



APPEAL APPLICATION FOR RENT STABILIZATION DETERMINATIONS

Saint Paul City Council – Rent Stabilization
310 City Hall, 15 W. Kellogg Blvd.
Saint Paul, MN 55102
651-266-8568

RECEIVED
AUG 14 2023
CITY CLERK

We need the following to process your appeal:

- ☒ \$25 filing fee (non-refundable (payable to the
City of Saint Paul (check # 1057)
- ☒ Copy of the Department of Safety & Inspections
Determination Letter
- ☐ Attachments you may wish to include
- ☒ This appeal form completed
- ☐ Walk-In ☐ Email ☒ US Mail

HEARING DATE & TIME

(provided by Rent Stabilization Appeals Staff)

THURSDAY: Sept. 14, 2023

TIME: 10:00 a.m.

LOCATION OF HEARING:

Room 330 Saint Paul City Hall
15 West Kellogg Blvd.
Saint Paul, MN 55102

Address Being Appealed:

1822 Grand Ave Unit 1,2,3,4

Saint Paul, MN

55105

Number & Street & Unit Number (if applicable)

City & State

Zip Code

Appellant:

Abiyouse Rose

Appellant Name

651-222-9942

Preferred Phone Number

ARose

Signature & Today's Date

arose@unionparkmgmt.com

Email

651-348-8895

Alternate Phone Number

Manager

Is Appellant: Property Owner/ Manager OR Tenant ?

Union Park Management

1564 Selby Ave #9

St. Paul, MN 55104

Property Owner (if other than appellant):

Joesph Hughes

Property Owner Name

651-222-9942

Preferred Phone Number

Jhughes@unionparkmgmt.com

Email

651-348-8895

Alternate Phone Number

What Is Being Appealed and Why? Attachments Are Acceptable

We have applied to increase the rents for our property located at 1822 Grand Avenue. Currently, we are in the process of appealing the denial resulting from the initial staff determination. The denial was based on the belief that our financial documentation didn't sufficiently support the need for a rent increase, according to staff evaluations. It's worth noting that we recently acquired this property, and it's in need of significant improvements. Presently, the four tenants residing in the building pay around \$500 in rent. We have plans to undertake substantial updates to enhance the living conditions for these residents. Moreover, when looking at the neighboring area, it's evident that most tenants are paying at least \$1100 for a one-bedroom apartment. Our primary goal is to ensure that we can properly maintain and enhance the quality of the building for our residents. To achieve this, we strongly believe that a rent increase is necessary to cover the costs associated with the building's upkeep and improvements.



SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS
ANGIE WIESE, PE, CBO
DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
Tel: 651-266-8989 | Fax: 651-266-9124

July 11, 2023

Union Park Management
1564 Selby Ave #9
St Paul, MN 55104

REQUEST FOR EXCEPTION TO 3% CAP - NOTICE OF APPLICATION DENIAL

RE: 1822 Grand Ave St Paul, MN 55105

Dear Property Representative:

You applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. The request has been denied and you may not increase rent for the requested units above 3%. The exception has been denied by the City for the following reasons:

1. Previous detailed income and expenditure data is lacking or not available to the owner. This lack of data prevents a determination on a staff level.

You have the right to appeal this determination. Appeals must be in writing and delivered to the City Clerk no later than 45 calendar days from the date of this written notification. 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: 651-266-8585

Pursuant to 193A.07(g), any rent increase subject to the appeal should not be imposed until there is a final determination on the appeal.

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

Sincerely,
Rent Stabilization Workgroup
Rent-Stabilization@ci.stpaul.mn.us
651-266-8553