
Rent Stabili... > Request for... > Item properties

 Title

Enter value here

 Completion time

5/31/2022 4:44 PM

 Applicant information Name

Jack Sipes

 Applicant Information Email

jsipes@dominiuminc.com

 Applicant Information Phone

763-354-5500

 Applicant Information Address of Applicant

2905 Northwest Blvd, Suite 150, Plymouth MN 55441

 Company Applicant Represents

Dominium

 Owner of Record for the Property

St. Paul Leased Housing Associates VIII, LLLP

 Address of Property Requesting Exception to Raise Rent Over 3%

787 Hampden Avenue, St. Paul MN 55114

 Property Identification Number

984

 What portion of the building are you requesting an exception?

Multiple units

 Are the increases the same across all units?

Yes

☐ Percentage Increase Requested

8%

☐ What date are the increases proposed to take effect?

8/1/2022

☐ Which of the following factors are you using to support your application? (Rules explaining each of these elements can be found HERE) This would be used to tell applicants in an auto-email, which ...

["An unavoidable increase in operating expenses", "A decrease in rental income", "A pattern of recent rent increases"]

☐ Condition of the habitability of the property (referred to as 'warranty of habitability' in the ordinance) Applications for exception to the 3% cap must include consideration of the habitability o...

No known code violations

☐ The information entered above will be used to send you the appropriate documents for your rent increase request. Is there any other information you would like to provide the City at this time?

The final rules prescribed that 2019 and its net operating income shall serve as the base year for purposes of determining adjustments of future rents. Pursuant to Section A(4)(b), Landlords may present evidence to rebut the presumption that the Base Year NOI provided a reasonable return based on "exceptional circumstances" existing in the Base Year. Further, the form provided Maintenance of Net Operating Incom...

See more

☐ Are you self-certifying the increase or requesting a city staff determination? (answer given will generate specific email upon submission)

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

☒ Application Status

Self-Certification

☒ Appeal Status

No Action

☐ Income Adjusted by CPI

\$4,135,351

☐ Allowable Rent Increase

\$1,966,516

 Allowable Increase/Unit/Month

\$755.19

 Staff Notes

Wiese, Angie (CI-StPaul) (6/10/2022 1:11 PM): AWiese 6/10/2022 - Last CO approved on 01/29/2020 as an A property. 9 complaints since then, mostly interior, no current issues.

 Factors Supporting your Application

[{"Value":"An unavoidable increase in operating expenses"}, {"Value":"A decrease in rental income"}, {"Value":"A pattern of recent rent increases"}]

 Attachments

Add or remove attachments