



DEPARTMENT OF SAFETY & INSPECTIONS  
ANGIE WIESE, DIRECTOR

375 Jackson Street, Suite 220  
Saint Paul, MN 55101-1806  
Tel: 651-266-8953 | Fax: 651-266-9124

April 28, 2025

Judith Day  
1787 Sargent Avenue  
Saint Paul, MN 55105

REQUEST FOR EXCEPTION TO 3% CAP - NOTICE OF DEPARTMENT DETERMINATION

RE: 934, 938, 942 Ashland Avenue, Saint Paul, MN 55104

Dear Property Representative:

You applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. Approval for a 28.52% was granted on 4/28/2025 through the staff determination process provided by the City. Additional rent increases were allowed due to unit specific capital improvements. See the attached table for the additional increase values.

This is not a Final Determination and rent cannot be increased in the next 45 days.

If there is no appeal within the next 45 days, the determination will be considered final and you may proceed with the increase as approved above.

You and your tenants have the right to appeal this determination to the Legislative Hearing Officer. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102, phone: 651-266-8568 and must be filed within 45 days of this notice.

If you have any questions, please reach out to the Rent Stabilization Workgroup using the email address below.

Sincerely,

Rent Stabilization Workgroup  
Rent Stabilization | Saint Paul Minnesota (stpaul.gov)  
[Rent-Stabilization@ci.stpaul.mn.us](mailto:Rent-Stabilization@ci.stpaul.mn.us)  
651-266-8553



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## 934, 938, 942 Ashland Ave.

UNIT NUMBER	CAPITAL IMPROVEMENT INCREASE		NOI INCREASE		TOTAL ALLOWABLE INCREASE	NEW MAXIMUM RENT
1	0.00%	+	28.52%	=	28.52%	\$1,542.22
2	0.00%	+	28.52%	=	28.52%	\$1,413.70
3	0.00%	+	28.52%	=	28.52%	\$1,542.22
4	0.00%	+	28.52%	=	28.52%	\$1,349.44
5	0.00%	+	28.52%	=	28.52%	\$1,124.53
6	23.64%	+	28.52%	=	52.16%	\$2,434.58
7	23.64%	+	28.52%	=	52.16%	\$2,434.58
8	0.00%	+	28.52%	=	28.52%	\$1,413.70
9	0.00%	+	28.52%	=	28.52%	\$1,413.70
10	0.00%	+	28.52%	=	28.52%	\$1,413.70
11	0.00%	+	28.52%	=	28.52%	\$1,542.22
12	0.00%	+	28.52%	=	28.52%	\$1,285.18