_\_\_
16. Business E-mail: \_\_\_\_\_

**IV. Services**

**17. Please Check The Applicable Boxes**  
(Identify the manner in which each service is paid)

Type of Service	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas		X	
Electricity		X	
Water	X		
Sewer	X		
Garbage	X		
Other:	HEAT		

**V. Changes to Services**

**18. Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge:**

Owner provides heating, water, sewage, garbage removal, and snow removal.

---

---

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**19. If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:**

None

---

---

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**VI. Income and Expense Explanation and Calculations**

**20. Calculation of Net Operating Income**

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

**A. Gross Rental Income**

Gross rental income shall include:

Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.

If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.

Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

**B. Gross Rental Income Shall Not Include:**

- (1) Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- (2) Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

### **C. Claim for Base Rent Adjustment**

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough. The Rent Program may allow Landlord to submit an independent comparable rent appraisal at the expense of the Petitioner to assist in the review of a Base Year Rent Adjustment Claim.

Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete the corresponding pages 19-22 at the end of this Attachment.

**Check here if a claim for a Base Year Rent Adjustment is included in this Attachment and complete pages 19-22 of this Attachment.**

---

**VII. Operating Expenses**

**Operating expenses include:** Reasonable costs of operation and maintenance of the Rental Unit, including:

1. Management Expenses;
2. Utility Costs except a utility that are paid directly by the tenant(s);
3. Real Property Taxes Assessed and Paid;
4. Insurance;
5. License, Registration and other Public Fees;
6. Landlord-performed Labor;
7. Legal Expenses;
8. The Amortized Costs of Capital Improvements; and
9. Other Reasonable Operating Expenses.

**Operating expenses shall not include the following:**

1. Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
2. Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
3. Land lease expenses;
4. Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
5. Depreciation;
6. Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
7. Unreasonable increases in expenses since the Base Year;
8. Expenses associated with the provision of master-metered gas and electricity services;
9. Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
10. Unreasonable Expenses.

### VIII. Income and Operating Expense Worksheet

	Annual Total	
(Insert Base and Current Years)	Base Year (2019)**	Current Year (2023)
<b>Rental Income</b>	\$154500	\$169500
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
<b>2. Portion Attributable to Vacancy</b>	\$	\$
Fees (indicate what fee is for):		
<b>3. Late fees</b>	\$	\$
<b>4. List fees, other than utilities, collected for services &amp; amenities not included in rent</b>	\$	\$
<b>5.</b>	\$	\$
<b>6.</b>	\$	\$
<b>7.</b>	\$	\$
<b>Other Income (list separately by type)*:</b>		
<b>8.</b>	\$	\$
<b>9.</b>	\$	\$
<b>10.</b>	\$	\$
<b>Fees for Utilities</b>		
<b>11. Gas</b>	\$	\$
<b>12. Electricity</b>	\$	\$
<b>13. Water</b>	\$	\$
<b>14. Sewer</b>	\$	\$
<b>15. Garbage &amp; Recycling</b>	\$	\$
<b>Other (list separately by type)</b>		
<b>16.</b>	\$	\$
<b>17.</b>	\$	\$
<b>18. Total Income</b>	\$ 154500	\$ 169500
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

IX. Operating Expenses Worksheet (Insert Base and Current Years)	Annual Total	
	Base Year (2019)	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$26008	\$35402
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$11469.95	\$18994.3
6. Accounting	\$600	\$600
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$5569.13	\$20446.14
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$6932.48	\$6683.42
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$9680.11	\$11865.54
20. Electricity (separately metered only)	\$	\$
21. Water	\$3576.32	\$4083.93
22. Sewer	\$573.82	\$523.81
23. Garbage & Recycling	\$ 3037.21	\$ 4373.62
24. Amortized portion of Capital Expense [from page _____; column (i) ]	\$	\$
Other (list separately by type):	\$	\$
25. Misc. (See spreadsheet)	\$2527.4	\$13527.51
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$69974.42</b>	<b>\$116500.27</b>

**X. Allowances for Capital Improvements**

**The Amortized Costs of Capital Improvements.** Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit. Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the the City, as provided on pages 9-10, unless it is determined that an alternate period is justified based on the evidence presented in an appeals hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of the Saint Paul Legislative Code or state law where the original installation of the improvement was not in compliance with code requirements.
3. At the end of the amortization period, the allowable monthly rent shall be decreased by any amount of a rent increase attributable to the capital improvement.
4. Portions of fair return rent increases that are attributable to capital improvements expire at the end of the amortization period.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on May 1, 2022 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 yrs. 120 mos.	\$26,500.52*	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

<b>XI. Amortization Period of Capital Improvements/Expenses</b>	
In amortizing capital improvements/expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.	Years
<b>Appliances</b>	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
<b>Structural Repair and Retrofitting</b>	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
<b>Fencing</b>	
Chain	10
Block	10
Wood	10
<b>Fire Systems</b>	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10

<b>Flooring/Floor Covering</b>	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
<b>Fumigation Tenting*</b>	
Furniture	5
Automatic Garage Door Openers*	10
<b>Gates</b>	
Chain Link	10
Wrought Iron	10
Wood	10
<b>Glass</b>	
Windows*	5
Doors*	5
Mirrors	5
<b>Heating*</b>	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
<b>Landscaping</b>	
Planting	10
Sprinklers	10
Tree Replacement	10
<b>Lighting</b>	
Interior*	10
Exterior*	5
<b>Locks*</b>	
Locks*	10
Mailboxes*	10
Meters*	10
<b>Plumbing</b>	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5

<b>Painting</b>	
Interior	5
Exterior	5
<b>Paving</b>	
Asphalt	10
Cement	10
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
<b>Roofing*</b>	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
<b>Security*</b>	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10
Tilework	10
Wallpaper	5
<b>Window Coverings*</b>	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

\*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The \* items are likely capital improvements. Other items may depend on the circumstances.

**XII. Interest Allowance**

If an amount was reported as an amortized portion of expenses on page 7, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddiemac.com/pmmms/archive.html>

**1. Completed Capital Improvement and Expense Worksheet (Base Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Base Year: \$ \_\_\_\_\_  
[add amounts in column (d)]

**2. Completed Capital Improvement and Expense Worksheet (Current Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Current Year: \$ \_\_\_\_\_

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**XIII. Blank Worksheet (Optional – Available for Applicant Use)**

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**XIV. Owner Performed Labor**

Landlord-performed labor shall be compensated at reasonable hourly rates. However, no Landlord-performed labor shall be included as an operating expense unless the Landlord submits documentation showing the date, duration, and nature of the work performed. There shall be a maximum allowed under this provision of five percent (5%) of gross income unless the Landlord demonstrates that greater services were performed for the benefit of the residents.

<b>Owner Performed Labor -- Base Year</b>				
Date	Hours	Hourly Rate	Units Impacted	Type of Work
<b>Owner Performed Labor -- Current Year</b>				
Date	Hours	Hourly Rate	Units Impacted	Type of Work

**XV. Planned Capital Improvements**

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

**Column:**

(b) - Identify capital improvements and expenses you plan to complete within twenty four (24) months.

(c) - List each unit that will benefit from the capital improvement/expense.

(b) - Provide the date you expect to complete each capital improvement/expense.

(d) - State the estimated cost of each improvement/expense.

(a) Item #	(b) Description of Expense & Estimated Date of Completion	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k) will fill in automatically.

**Proposed Total Capital Expenses \$** \_\_\_\_\_

**XVI. Net  
Operating  
Income (NOI)**

**Net Operating Income = Income – Operating Expenses:**

	Base Year (2019)	Current Year (2023)
<b>1. Total Annual Income</b>	154500 \$ _____	169500 \$ _____
<b>2. Annual Operating Expenses</b>	69974 \$ _____	116500 \$ _____
<b>3. Current Net Annual Operating Income</b> (Income – Operating Expenses):	84525.58 \$ _____	52999.73 \$ _____
<b>4. CPI</b> [Annual Average CPI]	<u>250.106</u>	<u>292.720</u>
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		<u>17.04%</u>
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		101337.69 \$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 Current Year – Line 3]		48337.96 \$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 6 Line 1)		<u>28.52</u> %

**XX. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM**

Landlords may present evidence to rebut the presumption that the base year net operating income provided a fair return. Grounds for rebuttal of the presumption shall be based on at least one of the following findings:

- 1. Check this box  if you are requesting a base rent adjustment in your maintenance of net operating fair return claim.
- 2. Check the factors below that are applicable to your claim.

A. Exceptional Expenses in the Base Year. The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:

- (i) Extraordinary amounts were expended for necessary maintenance and repairs
- (ii) Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
- (iii) Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.

B. Exceptional Circumstances in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:

- (i) The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
- (ii) The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
- (iii) The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- (v) Other exceptional circumstances

**[Petitioners submitting a claim based on this factor may be required to pay for an independent appraisal by an appraiser approved by the City].**

C. Explanation for Basis in Support of Claim for Adjustment of Base Year Rent.

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**XXI. Income and Operating Expense Worksheet With  
Adjustment of Base Year Amounts**

<b>Annual Total</b>		
(Insert Base and Current Years)	Base Year (        )	Current Year (2023)
<b><u>Rental Income</u></b>	\$	\$
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
2. Portion Attributable to Vacancy	\$	\$
Fees (indicate what fee is for):		
3. Late fees	\$	\$
4. List fees, other than utilities, collected for services & amenities not included in rent	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
<b><u>Other Income (list separately by type)*:</u></b>		
8.	\$	\$
9.	\$	\$
10.	\$	\$
<b><u>Fees for Utilities</u></b>		
11. Gas		
12. Electricity	\$	\$
13. Water	\$	\$
14. Sewer	\$	\$
15. Garbage & Recycling	\$	\$
<b><u>Other (list separately by type)</u></b>		
16.	\$	\$
17.	\$	\$
<b>18. Total Income</b>	<b>\$</b>	<b>\$</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.		

XXII. Operating Expenses Worksheet  <u>(Insert Base and Current Years)</u>	Annual Total	
	Base Year ( )	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$	\$
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$	\$
6. Accounting	\$	\$
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$	\$
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$	\$
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$	\$
20. Electricity (separately metered only)	\$	\$
21. Water	\$	\$
22. Sewer	\$	\$
23. Garbage & Recycling	\$	\$
24. Amortized portion of Capital Expense [from page _____; column (i)]	\$	\$
Other (list separately by type):	\$	\$
25.	\$	\$
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$0</b>	<b>\$0</b>

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

	Base Year	Current Year (2023)
<b>1. Proposed Adjusted/Total Income*</b>	\$ _____	\$ _____
<b>2. Operating Expenses</b>	\$ _____	\$ _____
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ _____	\$ _____
<b>4. CPI</b> [Annual Average CPI. Please enter the appropriate CPI value from the table below]	_____	292.720
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		_____
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 3 Current Year – Line 6]		\$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 17 Line 1)		_____ %

Year	2015	2016	2017	2018	2019	2020	2021	2022
<b>CPI Value (Line 4)</b>	230.567	234.145	239.239	244.969	250.106	252.997	265.244	285.008





June 12, 2025

City of Saint Paul - Rent Stabilization  
 310 City Hall  
 15 W. Kellogg Blvd.  
 Saint Paul, MN 55102

*via email at rentappeals@ci.stpaul.mn.us*

**Re: Rent Stabilization Appeal—934, 938, 942 Ashland Avenue, Saint Paul, MN 55104**

To Whom It May Concern:

Enclosed please find the rent-stabilization appeal applications for tenants of the following three apartment buildings: 934, 938, and 942 Ashland Avenue, Saint Paul, MN 55104 (the “Ashland Apartments”).<sup>1</sup>

The Ashland Apartments consist of 12 rental units, spread across three buildings. On April 28, 2025, staff from the Department of Safety and Inspections (“DSI”) issued a single determination letter granting the owner of the Ashland Apartments a rent-cap exception. As shown in the attached DSI determination letter, staff approved a uniform rent increase of up to 28.52% for all 12 units of the Ashland Apartments. Units 6 and 7 were granted an additional rent-cap exception of 23.64% based on capital improvements, meaning that those two units are subject to a total possible rent increase of up to 52.16%.

The tenants of the Ashland Apartments are appealing DSI’s determination. Housing Justice Center represents the following tenants in their appeal.

934 Ashland		938 Ashland		942 Ashland	
Unit	Tenant(s)	Unit	Tenant(s)	Unit	Tenant(s)
1	Jill Ackerman	6	Ehren Stemme	8	Kayla Simonson
2	Vincent Cornell			9	Jessica Skaare
				10	Autumn Buel
				11	Samuel Perkins & Chloe Cable
				12	Lillian Johnson & Eleanor Rowen

<sup>1</sup> Each of these three buildings has a dual address (934/936 Ashland Ave.; 938/940 Ashland Ave.; 942/944 Ashland Ave.). As such, the mailing and service address of some tenants differs from the address identified in the staff determination letter. Tenants have listed their mailing addresses on the appeal forms, but for purposes of this appeal, we are using the addresses as identified by the staff determination letter.

Housing Justice Center, Northwestern Building, 275 Fourth Street East, Suite 590, Saint Paul, MN 55101  
 651.391.8393 • ahanson@hjcmmn.org

*Dedicated to expanding and preserving the supply of affordable housing nationwide*

**We ask that the City consolidate the attached appeals and schedule a single legislative hearing.** A memorandum explaining the basis for the tenants' appeal will be forthcoming, along with a report from a habitability expert about the condition of the Ashland Apartments.

Please note that the above identified tenants bring their appeal on behalf of **all units** in the Ashland Apartments. The Rent-Stabilization Ordinance allows tenants to appeal building-wide rent-cap exceptions that have been approved through a single department determination. See SPLC § 193A.07(g) (The landlord or tenant shall have the right to appeal *the department determination.*"); SPLC § 193A.07(a)(8) ("A landlord or tenant may appeal *any* department determination to the legislative hearing officer."). Here, the challenged building-wide rent increase has been approved through a single department determination issued on April 28, 2025. As such, the appeal is brought on behalf of all 12 impacted units.

Counsel from Housing Justice Center will deliver the required appeal fees to City Hall, 15 Kellogg Blvd. West, Room 310 later today (June 12).

Please contact me with any questions about the tenants' appeal.

Sincerely,

*s/ Abbie Hanson*

Abbie Hanson

Tenant Rights Attorney, Housing Justice Center

651-391-8393

ahanson@hjcmmn.org

Encl: Copy of the April 28, 2025 DSI Determination Letter

Completed Appeal Forms for: Jill Ackerman (Unit 1); Vincent Cornell (Unit 2); Ehren Stemme (Unit 6); Kayla Simonson (Unit 8); Jessica Skaare (Unit 9); Autumn Buel (Unit 10); Samuel Perkins & Chloe Cable (Unit 11); and Lillian Johnson & Eleanor Rowen (Unit 12)

**934 Ashland Avenue**

**Parcel ID: 022823240077**

Apartment #1

934 Ashland Avenue Apt#1 Saint Paul, MN 55104

Apartment #2

934 Ashland Avenue Apt#2 Saint Paul, MN 55104

Apartment #3

934 Ashland Avenue Apt#3 Saint Paul, MN 55104

Apartment #4

934 Ashland Avenue Apt#4 Saint Paul, MN 55104

Apartment #5

934 Ashland Avenue Apt#5 Saint Paul, MN 55104

**938 Ashland Avenue**

**Parcel ID: 022823240078**

Apartment #6

938 Ashland Avenue Apt#6 Saint Paul, MN 55104

Apartment #7

938 Ashland Avenue Apt#7 Saint Paul, MN 55104

**942 Ashland Avenue**

**Parcel ID: 022823240079**

Apartment #8

942 Ashland Avenue Apt#8 Saint Paul, MN 55104

Apartment #9

942 Ashland Avenue Apt#9 Saint Paul, MN 55104

**942 Ashland Avenue (Continued)**

**Parcel ID: 022823240079**

Apartment #10

942 Ashland Avenue Apt#10 Saint Paul, MN 55104

Apartment #11

942 Ashland Avenue Apt#11 Saint Paul, MN 55104

Apartment #12

942 Ashland Avenue Apt#12 Saint Paul, MN 55104



April 28, 2025

Judith Day  
1787 Sargent Avenue  
Saint Paul, MN 55105

REQUEST FOR EXCEPTION TO 3% CAP - NOTICE OF DEPARTMENT DETERMINATION

RE: 934, 938, 942 Ashland Avenue, Saint Paul, MN 55104

Dear Property Representative:

You applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Approval for a 28.52% was granted on 4/28/2025 through the staff determination process provided by the City. Additional rent increases were allowed due to unit specific capital improvements. See the attached table for the additional increase values.

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

If there is no appeal within the next 45 days, the determination will be considered final and you may proceed with the increase as approved above.

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 this notice.

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](mailto:Rent-Stabilization@ci.stpaul.mn.us)  
651-266-8553



## 934, 938, 942 Ashland Ave.

UNIT NUMBER	CAPITAL IMPROVEMENT INCREASE		NOI INCREASE		TOTAL ALLOWABLE INCREASE	NEW MAXIMUM RENT
1	0.00%	+	28.52%	=	28.52%	\$1,542.22
2	0.00%	+	28.52%	=	28.52%	\$1,413.70
3	0.00%	+	28.52%	=	28.52%	\$1,542.22
4	0.00%	+	28.52%	=	28.52%	\$1,349.44
5	0.00%	+	28.52%	=	28.52%	\$1,124.53
6	23.64%	+	28.52%	=	52.16%	\$2,434.58
7	23.64%	+	28.52%	=	52.16%	\$2,434.58
8	0.00%	+	28.52%	=	28.52%	\$1,413.70
9	0.00%	+	28.52%	=	28.52%	\$1,413.70
10	0.00%	+	28.52%	=	28.52%	\$1,413.70
11	0.00%	+	28.52%	=	28.52%	\$1,542.22
12	0.00%	+	28.52%	=	28.52%	\$1,285.18

**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

This Certificate must be filed pursuant to Rule 104(a) of the General Rules of Practice for the District Courts if the case is a family case or a civil case listed in Minn. Gen. R. Prac. 111.01. **If information is not then known to the filing party at the time of filing, it shall be provided to the Court Administrator in writing by the filing party within seven (7) days of learning the information.** Any party impleading additional parties shall provide the same information to the Court Administrator. The Court Administrator shall, upon receipt of the completed certificate, notify all parties or their lawyers, if represented by counsel, of the date of filing the action and the file number assigned.

ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

Saint Paul MN 55101

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

651-391-8393

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
ecurran@hjcmmn.org

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

\_\_\_\_\_  
Minnesota Attorney License Number

\_\_\_\_\_  
Minnesota Attorney License Number

PLAINTIFF/PETITIONER, Self-represented

DEFENDANT/RESPONDENT, Self-represented

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

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City                      State      Zip Code

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**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

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ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

Saint Paul MN 55101

\_\_\_\_\_  
City State Zip Code

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651-391-8393

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jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
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Curran: 0506150

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**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  
EMAIL: [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Jim Poradek & Abbie Hanson  
o/b/o Tenants: Kayla Simonson, Jessica Skaare, Autumn Buel, Samuel Perkins & Chole Cable, Lillian Johnson & Eleanor Rowen  
942 Ashland Ave Units 8, 9, 10, 11, and 12  
Saint Paul, Minnesota 55104

VIA Email: [jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org) and [ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)

Re: Rent Control Appeal for property at 942 Ashland Ave Units 8, 9, 10, 11, and 12

Dear Mr. Poradek and Ms. Hanson:

This letter is to confirm that you are scheduled for a Legislative Hearing on **July 17, 2025, at 1:00 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul, MN 55102**. If this date doesn't work for you, please let me know as soon as possible. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision. All materials should be submitted by July 10, 2025, to the Rent Appeal email address below. Please note that I have also informed your landlord of this appeal in a separate cover letter, in case they wish to attend the hearing.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

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/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Judith Day



**CITY OF SAINT PAUL**  
OFFICE OF THE CITY COUNCIL  
310 CITY HALL  
15 WEST KELLOGG BOULEVARD  
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PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Judith Day  
1787 Sargent Ave.  
Saint Paul, Minnesota 55105

VIA Email: [Amsterdam5839@gmail.com](mailto:Amsterdam5839@gmail.com)

Re: Rent Control Appeals for the properties at 934, 938 and 942 Ashland Ave.

Dear Judith Day:

This is to inform you that your tenants in Apartments 934 Ashland Ave, Units 1 and 5, 938 Ashland Ave, Unit 6, and 942 Ashland Ave, Units 8, 9, 10, 11 and 12 are appealing the Department of Safety & Inspections' determination to allow up to an 8% increase in rent. A Legislative Hearing is scheduled on **July 17, 2025, at 1 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul MN 55102** to review this appeal. You are welcome to attend this hearing. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

If you have any question, please get in touch with me at 651-266-8568 or email [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)

Sincerely,

/s/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Jim Poradek, Housing Justice Center  
Abbie Hanson, Housing Justice Center

## Janie Vang

---

**From:** Abbie Hanson <ahanson@hjcmn.org>  
**Sent:** Friday, June 20, 2025 3:01 PM  
**To:** \*CI-StPaul\_RentAppeals  
**Cc:** Jim Poradek; Emily Curran  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave  
**Attachments:** CIV102\_Ashland Rent Stabilization Appeal.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Janie,

A completed Certificate of Representation is attached.

**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Sent:** Friday, June 20, 2025 2:34 PM  
**To:** Abbie Hanson <ahanson@hjcmn.org>; \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Cc:** Jim Poradek <jporadek@hjcmn.org>; Emily Curran <ecurran@hjcmn.org>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

This is the standard form provided by the state, and it will be sufficient for our purposes. Since this matter is quasi-judicial and being heard by the City Council rather than the district court, please complete the sections that are relevant to your appeal.

Attached: [CIV102.pdf](#)

Thank you.

*Janie Vang*

*Executive Assistant | She/her*

*Rent Stabilization*

*15 W Kellogg Blvd., City Hall*

*Saint Paul, MN 55102*

*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL  
MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)>

**Sent:** Thursday, June 19, 2025 10:20 AM

**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>

**Cc:** Jim Poradek <[jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org)>; Emily Curran <[ecurran@hjcmmn.org](mailto:ecurran@hjcmmn.org)>

**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

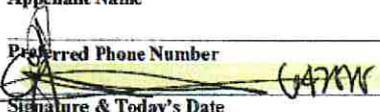
Hi Janie,

We did not state that we would not be providing the City the requested material. We are simply looking for clarification on why what we have provided thus far does not qualify as a “certificate of representation.” We cannot comply with the City’s request if we don’t understand what the City is asking for.

In the appeal forms provided on June 12, the relevant portions of which are reproduced below, all appellants signed a document stating that we represent them in this matter. What other language is the City looking for in a certificate of representation? Alternatively, if the City has a standard “certificate of representation” form it uses, please provide that to us, as we could not find it on the City’s website.

In addition, the appeal forms—which again, are signed by all appellants and are reproduced below—ask that the City “direct communication to” us, the appellants’ attorneys. If the City’s concern is that it is deviating from its standard communication procedure, it is HJC’s view that the identified language and the accompanying appellant endorsements would address that concern. Please advise us as to what other language the City would need.

**Appellant:**

Ehren Stemme	ahanson@hjcmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
Signature & Today's Date 	Alternate Phone Number
	Tenant
	Is Appellant: Property Owner/Manager OR Tenant ?

**Property Owner (if other than appellant):**

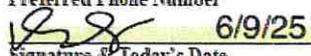
Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Kayla Simonson	ahanson@hjcmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
Signature & Today's Date  6/9/25	Alternate Phone Number
	Tenant
	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Jessica Skaare	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
<i>Jessica Skaare</i> 6/14/25	Alternate Phone Number
Signature & Today's Date	Tenant
	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Lillian Johnson & Eleanor Rowen	ahanson@hjcmmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
<i>Lillian Johnson eb/4/2025</i>	Alternate Phone Number
Signature & Today's Date	Tenant
<i>Shewell</i> 6/5/25	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Jill Ackeman

Appellant Name

602-460-1119

Preferred Phone Number

Jill Ackeman 6/4/25

Signature & Today's Date

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Vincent Cornell

Appellant Name

612 978 5088

Preferred Phone Number

06-10-2025

Signature & Today's Date

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Autumn Buel  
Appellant Name

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Autumn Buel* 6/11/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Samuel Perkins & Chloe Cable  
Appellant Name

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Sam Perkins* 6/4/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

*Chloe Cable* 6/11/25

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

Abbie Hanson (she/her)  
Housing Justice Litigator  
651-391-8393  
ahanson@hjcmn.org



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Wednesday, June 18, 2025 4:07 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

It is our standard practice to ensure all affected/interested parties receive notifications during the appeal process. You have asked that we deviate from this practice and communicate exclusively with you, at the Housing Justice Center. Because this is outside our standard practice, we asked for a certificate of representation. We understand that you will not be providing it and will continue with our standard practice of communicating to all affected/interested parties.

Thank you.

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*☎: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Wednesday, June 18, 2025 10:01 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Janie,

The submitted appeal forms, which are signed by all the appellants, do have a representation statement on them: "I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys: Jim Poradek ([jporadek@hjcmn.org](mailto:jporadek@hjcmn.org); 612-7233-0517) & Abbie Hanson ([ahanson@hjcmn.org](mailto:ahanson@hjcmn.org); 651-391-8393)." Please advise why that language will not suffice and provide a separate form or language that the City requires us to use. Such a form is not available to the public as far as we can determine.

Thank you,  
**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Tuesday, June 17, 2025 4:31 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

We are happy to address all appeal correspondence to the Housing Justice Court as requested. However, we will need the appropriate certificate(s) of representation before we proceed. Please submit the required documentation as soon as you can.

Best regards,

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Thursday, June 12, 2025 8:30 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hello,

Please see the attached cover letter, rent stabilization appeal applications, and DSI determination letter. A memorandum explaining the basis for the tenants' appeal will be forthcoming.

I will deliver a check for the required appeal fees to City Hall, room 310, later today.

Please confirm receipt of this appeal.

Sincerely,  
**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)







# City of Saint Paul

City Hall and Court House  
15 West Kellogg  
Boulevard  
Phone: 651-266-8560

## Master

**File Number: RLH RSA 25-8**

**File ID:** RLH RSA 25-8

**Type:** Resolution LH Rent  
Stabilization Appeal

**Status:** Agenda Ready

**Version:** 1

**Contact  
Number:**

**In Control:** Legislative  
Hearings

**Department:**

**Cost:**

**File Created:** 06/17/2025

**File Name:** 934 ASHLAND AVENUE, UNIT 1.

**Final Action:**

**Title:** Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Jill Ackerman, to a Rent Stabilization Determination at 934 ASHLAND AVENUE, UNIT 1.

### Notes:

### Code Sections:

**Agenda Date:** 07/17/2025

**Indexes:** Ward - 1

**Agenda Number:** 8

**Sponsors:** Bowie

**Enactment Date:**

**Attachments:** 934 Ashland Ave. Unit 1, 934 Ashland Ave. Unit 1- Request Increase Form, 934 Ashland Ave. Unit 1- MNOI, 934 Ashland Ave. Unit 1- Landlord Worksheet, 934 Ashland Ave. Unit 1- Coverletter, 934 Ashland Ave. Unit 1- Units Effective Sheet, 934 Ashland Ave. Unit 1- DSI Letter, 934, 938-948 AND 942-944 ASHLAND AVE- Email chain between Janie and Abbie Hanson, 934, 938-948 AND 942-944 ASHLAND AVE- CERTIFICATE OF REPRESENTATION AND PARTIES, 934 Ashland Ave Units 1 and 5 letter, 934, 938, 942 Ashland Ave Owner Letter- 6-16-25

**Financials Included?:**

### Contact Name:

**Hearing Date:**

**Entered by:** janie.vang@ci.stpaul.mn.us

**Ord Effective Date:**

### Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/17/2025	Vang, Mai - FYI	Notified - FYI	
1	2	6/17/2025	Moermond, Marcia	Approve	6/19/2025
1	3	6/17/2025	Naylor, Racquel - FYI	Notified - FYI	
1	4	6/17/2025	Vang, Nhia - FYI	Notified - FYI	
1	5	6/17/2025	Wiese, Angie - FYI	Notified - FYI	
1	6	6/17/2025	Gorski, David - FYI	Notified - FYI	
1	7	6/17/2025	Sass, Demetrius - FYI	Notified - FYI	
1	8	6/17/2025	Ferkinhoff, Lynne - FYI	Notified - FYI	
1	9	6/17/2025	Skarda, Therese - FYI	Notified - FYI	

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### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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#### Text of Legislative File RLH RSA 25-8

Appeal of Jim Poradek & Abbie Hanson, Attorneys for Housing Justice Center, representing Tenant, Jill Ackerman, to a Rent Stabilization Determination at 934 ASHLAND AVENUE, UNIT 1.



# APPEAL APPLICATION FOR RENT STABILIZATION DETERMINATIONS

Saint Paul City Council – Rent Stabilization  
310 City Hall, 15 W. Kellogg Blvd.  
Saint Paul, MN 55102  
651-266-8568

RECEIVED  
JUN 11 2025  
CITY CLERK

We need the following to process your appeal:

\$25 filing fee (non-refundable (payable to the City of Saint Paul

Copy of the Department of Safety & Inspections Determination Letter

Attachments you may wish to include *\*attachments will be forthcoming*

This appeal form completed  
 Walk-In  Email  US Mail

### HEARING DATE & TIME

(provided by Rent Stabilization Appeals Staff)

DATE: July 17, 2025

TIME: 1:00 p.m.

### LOCATION OF HEARING:

Room 330 Saint Paul City Hall  
15 West Kellogg Blvd.  
Saint Paul, MN 55102

### Address Being Appealed:

934 Ashland Ave #1  
Number & Street & Unit Number (if applicable)

Saint Paul, MN  
City & State

55104  
Zip Code

### Appellant:

Jill Ackerman  
Appellant Name

602-460-1119  
Preferred Phone Number

*Jill Ackerman* 6/4/25  
Signature & Today's Date

ahanson@hjcmn.org (attorney)  
Email

651-391-8393 (attorney)  
Alternate Phone Number

Tenant  
Is Appellant: Property Owner/ Manager OR Tenant ?

### Property Owner (if other than appellant):

Judith Day  
Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

### What Is Being Appealed and Why? Attachments Are Acceptable

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

4/11/2025 5:15:27 PM

Time of Completion (Read only) \*

4/11/2025 5:15:27 PM

Applicant Name (Read only)

Judith Day

Applicant Email (Read only)

Amsterdam5839@gmail.com

Applicant Phone (Read only)

651-269-9437

Applicant Address (Read only)

1787 Sargent Avenue Saint Paul, Mn. 55105

Company Represented (Read only)

Self

Owner (Read only)

Judith Day

PIN (Read only)

022823240077/022823240078/022823240079

Portion of the Building (Read only)

Entire building

Consistent Increases (Read only)

Yes

Percent Increase Proposed (Read only)

30%

Effective Date (Read only)

6/30/2025

≡

Justification (Read only)

["An increase in real property taxes", "An unavoidable increase in operating expenses", "A capital improvement project", "An increase in tenants occupying the rental unit"]

≡

Condition of Property (Read only)

No known code violations

≡

Added Information (Read only)

please refer to financial details provided in St Paul Rent stabilization meeting with Lynne Ferkinhoff and Demetrius on 4/11/25

≡

Staff or Self Determination (Read only)

Requesting City staff determination for increases greater than 8% or Just Cause Vacancy

Current Year GSRI (Read only)

-

Fair Net Operating Income (Read only)

-



Missed Fair Revenue (Read only)

-



Property Address (Read only)

934/938/942 Ashland Avenue Saint Paul, Mn 55104



Allowable Rent Increase (Read only)

-



Application Status (Read only)

Approved - Notified



Appeal Status (Read only)

-



Staff Notes (Read only)

Attached MNOI PDF is the 2023 fillable version. CPI information is incorrect. View spreadsheet for accurate calculation data.

934: Last Inspection Date: Jun 15, 2023 rated as a class B property...

See more



Attachment (Read only)

-



Completion Time (Read only)

4/11/2025 12:15 PM



Attachments

Document.pdf

934-942 Ashland Ave MNOI.xlsx

Landlord MNOI - Cap Improvement Worksheet 2024.pdf

Staff Determination Letter- 934, 938, 942 Ashland Ave -- 4-28-2025.pdf

**VIII. Income and Operating Expense Worksheets**

<b>Income Worksheet</b>		
Click "Select Base Year" for Drop-down Menu	<b>Base Year</b>	<b>Current Year</b>
	2019	2024
<b>Rental Income</b>		
1. Gross Scheduled Rental Income	\$ 154,500.00	\$ 169,500.00
2. Portion Attributable to Vacancy		
Fees (indicate what fee is for):		
3. Late fees		
4. List fees, other than utilities, collected for services & amenities not included in rent		
5.		
6.		
7.		
<b>Other Income (list separately by type)*:</b>		
8.		
9.		
10.		
<b>Fees for Utilities</b>		
11. Gas		
12. Electricity		
13. Water		
14. Sewer		
15. Garbage & Recycling		
Other (list separately by type)		
16.		
17.		
18. <b>Total Income</b>	<b>\$ 154,500.00</b>	<b>\$ 169,500.00</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

### IX. Operating Expenses Worksheet

	Base Year 2019	Current Year 2024
1. Assessments		
2. Real Property Taxes	\$ 26,008.00	\$ 35,402.00
3. License Tax/Fee		
4. Rent Board Registration Fees		
5. Insurance	\$ 11,469.95	\$ 18,994.30
6. Accounting	\$ 600.00	\$ 600.00
7. Legal (explain types of legal expenses)		
8. Manager /Management Services		
9. Security		
10. Office Supplies		
12. Normal Repairs	\$ 5,569.13	\$ 20,446.14
13. Owner-Performed Labor		
14. Plumbing Maintenance	\$ 6,932.48	\$ 6,683.42
15. Pool Maintenance		
16. Landscape Maintenance		
17. Other Maintenance		
18. Parking Lot/Street Maintenance		
19. Gas (separately metered only)	\$ 9,680.11	\$ 11,865.54
20. Electricity (separately metered only)		
21. Water	\$ 3,576.32	\$ 4,083.93
22. Sewer	\$ 573.82	\$ 523.81
23. Garbage and Recycle	\$ 3,037.21	\$ 4,373.62
24. Amortized portion of Capital Expense	\$ -	
<b>Other (list separately by type):</b>		
25. Fire Safety	\$ 127.40	\$ 246.00
26. Plowing	\$ 2,400.00	\$ 4,000.00
27. Mold Abatement		\$ 8,348.17
28. Gutters		\$ 933.34

29.		
30.		
31.		
32.		
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>32. TOTAL OPERATING EXPENSES</b>	<b>\$ 69,974.42</b>	<b>\$ 116,500.27</b>

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

	<b>Base Year 2019</b>	<b>Current Year 2024</b>
<b>1. Proposed Adjusted/Total Income*</b>	\$ 154,500.00	\$ 169,500.00
<b>2. Operating Expenses</b>	\$ 69,974	\$ 116,500
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ 84,525.58	\$ 52,999.73
<b>4. CPI</b> [Annual Average CPI]	250,106	299.852
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b>		19.89%
[Current Year Annual Average CPI – Base Year Annual Average CPI divided by Base Year Annual Average CPI]		
<b>6. Fair Net Annual Operating Income = Base Year Net Operating \$ Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ 101,337.69
<b>7. Fair Net Annual Operating Income \$ Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 - Line 3 Current Year]		\$ 48,337.96
<b>8. Allowable Rent Increase Percentage %</b> (Line 7 divided by Current Year Scheduled Rental Income)		28.52%

\* 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.



# RENT STABILIZATION

## Landlord Worksheet Rent Increase using Fair Return Standard: Maintenance of Net Operating Income (MNOI)

### Amortized Costs of Capital Improvements included in Operating Expenses

#### Introductory Information

A landlord is entitled to a Fair Return on rental property. Pursuant to the Rent Stabilization Ordinance, the City has adopted fair return regulations (posted on the website).

#### 1. **Presumption of Base Year Net Operating Income**

It shall be presumed that the net operating income received by the landlord in the Base Year provided a Fair Return. This presumption may be rebutted, in which case an adjusted Base Year Net Operating Income shall be used.

#### 2. **Fair Return**

A landlord has the right to obtain a net operating income equal to the Base Year (2019) net operating income adjusted by 100% of the percentage increase in the Consumer Price Index (CPI), since the Base Year. It shall be presumed this standard provides a Fair Return.

#### 3. **Base Year**

(a) Calendar year 2019 is the Base Year.

(b) In the event that a prior determination of the allowable Rent is made pursuant to a Fair Return petition, if a subsequent petition is filed, the Base Year shall be the year that was considered as the "current year" in the prior petition.

(c) Unless otherwise exempted from the limitation on rent increases by local, state or federal laws or regulations, if a Rental Unit enters the marketplace for the first time after 2019, the Base Year shall be the year the Unit entered the marketplace.

#### 4. **Current Year**

The "current year" shall be the calendar year preceding the application.

#### 5. **CPI (Consumer Price Index)**

The annual CPI for the current year for All Urban Consumers for the Minneapolis-St. Paul-Bloomington area (All Items) provided by the U.S. Bureau of Labor Statistics [[Bureau of Labor Statistics Data \(bls.gov\)](https://www.bls.gov)].

**I. General Information About the Property**

1. Street Address: 934/938/942 Ashland Avenue Saint Paul, MN 55104
2. Parcel Numbers(s): 022823240077/022823240078/022823240079
3. Year Property Purchased by Current Owner: 12/03/2007
4. Total Number of Units on the Property: 12
5. Total Number of Units Affected by Proposed Rent Increase: 12
6. Are there Rental Units that are Partially or Fully Exempt? Number of Exempt Rental Units and Basis for Exemption: None

**II. Landlord Information**

7. Name: Judith Day
8. Phone(s): (      ) (651) 269-9437
9. Business Address: 1787 Sargent Avenue
10. City, State, Zip: Saint Paul, MN 55104
11. Business E-mail: Amsterdam5839@gmail.com

**III. Agent Information (if applicable)**

12. Name: \_\_\_\_\_
13. Phone(s): ( \_\_\_\_\_ ) \_\_\_\_\_
14. Business Address: \_\_\_\_\_
15. City, State, Zip: \_\_\_\_\_
16. Business E-mail: \_\_\_\_\_

**IV. Services**

**17. Please Check The Applicable Boxes**  
(Identify the manner in which each service is paid)

Type of Service	Paid by Landlord, but not passed through to Tenants	Tenants pay service directly	Landlord pays service and passes cost through to Tenants
Gas		X	
Electricity		X	
Water	X		
Sewer	X		
Garbage	X		
Other:	HEAT		

**V. Changes to Services**

**18. Briefly describe the services provided to the rental units. Include all services provided and state which services are provided without additional charge:**

Owner provides heating, water, sewage, garbage removal, and snow removal.

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**19. If there have been any changes to the services listed above or in the responsibility for their payment since the base year, please explain:**

None

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**VI. Income and Expense Explanation and Calculations**

**20. Calculation of Net Operating Income**

Net operating income shall be calculated by subtracting operating expenses from gross rental income.

**A. Gross Rental Income**

Gross rental income shall include:

Scheduled rental income at one hundred percent (100%) occupancy plus all other income or consideration received or in connection with the use or occupancy of the Rental Unit.

If there is a change in the number of rental units between the Base Year & Current Year, the rental income and expenses for the same number of units shall be used in calculating the net operating income for both periods. The purpose of this provision is to provide a fair compensation between the Base Year and the Current Year.

Vacant or owner-occupied rental units at the time a petition is filed, that provided rental income in the Base Year, shall count toward the calculation of gross rental income in the Current Year. The Rent Program shall attribute rental income calculated on the basis of average rents for comparable units at the property that were most recently rented. If no comparable units on the property were rented within the last two years, initial rents for comparable units in the City may be used if there is no other basis for its calculation.

**B. Gross Rental Income Shall Not Include:**

- (1) Utility charges that are sub-metered, for gas, electricity or water paid directly by the tenant;
- (2) Charges for refuse disposal, sewer service or other services (which are either provided solely on a cost pass-through basis if they are regulated by state or local law)

### **C. Claim for Base Rent Adjustment**

A claim may be made for a Base Year Rent Adjustment if the Base Year Rent and/or earlier rent amounts were disproportionately low. A Base Year Rent Adjustment will be considered if the evidence supporting a requested adjustment is provided and sufficiently compelling enough. The Rent Program may allow Landlord to submit an independent comparable rent appraisal at the expense of the Petitioner to assist in the review of a Base Year Rent Adjustment Claim.

Landlords may rebut the presumption that the Base Year net operating income provided a fair return. If a claim is made on this basis, the petitioner must complete the corresponding pages 19-22 at the end of this Attachment.

**Check here if a claim for a Base Year Rent Adjustment is included in this Attachment and complete pages 19-22 of this Attachment.**

---

**VII. Operating Expenses**

**Operating expenses include:** Reasonable costs of operation and maintenance of the Rental Unit, including:

1. Management Expenses;
2. Utility Costs except a utility that are paid directly by the tenant(s);
3. Real Property Taxes Assessed and Paid;
4. Insurance;
5. License, Registration and other Public Fees;
6. Landlord-performed Labor;
7. Legal Expenses;
8. The Amortized Costs of Capital Improvements; and
9. Other Reasonable Operating Expenses.

**Operating expenses shall not include the following:**

1. Mortgage principal or interest payments or other debt service costs and costs associated with obtaining financing;
2. Any penalties, fees or interest assessed or awarded for violation of any provision of this chapter or of any other provision of law;
3. Land lease expenses;
4. Political contributions and payments to organizations or individuals which are substantially devoted to legislative lobbying purposes;
5. Depreciation;
6. Any expenses for which the Landlord has been reimbursed by any utility rebate or discount, Security Deposit, insurance settlement, judgment for damages, settlement or any other method or device;
7. Unreasonable increases in expenses since the Base Year;
8. Expenses associated with the provision of master-metered gas and electricity services;
9. Expenses which are attributable to unreasonable delays in performing necessary maintenance or repair work or the failure to complete necessary replacements. (For example if a roof replacement is unreasonably delayed, the full cost of the roof replacement would be allowed; however, if interior water damage occurred as a result of the unreasonable delay, that expense would not be allowable to support a fair return); and
10. Unreasonable Expenses.

### VIII. Income and Operating Expense Worksheet

	Annual Total	
(Insert Base and Current Years)	Base Year (2019)**	Current Year (2023)
<b>Rental Income</b>	\$154500	\$169500
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
<b>2. Portion Attributable to Vacancy Fees (indicate what fee is for):</b>	\$	\$
<b>3. Late fees</b>	\$	\$
<b>4. List fees, other than utilities, collected for services &amp; amenities not included in rent</b>	\$	\$
<b>5.</b>	\$	\$
<b>6.</b>	\$	\$
<b>7.</b>	\$	\$
<b>Other Income (list separately by type)*:</b>		
<b>8.</b>	\$	\$
<b>9.</b>	\$	\$
<b>10.</b>	\$	\$
<b>Fees for Utilities</b>		
<b>11. Gas</b>	\$	\$
<b>12. Electricity</b>	\$	\$
<b>13. Water</b>	\$	\$
<b>14. Sewer</b>	\$	\$
<b>15. Garbage &amp; Recycling</b>	\$	\$
<b>Other (list separately by type)</b>		
<b>16.</b>	\$	\$
<b>17.</b>	\$	\$
<b>18. Total Income</b>	\$ 154500	\$ 169500
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.	**(or an alternative year in the event of extenuating circumstances)	

IX. Operating Expenses Worksheet (Insert Base and Current Years)	Annual Total	
	Base Year (2019)	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$26008	\$35402
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$11469.95	\$18994.3
6. Accounting	\$600	\$600
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$5569.13	\$20446.14
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$6932.48	\$6683.42
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$9680.11	\$11865.54
20. Electricity (separately metered only)	\$	\$
21. Water	\$3576.32	\$4083.93
22. Sewer	\$573.82	\$523.81
23. Garbage & Recycling	\$ 3037.21	\$ 4373.62
24. Amortized portion of Capital Expense [from page _____; column (i) ]	\$	\$
Other (list separately by type):	\$	\$
25. Misc. (See spreadsheet)	\$2527.4	\$13527.51
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	<b>\$69974.42</b>	<b>\$116500.27</b>

**X. Allowances for Capital Improvements**

**The Amortized Costs of Capital Improvements.** Operating expenses include the amortized costs of capital improvements plus an interest allowance to cover the amortization of those costs. A capital improvement shall be any improvement to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250.00 or more per unit. Allowances for capital improvements shall be subject to the following conditions:

1. The amortization period shall be in conformance with the schedule adopted by the the City, as provided on pages 9-10, unless it is determined that an alternate period is justified based on the evidence presented in an appeals hearing.
2. Capital improvement costs do not include costs incurred to bring the Rental Unit into compliance with a provision of the Saint Paul Legislative Code or state law where the original installation of the improvement was not in compliance with code requirements.
3. At the end of the amortization period, the allowable monthly rent shall be decreased by any amount of a rent increase attributable to the capital improvement.
4. Portions of fair return rent increases that are attributable to capital improvements expire at the end of the amortization period.

Example of a Capital Improvement with Amortized Expenses and an Interest Allowance:

Owner filed a Petition on May 1, 2022 for an individual rent adjustment for a roof that was completed covering a four-rental unit building. The cost of the Capital Improvement was \$20,000 benefiting all four units in the building. The amortization period for a roof is ten (10) years according to the below tables. The applicable interest allowance based on the Primary Mortgage Survey is 3.88% + 2% for this example. The calculation of the capital improvement per month is:

Capital Improvement Cost	Interest Allowance	Period	Total Principal & Interest – Life of Improvement	Total Interest – Life of Improvement
\$20,000	5.88%	10 yrs. 120 mos.	\$26,500.52*	\$6,500.52

Annual Amortized Cost	Monthly Amortized Cost	# of Units	Monthly Cost per Unit
\$2,650.05	\$220.84	4	\$55.21

<b>XI. Amortization Period of Capital Improvements/Expenses</b>	
In amortizing capital improvements/expenses, the following schedule shall be used to determine the amortization period of the capital improvements and expenses. Improvements add to the health & safety of the rental unit.	Years
<b>Appliances</b>	
Air Conditioners*	10
Refrigerator*	5
Stove*	5
Garbage Disposal	5
Water Heater*	5
Dishwasher	5
Microwave Oven	5
Washer/Dryer	5
Fans*	5
Cabinets*	10
Carpentry	10
Counters*	10
Doors*	10
Knobs	5
Screen Doors	5
Fencing and Security*	5
Management	5
Tenant Assistance	5
<b>Structural Repair and Retrofitting</b>	
Foundation Repair*	10
Foundation Replacement*	20
Foundation Bolting*	20
Iron or Steel Work	20
Masonry-Chimney Repair*	20
Shear Wall Installation*	10
Electrical Wiring*	10
Elevator*	20
<b>Fencing</b>	
Chain	10
Block	10
Wood	10
<b>Fire Systems</b>	
Fire Alarm System*	10
Fire Sprinkler System*	20
Fire Escape*	10

<b>Flooring/Floor Covering</b>	
Hardwood	10
Tile and Linoleum	5
Carpet	5
Carpet Pad	5
Subfloor	10
<b>Fumigation Tenting*</b>	
Furniture	5
Automatic Garage Door Openers*	10
<b>Gates</b>	
Chain Link	10
Wrought Iron	10
Wood	10
<b>Glass</b>	
Windows*	5
Doors*	5
Mirrors	5
<b>Heating*</b>	
Central	10
Gas	10
Electric	10
Solar	10
Insulation	10
<b>Landscaping</b>	
Planting	10
Sprinklers	10
Tree Replacement	10
<b>Lighting</b>	
Interior*	10
Exterior*	5
<b>Locks*</b>	
Locks*	10
Mailboxes*	10
Meters*	10
<b>Plumbing</b>	
Fixtures*	10
Pipe Replacement*	10
Re-Pipe Entire Building*	20
Shower Doors*	5

<b>Painting</b>	
Interior	5
Exterior	5
<b>Paving</b>	
Asphalt	10
Cement	10
Decking	10
Plastering	10
Sump Pumps*	10
Railings*	10
<b>Roofing*</b>	
Shingle/Asphalt	10
Built-up, Tar and Gravel	10
Tile	10
Gutters/Downspouts	10
<b>Security*</b>	
Entry Telephone Intercom	10
Gates/Doors	10
Fencing	10
Alarms	10
Sidewalks/Walkways*	10
Stairs	10
Stucco	10
Tilework	10
Wallpaper	5
<b>Window Coverings*</b>	
Drapes	5
Shades	5
Screens	5
Awnings	5
Blinds/Mini-blinds	5
Shutters	5

\*Capital Improvements generally concern any change or addition to a unit or property which materially adds to the value of the property, appreciably prolongs its useful life or adapts it to a new use and has a useful life of more than one year and a direct cost of \$250 or more per unit.

The \* items are likely capital improvements. Other items may depend on the circumstances.

**XII. Interest Allowance**

If an amount was reported as an amortized portion of expenses on page 7, line 23 of the Base Year or current operating expense table above, complete this section.

An interest allowance may be calculated on the cost of amortized expenses. The interest allowance shall be the interest rate equivalent to the "average rate" for a thirty-year fixed rate on home mortgages plus two percent (2%). The "average rate" shall be the rate Freddie Mac last published in its weekly Primary Mortgage Market Survey (PMMS) as of the date of the initial petition. <http://www.freddiemac.com/pmmms/archive.html>

**1. Completed Capital Improvement and Expense Worksheet (Base Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Base Year: \$ \_\_\_\_\_  
[add amounts in column (d)]

**2. Completed Capital Improvement and Expense Worksheet (Current Year)**

(a) Date of Improvement	(b) Description of Expense	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k).

Total for Current Year: \$ \_\_\_\_\_

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**XIII. Blank Worksheet (Optional – Available for Applicant Use)**

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**XV. Planned Capital Improvements**

To encourage necessary capital improvements and expenses, a Landlord may include anticipated future expenses for the amortized cost of capital improvements and expenses in a fair return petition. An allowance shall be made for anticipated expenses that the Landlord intends to incur during the twenty-four month period following the date of a final Rent Program determination. This procedure should not be used for anticipated expenses for ordinary maintenance and repairs. The portion of any allowable rent increase attributable to the capital improvement and expense shall not go into effect until completion has been documented to the Rent Program.

Complete this table only if you are seeking preliminary approval for improvements you plan to complete within the next twenty-four (24) months. A rent increase cannot be granted until the improvements are completed and documentation of the cost of the improvements has been reviewed and approved by the City.

**Column:**

- (b) - Identify capital improvements and expenses you plan to complete within twenty four (24) months.
- (c) - List each unit that will benefit from the capital improvement/expense.
- (b) - Provide the date you expect to complete each capital improvement/expense.
- (d) - State the estimated cost of each improvement/expense.

(a) Item #	(b) Description of Expense & Estimated Date of Completion	(c) # of Units Impacted By Expense If not all units	(d) Initial Cost	(e) Interest Rate Allowed*	(f) Amortization Period (years)*	(g) Interest Amount	(h) Total Cost [Principal + Interest]	(i) Annual Cost	(j) Monthly Cost	(k) Monthly Cost Per Unit
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$
			\$	%		\$	\$	\$	\$	\$

\*Use the amortization table in this Attachment and the information about interest rates. Fill in columns (a) through (f) and then columns (g) through (k) will fill in automatically.

**Proposed Total Capital Expenses \$** \_\_\_\_\_

**XVI. Net  
Operating  
Income (NOI)**

**Net Operating Income = Income – Operating Expenses:**

	Base Year (2019)	Current Year (2023)
<b>1. Total Annual Income</b>	154500 \$ _____	169500 \$ _____
<b>2. Annual Operating Expenses</b>	69974 \$ _____	116500 \$ _____
<b>3. Current Net Annual Operating Income</b> (Income – Operating Expenses):	84525.58 \$ _____	52999.73 \$ _____
<b>4. CPI</b> [Annual Average CPI]	<u>250.106</u>	<u>292.720</u>
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		<u>17.04%</u>
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		101337.69 \$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 6 Current Year – Line 3]		48337.96 \$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 6 Line 1)		<u>28.52</u> %

**XX. CLAIM FOR ADJUSTMENT OF BASE YEAR NET OPERATING INCOME AND ASSOCIATED RENT ADJUSTED CLAIM**

Landlords may present evidence to rebut the presumption that the base year net operating income provided a fair return. Grounds for rebuttal of the presumption shall be based on at least one of the following findings:

1. Check this box  if you are requesting a base rent adjustment in your maintenance of net operating fair return claim.
2. Check the factors below that are applicable to your claim.

A. Exceptional Expenses in the Base Year. The landlord's operating expenses in the base year were unusually high or low in comparison to other years. In such instances, adjustments may be made in calculating operating expenses in order that the base year operating expenses reflect average expenses for the property over a reasonable period of time. Check which factor(s) contributed to your claim:

- (i) Extraordinary amounts were expended for necessary maintenance and repairs
- (ii) Maintenance and repair expenditures were exceptionally low as to cause inadequate maintenance or significant deterioration in the quality of services provide
- (iii) Other expenses were unreasonably high or low notwithstanding the application of prudent business practices.

B. Exceptional Circumstances in the Base Year. The gross income during the base year was disproportionately low due to exceptional circumstances. In such instances, adjustments may be made in calculating base year gross rental income consistent with the purpose of analyzing base year net operating income. Check which factor(s) contributed to your claim:

- (i) The gross income during the base year was lower than it might have been because some residents were charged reduced rent.
- (ii) The gross income during the base year was significantly lower than normal because of the destruction of the premises and/or temporary relocation for construction or repairs.
- (iii) The pattern of rent increases in the years prior to the base year were less than increases in the CPI.
- (v) Other exceptional circumstances

**[Petitioners submitting a claim based on this factor may be required to pay for an independent appraisal by an appraiser approved by the City].**

C. Explanation for Basis in Support of Claim for Adjustment of Base Year Rent.

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**XXI. Income and Operating Expense Worksheet With  
Adjustment of Base Year Amounts**

<b>Annual Total</b>		
(Insert Base and Current Years)	Base Year (        )	Current Year (2023)
<b><u>Rental Income</u></b>	\$	\$
<b>1. Gross scheduled rental income (monthly rent in effect on January 1, times 12) including uncollected rent.</b>	\$	\$
2. Portion Attributable to Vacancy	\$	\$
Fees (indicate what fee is for):		
3. Late fees	\$	\$
4. List fees, other than utilities, collected for services & amenities not included in rent	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
<b><u>Other Income (list separately by type)*:</u></b>		
8.	\$	\$
9.	\$	\$
10.	\$	\$
<b><u>Fees for Utilities</u></b>		
11. Gas		
12. Electricity	\$	\$
13. Water	\$	\$
14. Sewer	\$	\$
15. Garbage & Recycling	\$	\$
<b><u>Other (list separately by type)</u></b>		
16.	\$	\$
17.	\$	\$
<b>18. Total Income</b>	<b>\$</b>	<b>\$</b>
(add only lines 1 and 3-17)		
*Interest earned by Landlord on Tenant security deposits, other interest or investment income.		

XXII. Operating Expenses Worksheet  <u>(Insert Base and Current Years)</u>	Annual Total	
	Base Year ( )	Current Year (2023)
1. Assessments	\$	\$
2. Real Property Taxes	\$	\$
3. License Tax/Fee	\$	\$
4. Rent Board Registration Fees	\$	\$
5. Insurance	\$	\$
6. Accounting	\$	\$
7. Legal (explain types of legal expenses)	\$	\$
8. Manager /Management Services	\$	\$
9. Security	\$	\$
10. Office Supplies	\$	\$
12. Normal Repairs	\$	\$
13. Owner-Performed Labor	\$	\$
14. Plumbing Maintenance	\$	\$
15. Pool Maintenance	\$	\$
16. Landscape Maintenance	\$	\$
17. Other Maintenance	\$	\$
18. Parking Lot/Street Maintenance	\$	\$
19. Gas (separately metered only)	\$	\$
20. Electricity (separately metered only)	\$	\$
21. Water	\$	\$
22. Sewer	\$	\$
23. Garbage & Recycling	\$	\$
24. Amortized portion of Capital Expense [from page _____; column (i)]	\$	\$
Other (list separately by type):	\$	\$
25.	\$	\$
26.	\$	\$
Additional operating expense items can be listed for this worksheet using separate page(s) as needed.		
<b>27. TOTAL OPERATING EXPENSES</b>	\$0	\$0

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

	Base Year	Current Year (2023)
<b>1. Proposed Adjusted/Total Income*</b>	\$ _____	\$ _____
<b>2. Operating Expenses</b>	\$ _____	\$ _____
<b>3. Net Operating Income (Income – Operating Expenses):</b>	\$ _____	\$ _____
<b>4. CPI</b> [Annual Average CPI. Please enter the appropriate CPI value from the table below]	_____	292.720
<b>5. Percent Annual Increase in CPI Base Year to Current Year</b> [Current Year Annual Average CPI — Base Year Annual Average CPI divided by Base Year Annual Average CPI]		_____
<b>6. Fair Net Annual Operating Income = Base Year Net Operating Income Adjusted by CPI Increase</b> [Line 3 Base Year + Line 5 percent]		\$ _____
<b>7. Fair Net Annual Operating Income Minus Current Net Operating Income = Allowable Rent Increase</b> [Line 3 Current Year – Line 6]		\$ _____
<b>8. Allowable Rent Increase Percentage</b> (Line 7 divided by Current Year Gross Scheduled Rental Income on pg. 17 Line 1)		_____ %

Year	2015	2016	2017	2018	2019	2020	2021	2022
<b>CPI Value (Line 4)</b>	230.567	234.145	239.239	244.969	250.106	252.997	265.244	285.008





June 12, 2025

City of Saint Paul - Rent Stabilization  
 310 City Hall  
 15 W. Kellogg Blvd.  
 Saint Paul, MN 55102

*via email at [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)*

**Re: Rent Stabilization Appeal—934, 938, 942 Ashland Avenue, Saint Paul, MN 55104**

To Whom It May Concern:

Enclosed please find the rent-stabilization appeal applications for tenants of the following three apartment buildings: 934, 938, and 942 Ashland Avenue, Saint Paul, MN 55104 (the “Ashland Apartments”).<sup>1</sup>

The Ashland Apartments consist of 12 rental units, spread across three buildings. On April 28, 2025, staff from the Department of Safety and Inspections (“DSI”) issued a single determination letter granting the owner of the Ashland Apartments a rent-cap exception. As shown in the attached DSI determination letter, staff approved a uniform rent increase of up to 28.52% for all 12 units of the Ashland Apartments. Units 6 and 7 were granted an additional rent-cap exception of 23.64% based on capital improvements, meaning that those two units are subject to a total possible rent increase of up to 52.16%.

The tenants of the Ashland Apartments are appealing DSI’s determination. Housing Justice Center represents the following tenants in their appeal.

934 Ashland		938 Ashland		942 Ashland	
Unit	Tenant(s)	Unit	Tenant(s)	Unit	Tenant(s)
1	Jill Ackerman	6	Ehren Stemme	8	Kayla Simonson
2	Vincent Cornell			9	Jessica Skaare
				10	Autumn Buel
				11	Samuel Perkins & Chloe Cable
				12	Lillian Johnson & Eleanor Rowen

<sup>1</sup> Each of these three buildings has a dual address (934/936 Ashland Ave.; 938/940 Ashland Ave.; 942/944 Ashland Ave.). As such, the mailing and service address of some tenants differs from the address identified in the staff determination letter. Tenants have listed their mailing addresses on the appeal forms, but for purposes of this appeal, we are using the addresses as identified by the staff determination letter.

Housing Justice Center, Northwestern Building, 275 Fourth Street East, Suite 590, Saint Paul, MN 55101  
 651.391.8393 • [ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)

*Dedicated to expanding and preserving the supply of affordable housing nationwide*

**We ask that the City consolidate the attached appeals and schedule a single legislative hearing.** A memorandum explaining the basis for the tenants' appeal will be forthcoming, along with a report from a habitability expert about the condition of the Ashland Apartments.

Please note that the above identified tenants bring their appeal on behalf of **all units** in the Ashland Apartments. The Rent-Stabilization Ordinance allows tenants to appeal building-wide rent-cap exceptions that have been approved through a single department determination. See SPLC § 193A.07(g) (The landlord or tenant shall have the right to appeal *the department determination.*"); SPLC § 193A.07(a)(8) ("A landlord or tenant may appeal *any* department determination to the legislative hearing officer."). Here, the challenged building-wide rent increase has been approved through a single department determination issued on April 28, 2025. As such, the appeal is brought on behalf of all 12 impacted units.

Counsel from Housing Justice Center will deliver the required appeal fees to City Hall, 15 Kellogg Blvd. West, Room 310 later today (June 12).

Please contact me with any questions about the tenants' appeal.

Sincerely,

*s/ Abbie Hanson*

Abbie Hanson

Tenant Rights Attorney, Housing Justice Center

651-391-8393

ahanson@hjcmmn.org

Encl: Copy of the April 28, 2025 DSI Determination Letter

Completed Appeal Forms for: Jill Ackerman (Unit 1); Vincent Cornell (Unit 2); Ehren Stemme (Unit 6); Kayla Simonson (Unit 8); Jessica Skaare (Unit 9); Autumn Buel (Unit 10); Samuel Perkins & Chloe Cable (Unit 11); and Lillian Johnson & Eleanor Rowen (Unit 12)

**934 Ashland Avenue**

**Parcel ID: 022823240077**

Apartment #1

934 Ashland Avenue Apt#1 Saint Paul, MN 55104

Apartment #2

934 Ashland Avenue Apt#2 Saint Paul, MN 55104

Apartment #3

934 Ashland Avenue Apt#3 Saint Paul, MN 55104

Apartment #4

934 Ashland Avenue Apt#4 Saint Paul, MN 55104

Apartment #5

934 Ashland Avenue Apt#5 Saint Paul, MN 55104

**938 Ashland Avenue**

**Parcel ID: 022823240078**

Apartment #6

938 Ashland Avenue Apt#6 Saint Paul, MN 55104

Apartment #7

938 Ashland Avenue Apt#7 Saint Paul, MN 55104

**942 Ashland Avenue**

**Parcel ID: 022823240079**

Apartment #8

942 Ashland Avenue Apt#8 Saint Paul, MN 55104

Apartment #9

942 Ashland Avenue Apt#9 Saint Paul, MN 55104

**942 Ashland Avenue (Continued)**

**Parcel ID: 022823240079**

Apartment #10

942 Ashland Avenue Apt#10 Saint Paul, MN 55104

Apartment #11

942 Ashland Avenue Apt#11 Saint Paul, MN 55104

Apartment #12

942 Ashland Avenue Apt#12 Saint Paul, MN 55104



April 28, 2025

Judith Day  
1787 Sargent Avenue  
Saint Paul, MN 55105

REQUEST FOR EXCEPTION TO 3% CAP - NOTICE OF DEPARTMENT DETERMINATION

RE: 934, 938, 942 Ashland Avenue, Saint Paul, MN 55104

Dear Property Representative:

You applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Approval for a 28.52% was granted on 4/28/2025 through the staff determination process provided by the City. Additional rent increases were allowed due to unit specific capital improvements. See the attached table for the additional increase values.

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

If there is no appeal within the next 45 days, the determination will be considered final and you may proceed with the increase as approved above.

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 this notice.

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](mailto:Rent-Stabilization@ci.stpaul.mn.us)  
651-266-8553



## 934, 938, 942 Ashland Ave.

UNIT NUMBER	CAPITAL IMPROVEMENT INCREASE		NOI INCREASE		TOTAL ALLOWABLE INCREASE	NEW MAXIMUM RENT
1	0.00%	+	28.52%	=	28.52%	\$1,542.22
2	0.00%	+	28.52%	=	28.52%	\$1,413.70
3	0.00%	+	28.52%	=	28.52%	\$1,542.22
4	0.00%	+	28.52%	=	28.52%	\$1,349.44
5	0.00%	+	28.52%	=	28.52%	\$1,124.53
6	23.64%	+	28.52%	=	52.16%	\$2,434.58
7	23.64%	+	28.52%	=	52.16%	\$2,434.58
8	0.00%	+	28.52%	=	28.52%	\$1,413.70
9	0.00%	+	28.52%	=	28.52%	\$1,413.70
10	0.00%	+	28.52%	=	28.52%	\$1,413.70
11	0.00%	+	28.52%	=	28.52%	\$1,542.22
12	0.00%	+	28.52%	=	28.52%	\$1,285.18

## Janie Vang

---

**From:** Abbie Hanson <ahanson@hjcmn.org>  
**Sent:** Friday, June 20, 2025 3:01 PM  
**To:** \*CI-StPaul\_RentAppeals  
**Cc:** Jim Poradek; Emily Curran  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave  
**Attachments:** CIV102\_Ashland Rent Stabilization Appeal.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Janie,

A completed Certificate of Representation is attached.

**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Sent:** Friday, June 20, 2025 2:34 PM  
**To:** Abbie Hanson <ahanson@hjcmn.org>; \*CI-StPaul\_RentAppeals <RentAppeals@ci.stpaul.mn.us>  
**Cc:** Jim Poradek <jporadek@hjcmn.org>; Emily Curran <ecurran@hjcmn.org>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

This is the standard form provided by the state, and it will be sufficient for our purposes. Since this matter is quasi-judicial and being heard by the City Council rather than the district court, please complete the sections that are relevant to your appeal.

Attached: [CIV102.pdf](#)

Thank you.

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)>  
**Sent:** Thursday, June 19, 2025 10:20 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org)>; Emily Curran <[ecurran@hjcmmn.org](mailto:ecurran@hjcmmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Janie,

We did not state that we would not be providing the City the requested material. We are simply looking for clarification on why what we have provided thus far does not qualify as a “certificate of representation.” We cannot comply with the City’s request if we don’t understand what the City is asking for.

In the appeal forms provided on June 12, the relevant portions of which are reproduced below, all appellants signed a document stating that we represent them in this matter. What other language is the City looking for in a certificate of representation? Alternatively, if the City has a standard “certificate of representation” form it uses, please provide that to us, as we could not find it on the City’s website.

In addition, the appeal forms—which again, are signed by all appellants and are reproduced below—ask that the City “direct communication to” us, the appellants’ attorneys. If the City’s concern is that it is deviating from its standard communication procedure, it is HJC’s view that the identified language and the accompanying appellant endorsements would address that concern. Please advise us as to what other language the City would need.

**Appellant:**

Ehren Stemme	ahanson@hjcmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
Signature & Today's Date <i>[Signature]</i>	Alternate Phone Number
	Tenant
	Is Appellant: Property Owner/Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Kayla Simonson	ahanson@hjcmn.org (attorney)
Appellant Name	Email
Preferred Phone Number	651-391-8393 (attorney)
Signature & Today's Date <i>[Signature]</i> 6/9/25	Alternate Phone Number
	Tenant
	Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day	
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Jessica Skaare  
 Appellant Name ahanson@hjcmm.org (attorney)  
 Email 651-391-8393 (attorney)  
 Preferred Phone Number \_\_\_\_\_ Alternate Phone Number \_\_\_\_\_  
 Tenant \_\_\_\_\_  
 Signature & Today's Date [Signature] 6/14/25 Is Appellant: Property Owner/ Manager OR Tenant ? \_\_\_\_\_

**Property Owner (if other than appellant):**

Judith Day  
 Property Owner Name \_\_\_\_\_ Email \_\_\_\_\_  
 Preferred Phone Number \_\_\_\_\_ Alternate Phone Number \_\_\_\_\_

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.  
 I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmm.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmm.org; 651-391-8393).

**Appellant:**

Lillian Johnson & Eleanor Rowen  
 Appellant Name ahanson@hjcmm.org (attorney)  
 Email 651-391-8393 (attorney)  
 Preferred Phone Number \_\_\_\_\_ Alternate Phone Number \_\_\_\_\_  
 Tenant \_\_\_\_\_  
 Signature & Today's Date [Signature] 6/14/2025 Is Appellant: Property Owner/ Manager OR Tenant ? \_\_\_\_\_  
[Signature] 6/5/25

**Property Owner (if other than appellant):**

Judith Day  
 Property Owner Name \_\_\_\_\_ Email \_\_\_\_\_  
 Preferred Phone Number \_\_\_\_\_ Alternate Phone Number \_\_\_\_\_

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.  
 I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
 Jim Poradek (jporadek@hjcmm.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmm.org; 651-391-8393).

**Appellant:**

Jill Ackeman

Appellant Name

602-460-1119

Preferred Phone Number

Jill Ackeman 6/4/25

Signature & Today's Date

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Vincent Cornell

Appellant Name

612 978 5088

Preferred Phone Number

06-10-2025

Signature & Today's Date

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day

Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:

Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Autumn Buel  
Appellant Name

ahanson@hjcmmn.org (attorney)

Email

651-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Autumn Buel* 6/11/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

**Property Owner (if other than appellant):**

Judith Day  
Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

**Appellant:**

Samuel Perkins & Chloe Cable  
Appellant Name

ahanson@hjcmmn.org (attorney)

Email

651-391-8393 (attorney)

Preferred Phone Number

Alternate Phone Number

*Sam Perkins* 6/4/2025  
Signature & Today's Date

Tenant

Is Appellant: Property Owner/ Manager OR Tenant ?

*Chloe Cable* 6/11/25

**Property Owner (if other than appellant):**

Judith Day  
Property Owner Name

Email

Preferred Phone Number

Alternate Phone Number

**What Is Being Appealed and Why? Attachments Are Acceptable**

Please see the attached cover letter.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys:  
Jim Poradek (jporadek@hjcmmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmmn.org; 651-391-8393).

Abbie Hanson (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Wednesday, June 18, 2025 4:07 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

It is our standard practice to ensure all affected/interested parties receive notifications during the appeal process. You have asked that we deviate from this practice and communicate exclusively with you, at the Housing Justice Center. Because this is outside our standard practice, we asked for a certificate of representation. We understand that you will not be providing it and will continue with our standard practice of communicating to all affected/interested parties.

Thank you.

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*☎: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Wednesday, June 18, 2025 10:01 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Janie,

The submitted appeal forms, which are signed by all the appellants, do have a representation statement on them: "I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys: Jim Poradek ([jporadek@hjcmn.org](mailto:jporadek@hjcmn.org); 612-7233-0517) & Abbie Hanson ([ahanson@hjcmn.org](mailto:ahanson@hjcmn.org); 651-391-8393)." Please advise why that language will not suffice and provide a separate form or language that the City requires us to use. Such a form is not available to the public as far as we can determine.

Thank you,  
**Abbie Hanson** (she/her)  
Housing Justice Litigator  
651-391-8393  
[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Tuesday, June 17, 2025 4:31 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>  
**Subject:** RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

We are happy to address all appeal correspondence to the Housing Justice Court as requested. However, we will need the appropriate certificate(s) of representation before we proceed. Please submit the required documentation as soon as you can.

Best regards,

*Janie Vang*  
*Executive Assistant | She/her*  
*Rent Stabilization*  
*15 W Kellogg Blvd., City Hall*  
*Saint Paul, MN 55102*  
*P: 651.266.8568 [janie.vang@ci.stpaul.mn.us](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>

**Sent:** Thursday, June 12, 2025 8:30 AM

**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>

**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto:ecurran@hjcmn.org)>

**Subject:** Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hello,

Please see the attached cover letter, rent stabilization appeal applications, and DSI determination letter. A memorandum explaining the basis for the tenants' appeal will be forthcoming.

I will deliver a check for the required appeal fees to City Hall, room 310, later today.

Please confirm receipt of this appeal.

Sincerely,

**Abbie Hanson** (she/her)

Housing Justice Litigator

651-391-8393

[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)





**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

This Certificate must be filed pursuant to Rule 104(a) of the General Rules of Practice for the District Courts if the case is a family case or a civil case listed in Minn. Gen. R. Prac. 111.01. **If information is not then known to the filing party at the time of filing, it shall be provided to the Court Administrator in writing by the filing party within seven (7) days of learning the information.** Any party impleading additional parties shall provide the same information to the Court Administrator. The Court Administrator shall, upon receipt of the completed certificate, notify all parties or their lawyers, if represented by counsel, of the date of filing the action and the file number assigned.

ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

Saint Paul MN 55101

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

651-391-8393

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
ecurran@hjcmmn.org

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

\_\_\_\_\_  
Minnesota Attorney License Number

\_\_\_\_\_  
Minnesota Attorney License Number

PLAINTIFF/PETITIONER, Self-represented

DEFENDANT/RESPONDENT, Self-represented

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
City                      State      Zip Code

\_\_\_\_\_  
City                      State      Zip Code

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

(Attach additional sheets for additional attorneys/parties)

Note: If either Plaintiff/Petitioner or Defendant/Respondent gets an attorney, the attorney's name, address, telephone number and attorney ID number must be given in writing to the Court Administrator immediately.

**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

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ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

Saint Paul MN 55101

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

651-391-8393

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
ecurran@hjcmmn.org

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

\_\_\_\_\_  
Minnesota Attorney License Number

\_\_\_\_\_  
Minnesota Attorney License Number

PLAINTIFF/PETITIONER, Self-represented

DEFENDANT/RESPONDENT, Self-represented

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
City                      State      Zip Code

\_\_\_\_\_  
City                      State      Zip Code

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

(Attach additional sheets for additional attorneys/parties)

Note: If either Plaintiff/Petitioner or Defendant/Respondent gets an attorney, the attorney's name, address, telephone number and attorney ID number must be given in writing to the Court Administrator immediately.

**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

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ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

Saint Paul MN 55101

\_\_\_\_\_  
City State Zip Code

\_\_\_\_\_  
City State Zip Code

651-391-8393

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
ecurran@hjcmmn.org

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

\_\_\_\_\_  
Minnesota Attorney License Number

\_\_\_\_\_  
Minnesota Attorney License Number

PLAINTIFF/PETITIONER, Self-represented

DEFENDANT/RESPONDENT, Self-represented

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
Postal Address

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
City

\_\_\_\_\_  
State

\_\_\_\_\_  
Zip Code

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Email Address

(Attach additional sheets for additional attorneys/parties)

Note: If either Plaintiff/Petitioner or Defendant/Respondent gets an attorney, the attorney's name, address, telephone number and attorney ID number must be given in writing to the Court Administrator immediately.

**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

\_\_\_\_\_  
Defendant / Respondent (first, middle, last)

Date Case Filed: June 12, 2025

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ATTORNEY FOR PLAINTIFF/PETITIONER

ATTORNEY FOR DEFENDANT/RESPONDENT

James Poradek; Abigail Hanson; Emily Curran

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

275 East 4th Street, Suite 590

\_\_\_\_\_  
Postal Address

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Postal Address

Saint Paul MN 55101

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City State Zip Code

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651-391-8393

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jporadek@hjcmmn.org; ahanson@hjcmmn.org;  
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Poradek: 0290488; Hanson: 0402944;  
Curran: 0506150

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**State of Minnesota**

**District Court**

County of: _____	Judicial District: _____
	Court File Number: _____
	Case Type: _____

Appeal of tenants to a rent stabilization determination at 934, 938, 942 Ashland Ave

\_\_\_\_\_  
Plaintiff / Petitioner (first, middle, last)

**Certificate of Representation  
and Parties**

(Minn. Gen R. Prac 104(a))

and

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**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  
EMAIL: [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Jim Poradek & Abbie Hanson  
o/b/o Jill Ackerman and Vincent Cornell 934 Ashland Ave Units 1 and 5  
Saint Paul, Minnesota 55104

VIA Email: [jporadek@hjcmmn.org](mailto:jporadek@hjcmmn.org) and [ahanson@hjcmmn.org](mailto:ahanson@hjcmmn.org)

Re: Rent Control Appeal for property at 934 Ashland Ave, Units 1 and 5.

Dear Mr. Poradek and Ms. Hanson:

This letter is to confirm that you are scheduled for a Legislative Hearing on **July 17, 2025, at 1:00 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul, MN 55102**. If this date doesn't work for you, please let me know as soon as possible. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision. All materials should be submitted by July 10, 2025, to the Rent Appeal email address below. Please note that I have also informed your landlord of this appeal in a separate cover letter, in case they wish to attend the hearing.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

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/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Judith Day



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310 CITY HALL  
15 WEST KELLOGG BOULEVARD  
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PHONE: (651) 266-8585 FAX: (651) 266-8574

June 24, 2025

Judith Day  
1787 Sargent Ave.  
Saint Paul, Minnesota 55105

VIA Email: [Amsterdam5839@gmail.com](mailto:Amsterdam5839@gmail.com)

Re: Rent Control Appeals for the properties at 934, 938 and 942 Ashland Ave.

Dear Judith Day:

This is to inform you that your tenants in Apartments 934 Ashland Ave, Units 1 and 5, 938 Ashland Ave, Unit 6, and 942 Ashland Ave, Units 8, 9, 10, 11 and 12 are appealing the Department of Safety & Inspections' determination to allow up to an 8% increase in rent. A Legislative Hearing is scheduled on **July 17, 2025, at 1 p.m. in Room 330 City Hall, 15 W. Kellogg Blvd, St Paul MN 55102** to review this appeal. You are welcome to attend this hearing. At that hearing, the Legislative Hearing Officer will develop a recommendation for the City Council, who will make the final decision.

Pursuant to Saint Paul Legislative Hearing Code 193A.07(g), any rent increase subject to the appeal may not be imposed until there is a final determination on the appeal by the City Council. Other tenant-landlord rules and laws continue to apply. Attached are materials which will be discussed at the hearing.

If you have any question, please get in touch with me at 651-266-8568 or email [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)

Sincerely,

/s/

Janie Vang  
Executive Assistant to Rent Stabilization

Attachments

C: Rent Stabilization Staff  
Jim Poradek, Housing Justice Center  
Abbie Hanson, Housing Justice Center