

From: ssingerlmt@everyactioncustom.com on behalf of [Sue Singer](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: I support The Aragon - 470 White Bear Ave
Date: Monday, December 2, 2024 12:23:09 PM

[You don't often get email from ssingerlmt@everyactioncustom.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear City Council Public Comment Email 2,

I am a community member writing with my support of the Aragon, Beacon's proposed development at 470 White Bear Avenue. For the majority of my Social Work career, I served people with disabilities who spent many years on waiting lists to get the housing they needed. The need for affordable housing in our city is very great! I urge you to approve both the rezoning and the conditional use permit so that affordable homes with some services may be built on this unused land in East St Paul.

St Paul has a shortage of homes affordable to residents earning incomes below 50% and 30% of the area median income (AMI) so affordable housing is an excellent use for the land. I appreciate knowing that services may also be provided to residents to address barriers residents may be facing and give them more opportunities for reaching their own goals beyond housing.

These homes for families and individuals will be a welcome asset to our community.

Thank you for your support!

Sincerely,
Ms. Sue Singer
1480 Randolph Ave Apt 305 Saint Paul, MN 55105-2530
ssingerlmt@gmail.com

From: jjreisdorf00@everyactioncustom.com on behalf of [Jim Reisdorf](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: I support The Aragon - 470 White Bear Ave
Date: Monday, December 2, 2024 12:20:23 PM

[You don't often get email from jjreisdorf00@everyactioncustom.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear City Council Public Comment Email 2,

I am a community member writing to express my support of the Aragon, Beacon's proposed development at 470 White Bear Avenue. I urge you to approve both the rezoning and the conditional use permit so that affordable homes with some services may be built on this unused land (yup, it's a vacant lot!) in East St Paul.

St Paul has a shortage of homes affordable to residents earning incomes below 50% and 30% of the area median income (AMI) so affordable housing is an excellent use for the land. I appreciate knowing that services may also be provided to residents to address barriers residents may be facing and give them more opportunities for reaching their own goals beyond housing.

These homes for families and individuals will be a welcome asset to our community.

Four days ago, I had to stay home from the extended family Thanksgiving feast as I was ill. I had all day to count my blessings. Very high on the list was the roof over my head and four walls about me to protect me from the harsh elements. I would consider it a privilege to help extend that blessing to all the future residents of the Aragon. Please support this project.

Thank you for your support!

Sincerely,
Jim Reisdorf
1649 Euclid St Saint Paul, MN 55106-5905
jjreisdorf00@msn.com

From: [Melanie Johnson](#)
To: [Greg Weiner](#)
Subject: FW: Zoning Case #24-078-931; Let's work together under the rule of law!
Date: Monday, December 2, 2024 10:22:48 AM

From: Ann O'Keefe <aok1956@gmail.com>
Sent: Sunday, December 1, 2024 11:28 PM
To: #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; *CI-StPaul_Contact-Council <Contact-Council@ci.stpaul.mn.us>; Contact.Council@ci.stpaul.mn.us; hello@southeastside.org
Cc: Ann O'Keefe <aok1956@gmail.com>; Thomas O'Keefe <irishblueeyes7@hotmail.com>
Subject: Zoning Case #24-078-931; Let's work together under the rule of law!

Think Before You Click: This email originated **outside** our organization.

Thank you, Saint Paul City Councilmembers, for the opportunity to speak today.

There's developed, for us, a simple truth, as evidenced by a comprehensive letter from Tom Dimond: leaders at Beacon Interfaith Collaborative Housing have colluded to hide their intentions from the immediate neighbors of their planned housing facility and, then boldly misrepresented our support to SECO and others.

Resultant traffic and parking issues, alone, would make this 53-unit facility dangerous and absolutely unworkable. Beacon's plans, furthermore, define illegal spot-zoning. They've placed in front of various planners, a sweet, but unlawful deal. Together, they've worked to overwhelm average citizens' reliance on Minnesota State law that makes "spot-zoning" of their neighborhood illegal. It also begs the question of where spot-zoning begins and ends in the ultimate destruction of our neighborhood.

All this has been done for Beacon and Saint Pascal-Baylon to gain financial advantages and to make pieces of Saint Paul's 2040 Comprehensive Plan fit more readily. It would come at the expense of a large, viable neighborhood of mostly single-family homes. It has placed neighbors of very modest means in an untenable situation to form a non-profit organization in order to have a chance against those in power.

But, we don't believe it has to be this way. This is our plea to the members of Saint Paul's City Council: please listen to neighbor's well-thought out alternative solutions that would benefit ALL: our city, it's healthy citizens, AND those in desperate need of well-planned and well-funded supportive housing. Please see the letter, written and sent to you by Thom O'Keefe, for example, for more details of one such solution.

Thank you, Councilmember Johnson and each of you, for all you do for this fine city!

Ann O'Keefe,

Saint Paul

From: [Melanie Johnson](#)
To: [Greg Weiner](#)
Subject: FW: Zoning Case #24-078-931
Date: Monday, December 2, 2024 9:45:11 AM
Attachments: [image.png](#)
[Aragon plans.pdf](#)

From: Thomas O'Keefe <irishblueeyes7@hotmail.com>
Sent: Sunday, December 1, 2024 1:32 PM
To: Andrea Suchy-Shinn <suki_1@hotmail.com>; chad lemmons <chadlemmons@kellyandlemmons.com>; faith lowell <Aromatic03@aol.com>; tdimond@q.com; Lori Jones <lamp.jones60@gmail.com>; Nate Reiter <reiter.way@gmail.com>; Meghann <meghann1@gmail.com>; Victoria Grove <victoriagrove22@gmail.com>; Patricia Sofie <pat2691@comcast.net>; Jennifer Harrington <Jenaharrington@gmail.com>; Jonathan Frisch <jonathanfrisch@gmail.com>; mrczapple@yahoo.com; Matheus Bauer <mthsbauer243@gmail.com>; Sam Nelson <sam.nelson08@gmail.com>; shellie.czaplewski@gmail.com; philandjulielay@msn.com; Maichong.Xiong@co.ramsey.mn.us; juliehellwich@yahoo.com; Thomas O'Keefe <irishblueeyes7@hotmail.com>; Ann O'Keefe <aok1956@gmail.com>; John Mitchell <john.mitchell@stpascals.org>; jimmysfoodmarket@gmail.com; jackie.turner@spps.org; sb.members@spps.org; #CI-StPaul_Ward7 <Ward7@ci.stpaul.mn.us>; Hello@southeastside.org; *CI-StPaul_Contact-Council <Contact-Council@ci.stpaul.mn.us>; office@stpascalschool.org; abigail.felber-smith@spps.org
Subject: Zoning Case #24-078-931

Some people who received this message don't often get email from irishblueeyes7@hotmail.com. [Learn why this is important](#)

Think Before You Click: This email originated **outside** our organization.

From: Jonathan Frisch <jonathanfrisch@gmail.com>
Sent: Sunday, December 1, 2024 11:43 AM
To: Lauren O'Keefe <lauren.r.okeefe@gmail.com>
Cc: Ann O'Keefe <aok1956@gmail.com>; O'Keefe, Thomas <irishblueeyes7@hotmail.com>
Subject: Re: Zoning Case #24-078-931

Hi Lauren,

Thanks for attending the meeting and sending out the summary. I've attached a copy of the Zoning Committee staff report. Item H, point 1, on page one, says the zoning code "requires a conditional use permit for supportive housing facilities with more than sixteen (16) residents in an RM2 zoning district. Because the number of people living in these 13 units will vary but likely exceed 16, a conditional use permit is required for this facility."

Page four is a copy of the CUP application, wherein they specifically state that "providing basic services is tied to funding" and that they "can not justify denying services to any one who might ask for assistance". In other words, once they get the CUP, they might end up with a building full of people requiring supportive services; there is no upper limit on that percentage of residents (see highlights below).

Feel free to forward this to everyone else, along with my email address.

Jonathan

The southern lot shown on the attached will be purchased from the current owner and be for a proposed 4 story, 53 unit affordable apartment building. This new apartment building would not be allowed under the current zoning, an application to rezoning this property to RM-2 has also been submitted for consideration. The proposed project will be family oriented, include 19 3BR and 5 4BR units, be professionally managed, and include both on-site and referral services. Providing these services for potentially more than 16 residents requires this CUP application. Please note that providing basic services is tied to funding requirements the project is pursuing. This is common for affordable apartment projects seeking public funding sources. In this case, the plan is to include 13 units for which services will be provided. Beacon Interfaith, the developer, can not justify denying services to any one who might ask for assistance and, thus, can not guarantee fewer than 16 future residents will require some form of supportive service. As per Sec. 65.162(c) this CUP application is required to allow supportive services to be provided to potentially more than 16 residents as part of this proposed new affordable apartment project. Potential service offerings include working with individuals and families assisting with education goals, career search, finances, mental health, wellness and overall goal setting.

On Sat, Nov 30, 2024 at 5:11 PM Lauren O'Keefe <lauren.r.okeefe@gmail.com> wrote:

Thank you for joining today's community meeting regarding the 470 White Bear construction project. The council is meeting on Wednesday, December 4th at 3:30pm at 15 Kellogg Blvd W Ste 310, Saint Paul, MN 55102. If you're able to join and wish to speak, please prepare remarks that can be neatly stated in 2 minutes.

Zoning Case #24-078-931; Neighbors pose serious concerns and questions of legality about rezoning and proposed building at 470 White Bear Avenue, Saint Paul (UPDATED)

AO

Ann O'Keefe

Reply

Reply all

Forward

To:You;Nate Reiter;JonathanFrisch@gmail.com;tdiamond@q.com;Lori Jones;Patricia Sofie;Victoria Grove;Aromatic03@aol.com; +4 others

Wed 11/27/2024 9:01 PM

1. Why have neighbors, several who are reliant on English as a second language, been denied public discussions to address our serious concerns? Why were most of us completely unaware of Beacon's intentions to rezone and build? Had it not been for a single member of Saint Pascal Baylon Church spreading this news we wouldn't have known. Why did Beacon hold two public meetings, with very little time for neighbors to speak? Is it true that the wife of one of Mayor Carter's staff is also on Beacon's Board of Directors?
2. The illegality of spot-zoning in Minnesota. Neighbors believe the rezoning of this property would be inconsistent with Saint Paul's 2040 comprehensive plan (including the White Bear Avenue overlay and 40-acre plan appendices). Is this just the beginning of additional spot-zoning in our neighborhood?
3. Inadequate plans for legal parking. What are alternate legal parking plans for residents, support staff, guests?
4. How will Beacon pay for ongoing operational costs? Security? Maintenance? Case Workers?
5. DHS minimum required distance between residential facilities that operate under a conditional use permit (CUP). Are there other waivers of responsibilities that occur under this or other designations?
6. Legal inconsistencies of State of Minnesota Drug-Free Zones within this facility that mixes

families with children with (previous?) known drug users and with two elementary schools, directly across White Bear Avenue.

7. What studies have been made regarding the effect of this project on the surrounding neighborhood? What tax breaks and public money were offered to Beacon? What will the implications be to neighbors?
8. What were the complete results of soil/ground stability testing that was conducted on this property in 2024 and at previous timepoints? Were previous projects abandoned due to instability issues that may negatively impact neighbors' properties now?
9. What other locations were/are still being considered for this supportive housing facility? Why place your development in a location where most services are farther than the average person's ability to walk? Why build for families with very limited play/green space on a very busy traffic intersection? Why was a rational alternative site proposed by a neighbor ignored by Beacon?
10. With this facility being unsupervised, what plans are in place for residents' or neighbors' urgent or emergent issues? What is the average response time? What systems are in place to help residents and neighbors with mental health or chemical dependency crises?
11. How do you mitigate negative resident activities? What plans or policies are in place if this facility becomes "of interest" to police, according to law enforcement metrics? How do you assist in addressing legal/safety concerns?
12. Are guns allowed on this property? If so, how do you legitimately market this facility as a safe environment -- with mixed living spaces for families and residents requiring support for drug use or mental illness?
13. What impacts can the neighborhood expect during construction? What barriers to noise would be mandated in protecting neighbors during or after construction?
14. What are the long-term responsibilities of Beacon, Saint Pascal Baylon Church, and the Archdiocese of Saint Paul in terms of caring for this facility and it's residents?
15. Other neighborhood concerns and questions.
16. Bottom line, neighbors see the proposed housing at 470 White Bear Avenue as an *experiment* by Beacon Interfaith Housing Collaborative in mixing families with children and a "supportive housing facility" for residents with addictions and mental health issues. Where is the firewall?

Thom and Ann O'Keefe

1808 Third Street E. Saint Paul

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: Public comment on Ord 24-33
Date: Monday, December 2, 2024 9:22:14 AM

From: Gunnar Aas <gunnar.aas218@gmail.com>
Sent: Saturday, November 30, 2024 04:00 PM
To: #Cl-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Public comment on Ord 24-33

Think Before You Click: This email originated **outside** our organization.

Dear Council President Jalali,

I am writing in support of Ord 24-33, which would rezone the property at 470 White Bear Ave N to allow for the construction of multifamily housing. Our city is currently experiencing a housing crisis, which can only be addressed through significantly increasing the amount of construction of **all** types of housing, including and especially supportive, low-barrier, "Housing First" model buildings.

I live near Kimball Court, a separate housing complex operated by Beacon Interfaith which has recently had significant media coverage and public dialogue, which some other public comments are using as an example of why this building should be blocked. I have the opposite perspective - living in the direct vicinity of this building and working to help the Hamline-Midway neighborhood rise above the ongoing challenges of the housing, opiate, and mental health crises has shown me exactly why we need significantly more Housing First units in every neighborhood of this city.

After spending countless hours throughout this year talking with many of the people who are publicly struggling with mental health, addiction, and other issues, as well as through advocacy work that has enabled conversations with Beacon and those who provide services in their property, it has become crystal clear to me that the problematic behaviors we see outside and surrounding this supportive housing project are not being done by those who live at Kimball Court, rather, those who are either currently unsheltered, or sheltered in a place that is not adequately meeting their current needs, and who could have their lives transformed by this exceptional, research-backed resource being more widely available.

If we don't want people using drugs in public and leaving paraphernalia on the ground, we should be providing spaces that allow them to use in a safe, indoor environment, out of public view, where the resources exist to help achieve sobriety when they're ready. The supportive, low-barrier housing that Beacon provides is one such space, and in addition to working supply, I'd also like to see the City be rapidly working to open supervised consumption spaces in areas where this a crisis of public drug use.

If we don't want people using our sidewalks, alleys, and transit shelters as bathrooms, we should be dramatically increasing the number of public toilets in these areas. Someone with a bathroom in their apartment building a block away is not defecating on a neighbor's front step,

they're rushing home to privately deal with their business. Those behaviors are being done by someone who has nowhere else to go, and we should be ashamed that we're failing so miserably to provide such basic public services.

Yes, there are some problems at Kimball Court, many of which are related to it being a very old building that was not designed to serve the function it is today. I applaud the City Council for bravely pushing forward and providing Beacon Interfaith with the resources necessary for the expansion and remodel to begin. Those issues will not exist in a building that is being designed and constructed with the needs of their residents in mind.

Thank you very much.

Sincerely,

Gunnar Aas
14** Edmund Ave W
Saint Paul, MN 55104

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: Zoning Case #24-078-931; Neighbors pose serious concerns and questions of legality about rezoning and proposed building at 470 White Bear Avenue, Saint Paul
Date: Monday, December 2, 2024 9:20:16 AM

For Ord 24-33

From: Ann O'Keefe <aok1956@gmail.com>
Sent: Wednesday, November 27, 2024 08:48 PM
To: #CI-StPaul_Ward4 <Ward4@ci.stpaul.mn.us>
Subject: Zoning Case #24-078-931; Neighbors pose serious concerns and questions of legality about rezoning and proposed building at 470 White Bear Avenue, Saint Paul

Some people who received this message don't often get email from aok1956@gmail.com. [Learn why this is important](#)

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Thom and Ann O'Keefe
1808 Third Street E. Saint Paul

From: [Ann O'Keefe](#)
To: [#CI-StPaul_Ward7](#); [*CI-StPaul_Contact-Council](#); Contact.Council@ci.stpaul.mn.us; hello@southeastside.org
Cc: [Ann O'Keefe](#); [Thomas O'Keefe](#)
Subject: Zoning Case #24-078-931; Let's work together under the rule of law!
Date: Sunday, December 1, 2024 11:27:58 PM

Thank you, Saint Paul City Councilmembers, for the opportunity to speak today.

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Resultant traffic and parking issues, alone, would make this 53-unit facility dangerous and absolutely unworkable. Beacon's plans, furthermore, define illegal spot-zoning. They've placed in front of various planners, a sweet, but unlawful deal. Together, they've worked to overwhelm average citizens' reliance on Minnesota State law that makes "spot-zoning" of their neighborhood illegal. It also begs the question of where spot-zoning begins and ends in the ultimate destruction of our neighborhood.

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But, we don't believe it has to be this way. This is our plea to the members of Saint Paul's City Council: please listen to neighbor's well-thought out alternative solutions that would benefit ALL: our city, it's healthy citizens, AND those in desperate need of well-planned and well-funded supportive housing. Please see the letter, written and sent to you by Thom O'Keefe, for example, for more details of one such solution.

Thank you, Councilmember Johnson and each of you, for all you do for this fine city!

Ann O'Keefe,
Saint Paul

From: aml1973@everyactioncustom.com on behalf of [Ann Lemke](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: I support The Aragon - 470 White Bear Ave
Date: Sunday, December 1, 2024 10:31:02 PM

[You don't often get email from aml1973@everyactioncustom.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear City Council Public Comment Email,

I am a community member writing with my support of the Aragon, Beacon's proposed development at 470 White Bear Avenue. I urge you to approve both the rezoning and the conditional use permit so that affordable homes with some services may be built on this unused land in East St Paul.

St Paul has a shortage of homes affordable to residents earning incomes below 50% and 30% of the area median income (AMI) so affordable housing is an excellent use for the land. I appreciate knowing that services may also be provided to residents to address barriers residents may be facing and give them more opportunities for reaching their own goals beyond housing.

These homes for families and individuals will be a welcome asset to our community.

Thank you for your support!

Sincerely,
Ms. Ann Lemke
1630 Beech St Saint Paul, MN 55106-4909
aml1973@comcast.net

From: [Nate Reiter](#)
To: [#CI-StPaul_Ward7](#); Hello@southeastside.org; [*CI-StPaul_Contact-Council](#)
Cc: [Melanie Johnson](#)
Subject: Zoning Case #24-078-931
Date: Sunday, December 1, 2024 7:43:35 PM

Re: Zoning Case #24-078-931

Hello,

My name is Nate Reiter, and I live adjacent to the proposed development at 470 White Bear Ave. My address is 1818 E. 3rd St and have lived here for 18 years, and on the East Side all of my life.

First, I want to thank the City Council for laying over the rezoning vote so community members can provide feedback properly. I specifically want to thank council member Cheniqua Johnson for sending out the recent news letter further educating those affected with what the rezoning entails.

The newsletter also calls out that the Planning Commission supports the rezoning due to fitting into the city's long term plan. This unfortunately seems to be based on less than honest communications from Beacon regarding community outreach that simply did not happen.

There is a newsletter being circulated to church members only, that there was a meeting with over 75 attendees who learned about this proposal. After asking Beacon and church staff directly, no one at this meeting were actual neighbors of this property.

This proposed development is the perfect example of what "SPOT ZONING" looks like. The size of the existing lot has already been predetermined to support 6 units as "H2", and truly is not intended to be zoned as "RM2" to support 53 units as proposed.

As I have stated before in archived correspondences regarding this, our neighborhood has more than enough multi-family buildings, which contributes to a wonderfully diverse community, but adding a building on a lot that was never intended to be used in such a way should not be allowed.

I am hopeful, based on what I understand my council members vision is, that this lot will instead be used as intended as "H2" and a developer can be brought in to build housing that people can OWN, therefore contributing to the generational wealth that needs to be built upon in the East Side.

We don't need another conglomerate of investors acting as potentially absent landlords, with no equity being built besides with the shareholders.

I feel that since this is "SPOT ZONING", the city council should deny the zoning request. As stated above and in prior feedback, it is clear that Beacon has not put

forth honest effort if any to notify direct neighbors of their intentions.

Instead, based on comments from SECO, this was proposed as an urgent need and that they had done plenty of community outreach, this is simply untrue.

Having a meeting to talk about the plans with members of St. Pascals is not a representation of community outreach.

At this point, there has been paperwork filed to create a community non-profit group with the intent to pursue legal action if this SPOT ZONING is approved. I certainly hope it doesn't need to get that far.

There are plenty of lots around town that are already zoned for this type of building. I only hope that if Beacon looks elsewhere, and continues doing business within our great city, that they do it more transparently and honestly.

In the meantime, it is our elected city officials that need to do the right thing by their constituents, and not by a business group pushing misinformation as the truth.

Thank you for all you do for our city and the East Side!

Sincerely,

Nate Reiter
651-357-6424

From: [Thomas O'Keefe](#)
To: [Andrea Suchy-Shinn](#); [chad lemmons](#); [faith lowell](#); [tdiamond@q.com](#); [Lori Jones](#); [Nate Reiter](#); [Meghann](#); [Victoria Grove](#); [Patricia Sofie](#); [Jennifer Harrington](#); [Jonathan Frisch](#); [mrczaple@yahoo.com](#); [Matheus Bauer](#); [Sam Nelson](#); [shellee.czajewski@gmail.com](#); [philandjulelay@msn.com](#); [Haichong Xiong@co.ramsey.mn.us](#); [julehelwich@yahoo.com](#); [Thomas O'Keefe](#); [Ann O'Keefe](#); [John Mitchell](#); [jimmysfoodmarket@gmail.com](#); [jackie.turner@spps.org](#); [sb.members@spps.org](#); [#Cl-StPaul_Ward7](#); [Hello@southeastside.org](#); [*Cl-StPaul_Contact-Council](#); [office@stascalschool.org](#); [abigail.felber-smith@spps.org](#)
Subject: Zoning Case #24-078-931
Date: Sunday, December 1, 2024 1:32:15 PM
Attachments: [image.png](#)
[Aragon plans.pdf](#)

You don't often get email from irishblueeyes7@hotmail.com. [Learn why this is important](#)

From: Jonathan Frisch <jonathanfrisch@gmail.com>
Sent: Sunday, December 1, 2024 11:43 AM
To: Lauren O'Keefe <lauren.r.okeefe@gmail.com>
Cc: Ann O'Keefe <caok1956@gmail.com>; O'Keefe, Thomas <irishblueeyes7@hotmail.com>
Subject: Re: Zoning Case #24-078-931

Hi Lauren,

Thanks for attending the meeting and sending out the summary. I've attached a copy of the Zoning Committee staff report. Item H, point 1, on page one, says the zoning code "requires a conditional use permit for supportive housing facilities with more than sixteen (16) residents in an RM2 zoning district. Because the number of people living in these 13 units will vary but likely exceed 16, a conditional use permit is required for this facility."

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On Sat, Nov 30, 2024 at 5:11 PM Lauren O'Keefe <lauren.r.okeefe@gmail.com> wrote:

Thank you for joining today's community meeting regarding the 470 White Bear construction project. The council is meeting on Wednesday, December 4th at 3:30pm at 15 Kellogg Blvd W Ste 310, Saint Paul, MN 55102. If you're able to join and wish to speak, please prepare remarks that can be neatly stated in 2 minutes.

Zoning Case #24-078-931; Neighbors pose serious concerns and questions of legality about rezoning and proposed building at 470 White Bear Avenue, Saint Paul (UPDATED)

AO

Ann O'Keefe

Reply

Reply all

Forward

To: You; Nate Reiter; JonathanFrisch@gmail.com; tdiamond@q.com; Lori Jones; Patricia Sofie; Victoria Grove; Aromatic03@aol.com; **+4 others**

Wed 11/27/2024 9:01 PM

1. Why have neighbors, several who are reliant on English as a second language, been denied public discussions to address our serious concerns? Why were most of us completely unaware of Beacon's intentions to rezone and build? Had it not been for a single member of Saint Pascal Baylon Church spreading this news we wouldn't have known. Why did Beacon hold two public meetings, with very little time for neighbors to speak? Is it true that the wife of one of Mayor Carter's staff is also on Beacon's Board of Directors?
2. The illegality of spot-zoning in Minnesota. Neighbors believe the rezoning of this property would be inconsistent with Saint Paul's 2040 comprehensive plan (including the White Bear Avenue overlay and 40-acre plan appendices). Is this just the beginning of additional spot-zoning in our neighborhood?
3. Inadequate plans for legal parking. What are alternate legal parking plans for residents, support staff, guests?
4. How will Beacon pay for ongoing operational costs? Security? Maintenance? Case Workers?
5. DHS minimum required distance between residential facilities that operate under a conditional use permit (CUP). Are there other waivers of responsibilities that occur under this or other designations?
6. Legal inconsistencies of State of Minnesota Drug-Free Zones within this facility that mixes families with children with (previous?) known drug users and with two elementary schools, directly across White Bear Avenue.
7. What studies have been made regarding the effect of this project on the surrounding neighborhood? What tax breaks and public money were offered to

Beacon? What will the implications be to neighbors?

8. What were the complete results of soil/ground stability testing that was conducted on this property in 2024 and at previous timepoints? Were previous projects abandoned due to instability issues that may negatively impact neighbors' properties now?
9. What other locations were/are still being considered for this supportive housing facility? Why place your development in a location where most services are farther than the average person's ability to walk? Why build for families with very limited play/green space on a very busy traffic intersection? Why was a rational alternative site proposed by a neighbor ignored by Beacon?
10. With this facility being unsupervised, what plans are in place for residents' or neighbors' urgent or emergent issues? What is the average response time? What systems are in place to help residents and neighbors with mental health or chemical dependency crises?
11. How do you mitigate negative resident activities? What plans or policies are in place if this facility becomes "of interest" to police, according to law enforcement metrics? How do you assist in addressing legal/safety concerns?
12. Are guns allowed on this property? If so, how do you legitimately market this facility as a safe environment -- with mixed living spaces for families and residents requiring support for drug use or mental illness?
13. What impacts can the neighborhood expect during construction? What barriers to noise would be mandated in protecting neighbors during or after construction?
14. What are the long-term responsibilities of Beacon, Saint Pascal Baylon Church, and the Arch-diocese of Saint Paul in terms of caring for this facility and it's residents?
15. Other neighborhood concerns and questions.
16. Bottom line, neighbors see the proposed housing at 470 White Bear Avenue as an *experiment* by Beacon Interfaith Housing Collaborative in mixing families with children and a "supportive housing facility" for residents with addictions and mental health issues. Where is the firewall?

Thom and Ann O'Keefe

1808 Third Street E. Saint Paul

From: maureensmith412@everyactioncustom.com on behalf of [Maureen Smith](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: I support The Aragon - 470 White Bear Ave
Date: Saturday, November 30, 2024 8:30:23 AM

[You don't often get email from maureensmith412@everyactioncustom.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear City Council Public Comment Email,

To the members of the St. Paul City Council,

I am a community member writing with my support of the Aragon, Beacon's proposed development at 470 White Bear Avenue. My church is in downtown St. Paul, and the good things Beacon does are important to us.

I urge you to approve both the rezoning and the conditional use permit so that affordable homes with some services may be built on this unused land in East St Paul.

St Paul has a shortage of homes affordable to residents earning incomes below 50% and 30% of the area median income (AMI) so affordable housing is an excellent use for the land. I appreciate knowing that services may also be provided to residents to address barriers residents may be facing and give them more opportunities for reaching their own goals beyond housing.

These homes for families and individuals will be a welcome asset to our community.

Thank you for your support!

Sincerely,
Maureen Smith

Sincerely,
Maureen Smith
1145 Ryan Ave W Roseville, MN 55113-5929
maureensmith412@gmail.com

From: mmfisch54@everyactioncustom.com on behalf of [Michele Fisch](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: I support The Aragon - 470 White Bear Ave
Date: Friday, November 29, 2024 9:31:00 AM

[You don't often get email from mmfisch54@everyactioncustom.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear City Council Public Comment Email,

I am a community member writing with my support of the Aragon, Beacon's proposed development at 470 White Bear Avenue. I urge you to approve both the rezoning and the conditional use permit so that affordable homes with some services may be built on this unused land in East St Paul.

St Paul has a shortage of homes affordable to residents earning incomes below 50% and 30% of the area median income (AMI) so affordable housing is an excellent use for the land. I appreciate knowing that services may also be provided to residents to address barriers residents may be facing and give them more opportunities for reaching their own goals beyond housing.

These homes for families and individuals will be a welcome asset to our community.

Thank you for your support!

Sincerely,
Michele Fisch
1490 Sargent Ave Saint Paul, MN 55105-2331
mmfisch54@gmail.com

From: [Ann O'Keefe](#)
To: kwalker@beaconinterfaith.org; [#CI-StPaul_Ward7](#); [#CI-StPaul_Ward1](#); [#CI-StPaul_Ward2](#); [#CI-StPaul_Ward3](#); [#CI-StPaul_Ward4](#); [#CI-StPaul_Ward5](#); [#CI-StPaul_Ward6](#); [CouncilHearing \(CI-StPaul\)](#); john.mitchell@stpascals.org
Subject: Request for information
Date: Thursday, November 28, 2024 9:38:16 AM

Some people who received this message don't often get email from aok1956@gmail.com. [Learn why this is important](#)

Kevin, Beacon staff, and all others to whom this may concern:

We are writing to request a complete report on the testing of the soil and underlying ground that was conducted this year at 470 White Bear Avenue. We are deeply concerned, as immediate and long-time neighbors, regarding our safety related to bodies and properties. It is very suspicious to us that Beacon Interfaith Housing Collaborative is proposing to build a 4-story facility at this address, when previous projects have been abandoned for lack of stability findings.

Please forward the requested report to us as soon as possible. Thank you.

Thom and Ann O'Keefe
aok1956@gmail.com

From: [Ann O'Keefe](#)
To: [CouncilHearing \(CI-StPaul\)](#)
Subject: Zoning Case 324-078-931; Neighbors pose serious concerns and questions of legality about rezoning and proposed building at 470 White Bear Avenue, Saint Paul
Date: Wednesday, November 27, 2024 8:37:31 PM

You don't often get email from aok1956@gmail.com. [Learn why this is important](#)

Zoning Case #24-078-931; Neighbors pose serious concerns and questions of legality about rezoning and proposed building at 470 White Bear Avenue, Saint Paul

1. Why have neighbors, several who are reliant on English as a second language, been denied public discussions to address our serious concerns? Why were most of us completely unaware of Beacon's intentions to rezone and build? Had it not been for a single member of Saint Pascal Baylon Church spreading this news we wouldn't have known. Why did Beacon hold two public meetings, with very little time for neighbors to speak? Is it true that the wife of one of Mayor Carter's staff is also on Beacon's Board of Directors?
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