



June 12, 2025

City of Saint Paul - Rent Stabilization  
310 City Hall  
15 W. Kellogg Blvd.  
Saint Paul, MN 55102

*via email at [rentappeals@ci.stpaul.mn.us](mailto:rentappeals@ci.stpaul.mn.us)*

**Re: Rent Stabilization Appeal—934, 938, 942 Ashland Avenue, Saint Paul, MN 55104**

To Whom It May Concern:

Enclosed please find the rent-stabilization appeal applications for tenants of the following three apartment buildings: 934, 938, and 942 Ashland Avenue, Saint Paul, MN 55104 (the “Ashland Apartments”).<sup>1</sup>

The Ashland Apartments consist of 12 rental units, spread across three buildings. On April 28, 2025, staff from the Department of Safety and Inspections (“DSI”) issued a single determination letter granting the owner of the Ashland Apartments a rent-cap exception. As shown in the attached DSI determination letter, staff approved a uniform rent increase of up to 28.52% for all 12 units of the Ashland Apartments. Units 6 and 7 were granted an additional rent-cap exception of 23.64% based on capital improvements, meaning that those two units are subject to a total possible rent increase of up to 52.16%.

The tenants of the Ashland Apartments are appealing DSI’s determination. Housing Justice Center represents the following tenants in their appeal.

| 934 Ashland |                 | 938 Ashland |              | 942 Ashland |                                 |
|-------------|-----------------|-------------|--------------|-------------|---------------------------------|
| Unit        | Tenant(s)       | Unit        | Tenant(s)    | Unit        | Tenant(s)                       |
| 1           | Jill Ackerman   | 6           | Ehren Stemme | 8           | Kayla Simonson                  |
| 2           | Vincent Cornell |             |              | 9           | Jessica Skaare                  |
|             |                 |             |              | 10          | Autumn Buel                     |
|             |                 |             |              | 11          | Samuel Perkins & Chloe Cable    |
|             |                 |             |              | 12          | Lillian Johnson & Eleanor Rowen |

<sup>1</sup> Each of these three buildings has a dual address (934/936 Ashland Ave.; 938/940 Ashland Ave.; 942/944 Ashland Ave.). As such, the mailing and service address of some tenants differs from the address identified in the staff determination letter. Tenants have listed their mailing addresses on the appeal forms, but for purposes of this appeal, we are using the addresses as identified by the staff determination letter.

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**We ask that the City consolidate the attached appeals and schedule a single legislative hearing.** A memorandum explaining the basis for the tenants' appeal will be forthcoming, along with a report from a habitability expert about the condition of the Ashland Apartments.

Please note that the above identified tenants bring their appeal on behalf of **all units** in the Ashland Apartments. The Rent-Stabilization Ordinance allows tenants to appeal building-wide rent-cap exceptions that have been approved through a single department determination. See SPLC § 193A.07(g) (The landlord or tenant shall have the right to appeal *the department determination.*"); SPLC § 193A.07(a)(8) ("A landlord or tenant may appeal *any* department determination to the legislative hearing officer."). Here, the challenged building-wide rent increase has been approved through a single department determination issued on April 28, 2025. As such, the appeal is brought on behalf of all 12 impacted units.

Counsel from Housing Justice Center will deliver the required appeal fees to City Hall, 15 Kellogg Blvd. West, Room 310 later today (June 12).

Please contact me with any questions about the tenants' appeal.

Sincerely,

*s/ Abbie Hanson*

Abbie Hanson

Tenant Rights Attorney, Housing Justice Center

651-391-8393

ahanson@hjcmmn.org

Encl: Copy of the April 28, 2025 DSI Determination Letter

Completed Appeal Forms for: Jill Ackerman (Unit 1); Vincent Cornell (Unit 2); Ehren Stemme (Unit 6); Kayla Simonson (Unit 8); Jessica Skaare (Unit 9); Autumn Buel (Unit 10); Samuel Perkins & Chloe Cable (Unit 11); and Lillian Johnson & Eleanor Rowen (Unit 12)