Department of Safety & Inspections
Staff Report
Rent Stabilization Appeal

1501 West 7th Street - Apartment #6 and Apartment #8

On June 8, 2026, the Department of Safety & Inspections received a staff determination application for an exception to the 3% cap on rent increases per ordinance 193A. The application includes apartment #6 and apartment #8 located at 1501 West 7th Street. Matthew Lindquist is listed as the applicant. He is also listed as the owner and manager of the building.

The application notes that Mr. Lindquist recently purchased the building and lists the following reasons for the increase.

- Changes in property taxes.
- Unavoidable increases or decreases in operating expenses.
- Capital improvements.
- Changes in housing services provided.
- Substantial deterioration of the property.
- Patterns of rent increases or decreases.

Mr. Lindquist's application also notes that while rents have largely remained unchanged, he is adding dishwashers to the units and repairing deferred maintenance (mostly water damage).

Mr. Lindquist included information from Google and Zillow in the Income and Operating Expense Worksheet to suggest that the rents for apartment #6 and apartment #8 are low compared to similar units in a neighboring building. An email notes that Mr. Lindquist is seeking a 15% rent increase.

On June 11, 2026, staff mailed Notice of Application letters to tenants in apartments #1 - #11. Staff subsequently:

- Reviewed the application and approved a 6.36% rent increase.
- Mailed Determination letters to tenants in apartments #1 - #11 (June 24, 2026).
- Emailed a Determination letter to the applicant (June 24, 2026).

Mr. Lindquist requested clarification on how the approved increase could be allocated (e.g., is the increase applied to aggregate rent or is the increase applied per unit rent). Staff responded that:

- The administrative rules state that authorized **" . . . Rent increases resulting from the Net Operating Income analysis must be allocated equally among all units . . . "**

- The rent increase is limited to 6.36% per unit.

- The determination can be appealed.

- Units participating in low-income housing programs are exempt from the Rent Stabilization Ordinance. Public Housing Agency (PHA) units fall under this category and are subject to rental limits set by the PHA.

The last Fire Certificate of Occupancy inspection for 1501 West 7th Street took place on January 6, 2022. The property was assigned a Class A rating. There are no open code cases for this property.