



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: legislativehearings@ci.stpaul.mn.us

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

September 20, 2022

Patrick Hogan
o/b/o North End Apartments, LLC
723 Cleveland Avenue
St. Paul, MN 55116

VIA EMAIL:
actualhomesolutions@hotmail.com

Re: Rent Stabilization Hearing Follow-Up for property at 325 Birmingham Street

Dear Patrick Hogan:

Attached is the staff analysis of the supplemental information you provided for an exception to the City's rent cap which my office received Friday September 16 at 4:30 PM. With the additional information, staff were able to determine that you qualify for a 15% rent increase. This is the maximum allowable under the department's rules for administering the Rent Stabilization ordinance. As indicated in the legislative hearings, increases in rent cannot be connected to Section 8 reimbursement rates under this ordinance in its current form.

Based on the additional information you provided on expenses incurred related to improvements for this unit, ***I am recommending that the Council grant you an exception to the 3% rent increase cap and allow for a 15% increase.***

As we discussed, this matter will go before the City Council again at Public Hearing tomorrow on **Wednesday, September 21, 2022 at 3:30 pm. in room 300 City Hall.** If you are contesting my recommendation you may appear in person or send written testimony to be added to the record to legislativehearings@ci.stpaul.mn.us or by voicemail at 651-266-6805. If you don't wish to contest, no further action is needed and the Council will proceed with the recommendation above.

If you have any questions, please contact my staff at 651-266-8585 or email legislativehearings@ci.stpaul.mn.us

Sincerely,

/s/

Marcia Moermond
Legislative Hearing Officer

c: Rent Stabilization Staff

