Janie Vang

From:

Abbie Hanson <ahanson@hjcmn.org>

Sent:

Friday, June 20, 2025 3:01 PM

To:

*CI-StPaul_RentAppeals

Cc:

Jim Poradek; Emily Curran

Subject:

RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and

942 Ashland Ave

Attachments:

CIV102_Ashland Rent Stabilization Appeal.pdf

Follow Up Flag:

Follow up

Flag Status:

Completed

Hi Janie,

A completed Certificate of Representation is attached.

Abbie Hanson (she/her) Housing Justice Litigator 651-391-8393 ahanson@hjcmn.org



From: *CI-StPaul_RentAppeals < RentAppeals@ci.stpaul.mn.us>

Sent: Friday, June 20, 2025 2:34 PM

To: Abbie Hanson <ahanson@hjcmn.org>; *CI-StPaul_RentAppeals <RentAppeals@ci.stpaul.mn.us>

Cc: Jim Poradek <jporadek@hjcmn.org>; Emily Curran <ecurran@hjcmn.org>

Subject: RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie,

This is the standard form provided by the state, and it will be sufficient for our purposes. Since this matter is quasi-judicial and being heard by the City Council rather than the district court, please complete the sections that are relevant to your appeal.

Attached: CIV102.pdf

Thank you.

Janie Vang

Executive Assistant | She/her
Rent Stabilization
15 W Kellogg Blvd., City Hall
Saint Paul, MN 55102
P: 651.266.8568 janie.vang@ci.stpaul.mn.us



From: Abbie Hanson ahanson@hjcmn.org Sent: Thursday, June 19, 2025 10:20 AM

To: *CI-StPaul_RentAppeals < RentAppeals@ci.stpaul.mn.us>

Cc: Jim Poradek < iporadek@hjcmn.org >; Emily Curran < ecurran@hjcmn.org >

Subject: RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Janie,

We did not state that we would not be providing the City the requested material. We are simply looking for clarification on why what we have provided thus far does not qualify as a "certificate of representation." We cannot comply with the City's request if we don't understand what the City is asking for.

In the appeal forms provided on June 12, the relevant portions of which are reproduced below, all appellants signed a document stating that we represent them in this matter. What other language is the City looking for in a certificate of representation? Alternatively, if the City has a standard "certificate of representation" form it uses, please provide that to us, as we could not find it on the City's website.

In addition, the appeal forms—which again, are signed by all appellants and are reproduced below—ask that the City "direct communication to" us, the appellants' attorneys. If the City's concern is that it is deviating from its standard communication procedure, it is HJC's view that the identified language and the accompanying appellant endorsements would address that concern. Please advise us as to what other language the City would need.

Appellant:	
Ehren Stemme	ahanson@njcmn.org (attorney)
Appellant Name	Email
A	651-391-8393 (attorney)
Preferred Phone Number	Alternate Phone Number
CANONI (MANNI)	Tenant
Signa ure & Today's Date	k Appellant: Property Owner/Manager OR Tenant
Property Owner (if other than appel Judith Day	lant):
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number
Aller Annual Control of the Control	Center, Please direct communications to my attorneys:
SHIP ORDER (porader gripelitzorg, 012-7253-00)	7) & Abbie Hallson (analison@iljchin.org, 651-391-65
Appellant:	
Appellant: Kayla Simonson	ahanson@hjcmn.org (attorney)
Appellant: Kayla Simonson	ahanson@hjcmn.org (attorney) Email
Appellant: Kayla Simonson Appellant Name	ahanson@hjcmn.org (attorney)
Appellant: Kayla Simonson Appellant Name Preferred Phone Number	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney)
Appellant:	Email 651-391-8393 (attorney) Alternate Phone Number
Appellant: Kayla Simonson Appellant Name Preferred Phone Number 6/9/25 Signature & Today's Date	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant?
Appellant: Kayla Simonson Appellant Name Preferred Phone Number 6/9/25 Signature & Today's Date	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant?
Appellant: Kayla Simonson Appellant Name Preferred Phone Number 6/9/25 Signature & Today's Date Property Owner (if other than appelladudith Day	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant?
Appellant: Kayla Simonson Appellant Name Preferred Phone Number 6/9/25 Signature & Today's Date Property Owner (if other than appella	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant?
Appellant: Kayla Simonson Appellant Name Preferred Phone Number 6/9/25 Signature & Today's Date Property Owner (if other than appelled Judith Day Property Owner Name Preferred Phone Number	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant? ant): Email
Appellant: Kayla Simonson Appellant Name Preferred Phone Number 6/9/25 Signature & Today's Date Property Owner (if other than appelled Judith Day Property Owner Name Preferred Phone Number What Is Being Appealed and Why?	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant? ant): Email Alternate Phone Number
Appellant: Kayla Simonson Appellant Name Preferred Phone Number 6/9/25 Signature & Today's Date Property Owner (if other than appelladith Day Property Owner Name Preferred Phone Number What Is Being Appealed and Why? Please see the attached cover letter.	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant? ant): Email Alternate Phone Number

Jessica Skaare	ahanson@hicmn.org (attorney)
Appellant Name	Email
A CONTRACTOR OF THE PARTY OF TH	651-391-8393 (attorney)
Preferred Phone Number	Alternate Phone Number
108001 el - 614/25	Tenant
Signature & Today's Date	Is Appellant: Property Owner/ Manager OR Tenant
Property Owner (if other than appo	ellant):
Judith Day	And the second s
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number
What Is Being Appealed and Why:	? Attachments Are Acceptable
Please see the attached cover letter.	
The state of the s	ce Center. Please direct communications to my attorneys.
Section 1 - Administration of the Administra	
Section 1 - Administration of the Administra	
Appellant:	617) & Abbie Hanson (ahanson@hjcmn.org, 651-391-839 ahanson@hjcmn.org (attorney) Email
Appellant: Lillian Johnson & Eleanor Rowen Appellant Name	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney)
Appellant: Lillian Johnson & Eleanor Rowen	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number
Appellant: Lillian Johnson & Eleanor Rowen Appellant Name Preferred Phone Number Lillian Lahnen & Lillian	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant
Appellant: Lillian Johnson & Eleanor Rowen Appellant Name	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number
Appellant: Lillian Johnson & Eleanor Rowen Appellant Name Preferred Phone Number Lillian Solvanon ob 47 Signature & Today's Date Member 6/5/25 Property Owner (if other than appe	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant
Appellant: Lillian Johnson & Eleanor Rowen Appellant Name Preferred Phone Number Lillian Solvanon eb/4/2 Signature & Today's Date Checky 6/5/25 Property Owner (if other than appel) Judith Day	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant
Appellant: Lillian Johnson & Eleanor Rowen Appellant Name Preferred Phone Number Lillian Solvanon eb/4/2 Signature & Today's Date Checky 6/5/25 Property Owner (if other than appel) Judith Day	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant
Appellant: Lillian Johnson & Eleanor Rowen Appellant Name Preferred Phone Number Lillian Sohnon eb 47 Signature & Today's Date G15/25 Property Owner (if other than appel Judith Day Property Owner Name	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant ellant): Email
Appellant: Lillian Johnson & Eleanor Rowen Appellant Name Preferred Phone Number Signature & Today's Date G/5/25 Property Owner (if other than appendictly Day)	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant
Appellant: Lillian Johnson & Eleanor Rowen Appellant Name Preferred Phone Number Lillian & Source & Del 4/7. Signature & Today's Date Froperty Owner (if other than appelladith Day) Property Owner Name Preferred Phone Number	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant Ellant): Email Alternate Phone Number
Appellant: Lillian Johnson & Eleanor Rowen Appellant Name Preferred Phone Number Lillian Solvanon eb 47 Signature & Today's Date G/5/25 Property Owner (if other than appellation of the property Owner Name Preferred Phone Number What Is Being Appealed and Why?	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant Ellant): Email Alternate Phone Number
Appellant: Lillian Johnson & Eleanor Rowen Appellant Name Preferred Phone Number Lillian Sobroon eb 47 Signature & Today's Date 6/5/25 Property Owner (if other than appellation of the solution of the so	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant Ellant): Email Alternate Phone Number
Appellant: Lillian Johnson & Eleanor Rowen Appellant Name Preferred Phone Number Lillian & Appellant & Today's Date G15/25 Property Owner (if other than appelladith Day) Property Owner Name Preferred Phone Number What Is Being Appealed and Why? Please see the attached cover letter. I am represented in this matter by Housing Justice	ahanson@hjcmn.org (attorney) Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant Ellant): Email Alternate Phone Number

Appellant:	
Jill Ackerman	ahanson@hjcmn.org (altomey)
Appellant Name	Email
602-460-1119	651-391-8393 (attorney)
Preferred Phone Number	Alternate Phone Number
tin any 19/25	Tenant
Signafure & Today's Date	Is Appellant: Property Owner/ Manager OR Tenant
Property Owner (if other than appelle	ant):
Judith Day	er of the second
Property Owner Name	Email
Preferred Phone Number	Alternate Phone Number
What Is Being Appealed and Why? Please see the attached cover letter. I am represented in this matter by Housing Justice Co.	Attachments Are Acceptable Center. Please direct communications to my attorneys:
) & Abbie Hanson (ahanson@hjcmn.org; 651-391-839
Appellant: Vincent Cornell Appellant Name	ahanson@hjcmn.org (attorney) Email
Vincent Cornell Appellant Name 612 978 5088	Email 651-391-8393 (attorney)
Vincent Cornell Appellant Name	Email
Vincent Cornell Appellant Name 612 978 5088 Preferred Phone Number	Email 651-391-8393 (attomey) Alternate Phone Number
Vincent Cornell Appellant Name 612 978 5088 Preferred Phone Number O6-10-2025 Signatur 2 oday's Date	Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/Manager OR Tenant
Vincent Cornell Appellant Name 612 978 5088 Preferred Phone Number 06-10-2025	Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/Manager OR Tenant
Vincent Cornell Appellant Name 612 978 5088 Preferred Phone Number 06-10-2025 Signature Oday's Date Property Owner (if other than appella	Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/Manager OR Tenant
Vincent Cornell Appellant Name 612 978 5088 Preferred Phone Number 06-10-2025 Signature Oday's Date Property Owner (if other than appelladed) Judith Day	Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant ant):
Vincent Cornell Appellant Name 612 978 5088 Preferred Phone Number O6-10-2025 Signature Coday's Date Property Owner (if other than appelled Judith Day Property Owner Name Preferred Phone Number	Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/Manager OR Tenant ant): Email Alternate Phone Number
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Appellant:	
Autumn Buel	ahanson@hjcmn.org (attorney)
Appellant Name	Email
	651-391-8393 (attorney)
Preferred Phone Number	Alternate Phone Number
	\ /2025 Tenant
Signature & Today's Date	Is Appellant: Property Owner/ Manager OR Tenan
Property Owner (if other the	an appellant):
Judith Day	
Property Owner Name	Emati
Preferred Phone Number	Alternate Phone Number
	using Justice Center. Please direct communications to my attorneys 12-7233-0517) & Abbie Hanson (ahanson@njcmn.org; 651-391-83
Jim Poradek (jporadek@hjcmn.org. 61	· · · · · · · · · · · · · · · · · · ·
Jim Poradek (iporadek@hijcmn.org. 61	12-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-83
Jim Poradek (iporadek@hjcmn.org. 61 Appellant: Samuel Perkins & Chloe Cable	12-7233-0517) & Abbie Hanson (ahanson@hjcmn.org: 651-391-83 ahanson@hjcmn.org (attorney)
Jim Poradek (iporadek@hjcmn.org. 61	12-7233-0517) & Abbie Hanson (ahanson@hjcmn.org. 651-391-83 ahanson@hjcmn.org (attorney) Email
Jim Poradek (iporadek@hjcmn.org. 61 Appellant: Samuel Perkins & Chloe Cable Appellant Name	ahanson@hjcmn.org (attorney) Email 851-391-8393 (attorney)
Appellant: Samuel Perkins & Chioe Cable Appellant Name Preferred Phone Number	12-7233-0517) & Abbie Hanson (ahanson@hjcmn.org. 651-391-83 ahanson@hjcmn.org (attorney) Email
Jim Poradek (iporadek@hycmn.org. 61 Appellant: Samuel Perkins & Chloe Cable Appellant Name	ahanson@hjcmn.org (attorney) Email 851-391-8393 (attorney) Alternate Phose Number
Appellant: Samuel Perkins & Chloe Cable Appellant Name Preferred Phone Number Signature & Today's Date 6/11/25	ahanson@hjcmn.org (attorney) Email 851-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant?
Appellant: Samuel Perkins & Chloe Cable Appellant Name Preferred Phone Number G / 4 / 2025 Signature & Today's Date 6/11/25 Property Owner (if other than appel	ahanson@hjcmn.org (attorney) Email 851-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant?
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Appellant: Samuel Perkins & Chloe Cable Appellant Name Preferred Phone Number G / 4 / 2025 Signature & Today's Date 6/11/25 Property Owner (if other than appellation Day Property Owner Name	ahanson@hjcmn.org (attorney) Email 851-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant? ellant): Email Alternate Phone Number
Appellant: Samuel Perkins & Chloe Cable Appellant Name Preferred Phone Number 6/4/2025 Signature & Today's Date 6/11/25 Property Owner (if other than appellant Day Property Owner Name Preferred Phone Number	ahanson@hjcmn.org (attorney) Email 851-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant? ellant): Email Alternate Phone Number
Appellant: Samuel Perkins & Chloe Cable Appellant Name Preferred Phone Number 6/11/25 Property Owner (if other than appellath Day Property Owner Name Preferred Phone Number What Is Being Appealed and Why? Please see the attached cover letter.	ahanson@hjcmn.org (attorney) Email 851-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant? ellant): Email Alternate Phone Number

Abbie Hanson (she/her) Housing Justice Litigator 651-391-8393 ahanson@hjcmn.org



From: *CI-StPaul_RentAppeals < RentAppeals@ci.stpaul.mn.us

Sent: Wednesday, June 18, 2025 4:07 PM

To: Abbie Hanson ahanson@hjcmn.org; *CI-StPaul_RentAppeals RentAppeals@ci.stpaul.mn.us

Cc: Jim Poradek < iporadek@hjcmn.org>; Emily Curran < ecurran@hjcmn.org>

Subject: RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942 Ashland Ave

Hi Abbie.

It is our standard practice to ensure all affected/interested parties receive notifications during the appeal process. You have asked that we deviate from this practice and communicate exclusively with you, at the Housing Justice Center. Because this is outside our standard practice, we asked for a certificate of representation. We understand that you will not be providing it and will continue with our standard practice of communicating to all affected/interested parties.

Thank you.

Janie Vang

Executive Assistant | She/her
Rent Stabilization
15 W Kellogg Blvd., City Hall
Saint Paul, MN 55102
P: 651.266.8568 janie.vang@ci.stpaul.mn.us



From: Abbie Hanson ahanson@hjcmn.org Sent: Wednesday, June 18, 2025 10:01 AM

To: *CI-StPaul_RentAppeals < RentAppeals@ci.stpaul.mn.us>

Cc: Jim Poradek < iporadek@hjcmn.org>; Emily Curran < ecurran@hjcmn.org>

Subject: RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942

Ashland Ave

Hi Janie,

The submitted appeal forms, which are signed by all the appellants, do have a representation statement on them: "I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys: Jim Poradek (iporadek@hicmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hicmn.org; 651-391-8393)." Please advise why that language will not suffice and provide a separate form or language that the City requires us to use. Such a form is not available to the public as far as we can determine.

Thank you, **Abbie Hanson** (she/her)

Housing Justice Litigator
651-391-8393

ahanson@hjcmn.org



From: *CI-StPaul_RentAppeals < RentAppeals@ci.stpaul.mn.us>

Sent: Tuesday, June 17, 2025 4:31 PM

To: Abbie Hanson ahanson@hjcmn.org; *CI-StPaul_RentAppeals RentAppeals@ci.stpaul.mn.us

Cc: Jim Poradek < iporadek@hjcmn.org>; Emily Curran < ecurran@hjcmn.org>

Subject: RE: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942

Ashland Ave

Hi Abbie,

We are happy to address all appeal correspondence to the Housing Justice Court as requested. However, we will need the appropriate certificate(s) of representation before we proceed. Please submit the required documentation as soon as you can.

Best regards,

Janie Vang

Executive Assistant | She/her
Rent Stabilization
15 W Kellogg Blvd., City Hall
Saint Paul, MN 55102
P: 651.266.8568 janie.vang@ci.stpaul.mn.us



From: Abbie Hanson <ahanson@hjcmn.org>
Sent: Thursday, June 12, 2025 8:30 AM

To: *CI-StPaul_RentAppeals < RentAppeals@ci.stpaul.mn.us>

Cc: Jim Poradek < iporadek@hjcmn.org>; Emily Curran < ecurran@hjcmn.org>

Subject: Appeal by Residents Challenging the Rent Increase Determination at 934, 938, and 942

Ashland Ave

Hello,

Please see the attached cover letter, rent stabilization appeal applications, and DSI determination letter. A memorandum explaining the basis for the tenants' appeal will be forthcoming.

I will deliver a check for the required appeal fees to City Hall, room 310, later today.

Please confirm receipt of this appeal.

Sincerely,
Abbie Hanson (she/her)
Housing Justice Litigator
651-391-8393
ahanson@hjcmn.org



