

1461 St. Paul Avenue

On August 2, 2022, the department received a self-certified application for an exception to the 3% rent increase cap per ordinance 193A. The application comprises multiple buildings, including 1461 St. Paul Avenue. The intake form is part of the record and Angie French is listed as the applicant.

Ms. French submitted the application on behalf of the responsible party, Mid-Continent Management Corp. and the owner, Davern Park Realty Co. The percentage increase requested in the application is 4% to 8% depending on unit size. The increase was proposed to take effect on September 1, 2022. The reasons for the increase listed in the application include:

- An increase in real property taxes.
- An unavoidable increase in operating expenses.

For self-certification, applicants are required to provide three pieces of information from the worksheet used to calculate Maintenance of Net Operating Income or "MNOI":

- Income adjusted by CPI: \$966,785.96
- Allowable rent increase: (\$53,069.91)
- Allowable increase/unit/month: (\$23.03)

Due to a typo on the worksheet, a negative number can result in the calculations. In summary, the narrative on the worksheet doesn't match the equation provided. In most cases, the allowable rent increase should be interpreted as a positive number. Staff is working with internal resources to fix this issue.

Per the self-certification process, the application was automatically approved for a maximum of an 8% increase. An autogenerated approval letter was sent to Ms. French for this request.

The last Fire Certificate of Occupancy was approved on August 18, 2015 as a Class A property. There have been no property complaints since the Certificate of Occupancy was issued and there are no known code violations. A renewal is due and an inspection date was set for November 9, 2022.