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Title: Appeal of Sumeya Mohamed to a Rent Stabilization Determination at 200 WINTHROP STREET SOUTH, APT. 313.

Sponsors: Jane L. Prince

Indexes: Ward - 7

Code sections:

Attachments: 1. 200 Winthrop St S.Appeal Ap.7-13-23, 2. 200 Winthrop St S.DSI Staff Determination Ltr.5-24-23, 3. 200 Winthrop St. S.Notice of Appeal & Leg Hrg Date.8-3-23, 4. 200 Winthrop St S.HJC Memo re Mohamed Appeal 7-7-23, 5. 200 Winthrop St S.Mohamed Declaration.7-7-23, 6. 200 Winthrop St S.HJC-Hanson Declaration.7-7-23, 7. 200 Winthrop St S.HJC Exhibits for Appeal.7-7-23, 8. 200 Winthrop St S.HJC Ltr.8-9-23, 9. 200 Winthrop St S.HJC Ltr Attached Exhibits.8-9-23, 10. 200 Winthrop St S. Mohamed Tenancy Supplement.8-17-23, 11. 200 Winthrop St S.Staff Summary of Request for 8%+ Rent lincr.6-12-23, 12. 200 Winthrop St S.MNOI w Cap Impr Calcs.5-16-23, 13. 200 Winthrop St S.Rent Increase Table by Unit.5-24-23, 14. 200 Winthrop St S.Sass Email re MNOI Cap Impr Wksht.7-25-23, 15. 200 Winthrop St S.Asbestos Report -The Haven of Battle Creek.10-6-21, 16. 200 Winthrop St S.2005 Basic ASTM ESA Template.12-12-17, 17. 200 Winthrop St S.Grand Pre Apartments Phase I FINAL (seller).12-12-17, 18. 200 Winthrop St S.DSI Staff Report.8-10-23, 19. Picture Packet 8-10-2023, 20. Greg Myers supp opinion re Haven lead + asbestos documents, 21. 2005 MEC Report, 22. The Haven of Battle Creek -- 10-19-23 - Letter Response + Exhibits, 23. The Haven of Battle Creek -- 10-19-23 - Testimony Response, 24. Jason Wood- Abestos Letter 10-25-2023, 25. DSI's Response to Haven Garage Flooding, 26. Greg Myers second supp opinion re asbestos test, 27. Haven -- Letter re Supp RS App 12.14.23, 28. Haven Garage Flooding Video 1_2023-08-11, 29. Haven Garage Flooding Video 2_2023-12-04, 30. Haven Garage Flooding Video 3_2023-12-04, 31. Marquette-DSI Communication Chart, 32. Redacted Section 8 Inspection Documents, 33. 200 Winthrop St S.Housing Justice Center Ltr 4-16-24.pdf, 34. 200 Winthrop St S.Exhibit A.4-16-24.pdf, 35. 200 Winthrop St S.Exhibit B.4-16-24.pdf, 36. 200 Winthrop St S.Exhibit C.4-16-24.pdf, 37. 200 Winthrop St S.Exhibit D.4-16-24.pdf

Date	Ver.	Action By	Action	Result
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Appeal of Sumeya Mohamed to a Rent Stabilization Determination at 200 WINTHROP STREET SOUTH, APT. 313.

Ms. Mohamed is primarily appealing on alleged violations by Marquette of the implied warranty of habitability, codified in Minnesota Statutes Section 504B.161. Marquette's violations of Minn. Stat. 504B.161 prohibit the City from granting Marquette's rent-increase application. St. Paul, Minn., Legislative Code § 193A.06(c). Ms. Mohamed also argues that Marquette has decreased housing services provided at Haven, unreasonably increased its operating expenses, and that capital improvements have been improperly included in the total rent increase.

May 24, 2023

WHEREAS, in the matter of Appeal of Sumeya Mohamed to a Rent Stabilization Determination at 200

WINTHROP STREET SOUTH, APT. 313, the Legislative Hearing Officer has reviewed the appeal and considered the testimony of City staff and the appellant;

WHEREAS, the Legislative Hearing Officer recommends [recommendation]; Now, Therefore, Be It

RESOLVED, that the Saint Paul City Council hereby accepts and adopts the Legislative Hearing Officer's recommendation in this matter.