

## Janie Vang

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**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](mailto: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](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Thursday, June 19, 2025 10:20 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto: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

Appellant Name

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Preferred Phone Number

Signature &amp; 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:**

Kayla Simonson

Appellant Name

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Preferred Phone Number

Signature &amp; 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

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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

Appellant Name

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Preferred Phone Number

Signature &amp; Today's Date

*Jessica Skaare* 6/14/25

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) &amp; Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Lillian Johnson &amp; Eleanor Rowen

Appellant Name

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Preferred Phone Number

Signature &amp; Today's Date

*Lillian Johnson & Eleanor Rowen* 6/14/2025*Shenell* 6/5/25

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) &amp; Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Jill Ackeman

Appellant Name

602-460-1119

Preferred Phone Number

Jill Ackeman

Signature &amp; Today's Date

6/4/25

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

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) &amp; Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Vincent Cornell

Appellant Name

612 978 5088

Preferred Phone Number



Signature &amp; Today's Date

06-10-2025

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

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) &amp; Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Autumn Buel

Appellant Name

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant?

Preferred Phone Number

Signature &amp; Today's Date

 6/11/2025**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) &amp; Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Appellant:**

Samuel Perkins &amp; Chloe Cable

Appellant Name

ahanson@hjcmn.org (attorney)

Email

651-391-8393 (attorney)

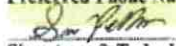
Alternate Phone Number

Tenant

Is Appellant: Property Owner/ Manager OR Tenant?

Preferred Phone Number

Signature &amp; Today's Date

 6/14/2025 6/11/25**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) &amp; Abbie Hanson (ahanson@hjcmn.org; 651-391-8393).

**Abbie Hanson (she/her)**

Housing Justice Litigator

651-391-8393

[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Wednesday, June 18, 2025 4:07 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto: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](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>  
**Sent:** Wednesday, June 18, 2025 10:01 AM  
**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto: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 ([jporadek@hjcmn.org](mailto:jporadek@hjcmn.org); 612-7233-0517) & Abbie Hanson ([ahanson@hjcmn.org](mailto:ahanson@hjcmn.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](mailto:ahanson@hjcmn.org)



**From:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Sent:** Tuesday, June 17, 2025 4:31 PM  
**To:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>; \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>  
**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto: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](mailto:janie.vang@ci.stpaul.mn.us)*



**SAINT PAUL**  
**MINNESOTA**

**From:** Abbie Hanson <[ahanson@hjcmn.org](mailto:ahanson@hjcmn.org)>

**Sent:** Thursday, June 12, 2025 8:30 AM

**To:** \*CI-StPaul\_RentAppeals <[RentAppeals@ci.stpaul.mn.us](mailto:RentAppeals@ci.stpaul.mn.us)>

**Cc:** Jim Poradek <[jporadek@hjcmn.org](mailto:jporadek@hjcmn.org)>; Emily Curran <[ecurran@hjcmn.org](mailto: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](mailto:ahanson@hjcmn.org)



