# **Janie Vang**

From:	Abbie Hanson <ahanson@hjcmn.org></ahanson@hjcmn.org>
Sent:	Friday, June 20, 2025 3:01 PM
То:	*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: Flag Status:	Follow up 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: <u>CIV102.pdf</u>

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 <<u>RentAppeals@ci.stpaul.mn.us</u>>
Cc: Jim Poradek <<u>iporadek@hjcmn.org</u>>; Emily Curran <<u>ecurran@hjcmn.org</u>>
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@hjcmn.org (attorney)
Appellant Name	Email
A	651-391-8393 (attomey)
Preferred Phone Number	Alternate Phone Number
CART (APANN	Tenant
Signature & Today's Date	is Appellant: Property Owner/Manager OR Tenant
Judith Day Property Owner Name	
Property I huner Name	No. 19
roperty Grade Finite	Email
Preferred Phone Number	Email Alternate Phone Number

am represented in this matter by Housing Justice Center, Please direct communications to my attorneys: Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

## Appellant:

Kayla Simonson	ahanson@hjcmn.org (attorney)
Appellant Name	Email
	651-391-8393 (attorney)
Preferred Phone Number	Alternate Phone Number
15 8 6/9/25	Tenant
Signature & Today's Date	Is Appellant: Property Owner/ Manager OR Tenant ?

# Property Owner (if other than appellant):

Judith Day	
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.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys: Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393). Appellant:

Jessica Skaare	ahanson@hjcmn.org (attorney)
Appellant Name	Email
ality and a second seco	651-391-8393 (attorney)
Preferred Phone Number	Alternate Phone Number
askar 01 614175	Tenant
Signature & Today's Date	Is Appellant: Property Owner/ Manager OR Tenant ?

# Property Owner (if other than appellant):

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.

Lain represented in this matter by Housing Justice Center, Please direct communications to my attorneys; Jim Poradek (jporadek@hjcmn.org; 612-7233-0617) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

Appellant:	
Lillian Johnson & Eleanor Rowen	ahanson@hjcmn.org (attorney)
Appellant Name	Email 651-391-8393 (attorney)
Preferred Phone Number <u>Julian Sahnon ob</u> 4/202 Signature & Today's Date	Alternate Phone Number
Signature & Today's Date	Is Appellant: Property Owner/ Manager OR Tenant ?
Property Owner (if other than appell Judith Day	ant):
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.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys: Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

Appellant:	
Jill Ackerman	ahanson@hjcmn.org (altomey)
Appellant Name	Email
602-460-1119	651-391-8393 (attorney)
Preferred Phone Number	Alternate Phone Number
finadur 0/4/25	Tenant
Signature & Today's Date	Is Appellant: Property Owner/ Manager OR Tenant ?

## Property Owner (if other than appellant):

Juann Day	
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.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys: Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

#### Appellant:

Vincent Cornell		ahanson@hjcmn.org (attomey)
Appellant Name 612 978 5088		Email 651-391-8393 (attorney)
Preferred Phone Number		Alternate Phone Number
	06-10-2025	Tenant
Signature Today's Date		Is Appellant: Property Owner/ Manager OR Tenant?

## Property Owner (if other than appellant):

Judith Day		
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.

I am represented in this matter by Housing Justice Center. Please direct communications to my attorneys: Jim Poradek (jporadek@hjcmn.org; 612-7233-0517) & Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

Autumn Buel	ahanson@hjcmn.org (attorney)
Appellant Name	Email 651-391-8393 (attorney)
De Carriel Dharet March 1	Alternate Phone Number
Preferred Phone Number	112025 Tenant
Signature & Today's Date	Is Appellant: Property Owner/ Manager OR Tenant
	<b>8</b> .8 100
Property Owner (if other th	an appellant):
Judith Day	
Property Owner Name	Email
Preferred Phose Number	Alternate Phone Number
	111/1 9
What Is Being Appealed an	ad Why? Attachments Are Acceptable
Please see the attached cover letter.	
	using Justice Center. Please direct communications to my attorneys
Jim Poradek (jporadek@hjcmn.org; 6	12-7233-0517) & Abbie Hanson (ahanson@hjomn.org; 651-391-83)
amuel Perkins & Chloe Cable	ahanson@hjcmn.org (attorney)
samuel Perkins & Chloe Cable pellant Name referred Phone Number Saw Yellow 6/4/2025	Email 851-391-8393 (attorney) Alternate Phone Number Tenant
Samuel Perkins & Chloe Cable spellant Name referred Phone Number Saw Yellow 6/4/2025	Email 851-391-8393 (attorney) Alternate Phone Number
Samuel Perkins & Chloe Cable spellant Name referred Phone Number Samuel Point State (11/25) roperty Owner (if other than app	Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager <i>OR</i> Tenant ?
Samuel Perkins & Chloe Cable spellant Name referred Phone Number G / 4 /2025 ignature & Today's Date 6/11/25 roperty Owner (if other than app Judith Day	Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager <i>OR</i> Tenant ?
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Samuel Perkins & Chloe Cable ppellant Name referred Phone Number Sam G / 4 / 2025 ignature & Today's Date 6/11/25 roperty Owner (if other than app ludith Day roperty Owner Name referred Phone Number	Email 651-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant ? ellant): Email Alternate Phone Number
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Samuel Perkins & Chloe Cable Appellant Name referred Phone Number Samuel Point G / 4 / 2025 ignature & Today's Date 6/11/25 roperty Owner (if other than app Judith Day roperty Owner Name referred Phone Number Phat Is Being Appealed and Why Please see the attached cover letter. am represented in this matter by Housing Justi	Email 851-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant ? ellant): Email Alternate Phone Number ? Attachments Are Acceptable
Samuel Perkins & Chloe Cable spellant Name referred Phone Number Samuel Pone Number (14/2025) ignature & Today's Date 6/11/25 roperty Owner (if other than app ludith Day roperty Owner Name referred Phone Number Phat Is Being Appealed and Why lease see the attached cover letter. am represented in this matter by Housing Justi	Email 851-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant ? ellant): Email Alternate Phone Number ? Attachments Are Acceptable ce Center. Please direct communications to my attorneys:
Samuel Perkins & Chloe Cable ppellant Name referred Phone Number Samuel Pone Number (14/2025) ignature & Today's Date 6/11/25 roperty Owner (if other than app ludith Day roperty Owner Name referred Phone Number Phat Is Being Appealed and Why lease see the attached cover letter. am represented in this matter by Housing Justi	Email 851-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant ? ellant): Email Alternate Phone Number ? Attachments Are Acceptable ce Center. Please direct communications to my attorneys:
Samuel Perkins & Chloe Cable ppellant Name referred Phone Number Samuel Pone Number (14/2025) ignature & Today's Date 6/11/25 roperty Owner (if other than app ludith Day roperty Owner Name referred Phone Number Phat Is Being Appealed and Why lease see the attached cover letter. am represented in this matter by Housing Justi	Email 851-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant ? ellant): Email Alternate Phone Number ? Attachments Are Acceptable ce Center. Please direct communications to my attorneys:
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iamuel Perkins & Chloe Cable ppellant Name referred Phone Number <i>G / 4 / 2025</i> gnature & Today's Date <i>G/11/25</i> <i>roperty Owner (if other than app</i> udith Day roperty Owner Name referred Phone Number <i>That Is Being Appealed and Why</i> lease see the attached cover letter. am represented in this matter by Housing Justi im Poradek (iporadek@hjomn.org; 612-7233-0 bie Hanson (she/her)	Email 851-391-8393 (attorney) Alternate Phone Number Tenant Is Appellant: Property Owner/ Manager OR Tenant ? ellant): Email Alternate Phone Number ? Attachments Are Acceptable ce Center. Please direct communications to my attorneys:
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From: \*CI-StPaul\_RentAppeals <<u>RentAppeals@ci.stpaul.mn.us</u>>
 Sent: Wednesday, June 18, 2025 4:07 PM
 To: Abbie Hanson <<u>ahanson@hicmn.org</u>>; \*CI-StPaul\_RentAppeals <<u>RentAppeals@ci.stpaul.mn.us</u>>
 Cc: Jim Poradek <<u>iporadek@hicmn.org</u>>; Emily Curran <<u>ecurran@hicmn.org</u>>
 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 <<u>ahanson@hjcmn.org</u>>
 Sent: Wednesday, June 18, 2025 10:01 AM
 To: \*CI-StPaul\_RentAppeals <<u>RentAppeals@ci.stpaul.mn.us</u>>
 Cc: Jim Poradek <<u>jporadek@hjcmn.org</u>>; Emily Curran <<u>ecurran@hjcmn.org</u>>
 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 (<u>jporadek@hjcmn.org</u>; 612-7233-0517) & Abbie Hanson (<u>ahanson@hjcmn.org</u>; 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 <<u>RentAppeals@ci.stpaul.mn.us</u>> Sent: Tuesday, June 17, 2025 4:31 PM To: Abbie Hanson <<u>ahanson@hjcmn.org</u>>; \*CI-StPaul\_RentAppeals <<u>RentAppeals@ci.stpaul.mn.us</u>> Cc: Jim Poradek <<u>iporadek@hjcmn.org</u>>; Emily Curran <<u>ecurran@hjcmn.org</u>> 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 <<u>RentAppeals@ci.stpaul.mn.us</u>>
Cc: Jim Poradek <<u>iporadek@hjcmn.org</u>>; Emily Curran <<u>ecurran@hjcmn.org</u>>
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 <u>ahanson@hjcmn.org</u>

