

**APPLICATION FOR APPEAL**

Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning Office Use Only

File #: 17-21030

Fee: _____

Tentative Hearing Date: 10/30/17PD=4
32-29-22-(300)**APPELLANT**

Name Rene & Kim Lerma Email RJLERMA@comcast.net
Address 613 North St
City St Paul St. MN Zip 55106 Daytime Phone 612-865-9752

PROPERTY LOCATION

Zoning File Name 17-060-690 re: resolution 1764
Address / Location 464 & 463 Marlow Ave, St Paul, MN 55106

TYPE OF APPEAL: Application is hereby made for an appeal to the:

Planning Commission, under provision of Chapter 61, Section 701, Paragraph c of the Zoning Code, of a decision made by the Planning Administrator or Zoning Administrator

OR



City Council, under provision of Chapter 61, Section 702, Paragraph a of the Zoning Code, of a decision made by the Planning Commission

Date of decision: Oct 20, 2017 File Number: _____

GROUND FORS FOR APPEAL: Explain why you feel there has been an error in any requirement, permit, decision or refusal made by an administrative official, or an error in fact, procedure or finding made by the Planning Commission.

See attachedOK 5479
462⁰⁰

Attach additional sheets if necessary

Appellant's Signature

[Signature]

Date

10-30-2017

City Agent

pd d

Rev 9/4/14

Appeal By: Rene and Kim Lerma

To: The City of Saint Paul

In Re: Planning Commission Resolution 17-64, Dated October 20, 2017
File Number 17-060-690

The undersigned appellants, Rene and Kim Lerma, along with other aggrieved neighbors, hereby appeal the Planning Commission Resolution 17-64, dated October 20, 2017 in File Number 17-060-690.

1. The Planning Commission erred in, “affirming the Zoning Administrator’s decision in part, by permitting the services proposed by Listening House as an accessory use to the church with ‘revised’ conditions that include meeting the standards and conditions for ‘home occupation’ as listed in Section 65.141 b, c, g and h of the Zoning Code.” This error relates specifically to 65.141, Subd. (h), which requires that, “There shall be no detriments to the residential character of the neighborhood due to noise, odor, smoke dust, gas, heat, glare, vibration, electrical interference, traffic congestion, number of deliveries, hours of operation, ***or any other annoyance resulting from the home occupation.***” (Emphasis added.)

In its reiteration of the Zoning Code’s clear standards and conditions for a “home occupation” to be applied to First Lutheran’s offering of the Listening House services under 65.141, Subd. (h), the Planning Commission failed to adequately consider the established detriment to the residential character of the Dayton’s Bluff Neighborhood closest to First Lutheran/Listening House. The code already required that Respondents have no such detrimental impact at the time of the Determination of Similar Use; and Listening House’s presence in the neighborhood through the summer of 2017, had a dramatically detrimental impact on the residential character of the neighborhood. This information was well documented and before the Planning Commission at both the October 6 and October 20, 2017 hearings.

The nearly immediate impact of Listening House’s presence included numerous incidents of Listening House guests defecating and urinating on private property owned by neighbors of First Lutheran, many incidents of extremely loud, often intoxicated, frequently belligerent, and sometimes psychotic guests of Listening House interacting with one another or the neighbors in ways that were unsafe, disrespectful, and sometimes criminal. The conduct was, generally speaking, beyond the pale of the other relatively slight nuisances contemplated by the code’s reference to, “smoke dust, glare, business car, truck or small van traffic, odors, or electrical interference.”

The “annoyances,” that the Planning Commission failed to adequately consider when it merely reiterated the standards and conditions for “home occupation” pursuant to Section 65.141 b, c, g, and h of the Zoning Code, have become a responsibility for the neighbors of Dayton’s Bluff to absorb, endure, document, intervene and problem solve in a manner that is

entirely unrealistic for people living, working, and raising families on nearby blocks. These nuisances, created by Listening House's use of the land rights they exercise under a ten year lease, have been carefully catalogued by the neighbors. Please see the attached log of neighborhood incidents that occurred throughout the summer of 2017.

The neighbors have borne the colossal effort of preventing even more egregious harm from befalling anyone of the many children (over a dozen) who live within a block of Listening House/First Lutheran, one of the many single mothers living in nearby homes, or over fifty-five year old residents who live in nearby multi-family dwellings, and to prevent further property theft or damage. The neighbors have worked tirelessly with law enforcement, mental health case managers, and Listening House Staff. They, in good faith, engaged mediation efforts with Listening House/First Lutheran. Despite all of this focused and coordinated energy, aimed at addressing the detrimental impact the Respondent has had on this neighborhood, their presence continues to cause harm. Listening House's presence reflects the reason a city code exists. Some businesses, non-profits, and services are compatible within residential neighborhoods; and some are not. Listening House's placement at First Lutheran is decidedly incompatible with the residential neighborhood in which it is located.

Moreover, Listening House's presence is not "low profile" as required by the revised conditions that the Planning Commission required of the nonprofit tenant in its October 20, 2017 Resolution. The attached log of nuisance behaviors, crimes, mental health emergencies and medical emergencies (often derived from drug and alcohol abuse) that the neighbors of Dayton's Bluff have had to address or absorb while meeting the life responsibilities that they have actually chosen, give some perspective on the issues.

2. The Planning Commission erred when it partially affirmed the Zoning Administrator's decision by permitting Listening House's services with revised conditions, including items 4 through 14, on pages three and four of the resolution. The revised conditions, look good on paper. However, the efficacy of these items to remediate the detriment to the residential neighborhood that Listening House has caused is speculative. If Listening House follows the conditions and they do not effectively eliminate the detrimental impact that the Respondent's presence in the residential neighborhood has caused, then the harms continue to befall the residents with no clear recourse for the neighbors, but to continue enduring the ongoing detrimental impact of Listening House's land use practices.

The neighbors engaged in conversation with the First Lutheran and Listening House staff in the final days before Listening House services began in Dayton's Bluff (early June 2017.) Despite the legitimate concerns clearly voiced by neighbors, Listening House did not pro-actively act to meet these needs, as they launched their services in June of 2017. For example, only in the final thirty days leading up to the October 20, 2017 hearing, did they, through our request at mediation, determine that they would review the cameras on a regular basis to look for their residents engaged in harmful conduct on the perimeter of First Lutheran's property. They

frequently answered our concerns by denying that their guests were the people causing the nuisances we documented. They repeatedly implored the neighbors to accept the reality that homelessness is a problem for all of us to face, address and solve, collectively.

No one in the neighborhood has abdicated their responsibility to do what is right in the face of a growing local, national and worldwide problem with homelessness. However, the weight and breadth of this problem does not require that we, the neighbors of Dayton's Bluff, forfeit our right to the quiet enjoyment of our homes.

Our neighborhood has long been among the top neighborhoods for placement of level three sex offenders in official and unofficial half way houses, in-patient and step down chemical dependency residential options, and other social services agencies. We are doing our part for disadvantaged and vulnerable populations. And, we are accustomed to living together as a truly diverse population.

Since having the problems caused by Respondent's presence foisted on us, our concerns have repeatedly been chided as inaccurate, uncharitable, lacking awareness of the scope and needs of the homeless, or naïve to what it would take to meet the problems Listening House guests are experiencing. The effect has been that as neighbors articulate the detrimental impact, they have been met with requirements that we prove which of their clients caused the specific problem at hand, and then ultimately, determine what Listening House should do about it. The responsibility to identify solutions to the irreconcilable differences between a low barrier day drop in center, with no requirements for sobriety, no controls for what guests do in the nearby neighborhood after spending time at Listening House, no screening for criminal or even serious criminal sexual backgrounds, have been left to the neighbors.

Meanwhile, the detrimental impact on the neighborhood has been clear. Attached is a chart from the St. Paul Police Department, collected on 463/464 Maria Avenue (the two properties that comprise the First Lutheran Campus). **For the dates spanning June 1, 2017 –October 26, 2017 the two addresses have generated more than four times as many calls as they did in the same period in 2016 (prior to the opening of Listening House at First Lutheran.)** This extraordinary 460% increase occurred when Listening House relocated to First Lutheran, despite an exceptional increase in **additional** "Proactive Police Visits" to these addresses.

Having to prove with air tight certainty which guest, at which point, engaged in which problematic behaviors with sufficient certainty to cajole the Respondents into effective intervention strategies is not the responsibility of the neighbors. In the face of this dramatic increase in the need for law enforcement intervention, the responsibility is on the Respondent to stop their detrimental impact on the neighborhood. It is unrealistic to expect any neighborhood, to consistently interface with such an immediate and significant uptick in nuisance behaviors.

Preventing this type of detrimental impact between such incompatible land uses is the public policy behind the code's existence. This dramatic increase in police activity, a 460% increase in traditional police responses to an address, in addition to an exceptional increase in Proactive

Police Visits, demonstrates that the neighborhood has been harmed by the Respondent's detrimental land use.

(Please see the attached charts on St. Paul Police Department calls to 463/464 Maria.)

The Planning Commission erred when it continued the Respondent's pattern of placing responsibility on the neighbors for addressing the problems Respondent caused. The record before the Planning Commission at the time it generated its October 20, 2017 resolution, included that through mediation, **the neighbors came to Listening House/First Lutheran with every suggested solution to the detrimental impact their presence had on the neighbors.** None of the solutions proposed came from the Respondent. And ultimately, within the context of the mediation process, Listening House/First Lutheran declined almost every single request of the neighbors. The only conditions to which they consented at all, were related to posting signs. The rest were only consented to, partially or qualified in a manner that left the neighbors little hope of Respondent's motivation to actually eliminate their detrimental impact on the neighborhood. Accordingly, it is an error for the Planning Commission to expect that Listening House/First Lutheran will hold themselves accountable to these well-intentioned 10/20/17 resolution requirements in a manner that will effectively remediate the detrimental impact their use of the property has had on the neighborhood.

3. The Planning Commission erred when some of its members voted on the weight of their consciences and not the requirements of the code. At the October 6, 2017 hearing, Kris Fredson explained that at the Zoning Committee he, "voted on his conscience." Not long after that declaration, Trevor Oliver mentioned that his religious upbringing was the influencing factor in how he would vote. Prior to these remarks, Commissioner Eckman asked if anyone knew where Listening House would move if the appeal were granted; while other concerns about renovation costs incurred by Listening House arose. These considerations shifted the focus from the code requirements to the concerns weighing on the consciences of the Planning Commission members. Neither the Chair, nor the other staff, nor the assistant city attorney challenged the drift from the competing tensions contemplated under to code to the personal ethics considerations they brought to bear on the decision making process.

Addressing the plight of the homeless certainly calls for extraordinary measures. However, governing bodies tasked with distributing the rights and restrictions of land use by the people they are sworn to serve, cannot exchange several residents' quiet enjoyments of their homes for Planning Committee members' quiet consciences.

As with the with Listening House and First Lutheran staff, none of the Planning Commission members who voted, live in the area negatively impacted by Listening House's land use. They have not been away at work to be contacted by a next door neighbor with the news that a psychotic man was sitting on a rocking chair on her porch in broad daylight. They have not been walking their children home to have an intoxicated man remove his penis from his pants in full view of the children and begin to urinate. They have not had their belongings stolen from their porches and out-buildings.

They have not stepped over piles of human excrement and hypodermic needles. They have not gone out for a run after a long day of work to have an extremely intoxicated man fall over and display seizure symptoms, then inexplicably dart up and walk a dozen or so feet until he collapsed again. If they have, such incidents have not happened on the same escalating frequency and scale as these neighbors have experienced through the summer of 2017. These are situations that residents are not, and should not be required to consistently manage as they go about their lives. The Planning Commission should have voted on the code; and at least some of their members clearly did not.

The Planning Commission failed to appropriately balance the property rights claimed by Listening House's lease from First Lutheran with the property rights of residents who are entitled to a place of quiet enjoyment in their homes. Throughout the summer of 2017, the residents of this neighborhood were repeatedly thrust into situations that, sometimes did and on many more occasions could easily have led to extremely dire consequences for themselves, their families, visiting friends and for the (increased) number of people ambulating the area in various states of chemically induced crisis, psychiatric decompensation or bare criminal conduct.

Indeed many people had their sense of safety and security negatively impacted by the behaviors that have spiked since Listening House arrived. The Planning Commission did not strike the appropriate balance between the civic responsibility of providing critical support for the most needy among us, and the equally critical need for families to have a place to let their guards down, to relax, replenish, and revive without spontaneously finding themselves in situations most are not equipped to handle. The code, seeks to deliver a better balance than the Planning Commission generated in its October 20, 2017 resolution.

4. The Planning Commission erred in its partial affirmation of the Determination of Similar Use based on the 2004 Planning Commission of similar use determination for St. Mary's Episcopal Church at 1895 Laurel Avenue (ZF# 04-175-573.) In that case, the approval allowed the church to lease space for "no more than ten persons" at a time to access a yoga studio, a home health care office, a non-profit travel organization, a massage therapist a psychologist, a piano teacher and a counselor. However, this is not similar use to that of Listening House's use of First Lutheran's facilities. As a low barrier day drop in center, many of the guests arrive in various states of intoxication, psychiatric decompensation, or extreme fatigue. Some combination of these factors often, culminates in criminal conduct or public nuisance activity, shortly before or shortly after spending time at Listening House. These land use characteristics are not similar to the attributes of the Episcopal Church's land use, whose guests would be seeking yoga, a non-profit travel organization, a piano teacher, or a massage therapist. As such, the use of the land is quite different; and the impact on the neighborhood has been substantially different.

The beauty of Listening House's offerings is that they, as they have remarked in various publications, "are not trying to fix anyone." On a fundamental humanitarian level, that is a remarkably generous and commendable offering. But it should not come at the expense

of the surrounding neighbors' rights to the quiet enjoyment of their own homes. Listening House's land use, specifically, the largely absent structure in the services it provides, is wildly different from the discreet, specific services provided at St. Mary's Episcopal. Accordingly, the Planning Commission erred in affirming the Determination of Similar Use.

RESIDENTS WHO SUPPORT THIS APPEAL

Kristenze Nelson
653 North Street

Miranda & Nick Okonek
649 North Street

Ed Phillips
642 North Street

Gabriel Harren
619 North Street

Angela DePaul
635 North Street

Melinda & Eric Salinas
657 North Street

Sue & Terry Walfort
614 Fountain Place

Denise & John Erler
631 Bates Avenue

Steve Gammon & Ann Kukowski
638 Bates Avenue

Dave Decker & Jane Carlstrom
619 North Street

Karin DuPaul
668 Greenbrier Street

Milan Mockovak
720 E. 7th Street

Tim Carey & Paul Johnson
628 Bates Avenue

One of the most egregious incidents in recent months was when a Listening House guest indecently exposed himself to a female staffer belonging to Urban Roots. (Urban Roots is a youth development organization that uses food and farming to transform the lives of young people and inspire, engage, and nourish the community.)

Urban Roots is also a tenant of First Lutheran Church along with Listening House. There are youth girls and boys on this property on a daily basis alongside Listening House guests.

On September 8th, 2017 a male Listening House guest walked up to a female staffer belonging to Urban Roots and exposed his penis to her. A police report was filed, please see the following police report for the Sex Offense - Lewd Conduct, Indecent Exposure.

Despite months of hearing from parents of minors along North Street that they are concerned about the safety of their children, Listening House chose not to inform the community members of the incident.

Saint Paul Police Department

ORIGINAL OFFENSE / INCIDENT REPORT

Complaint Number Reference CN

Date and Time of Report

17224603

09/22/2017 13:49:00

Primary offense:

SEX OFFENSE-LEWD CONDUCT, INDECENT EXPOSURE

SOLVABILITY FACTORS

Suspect can be Identified:

By:

Photos Taken:

Stolen Property Traceable:

Evidence Turned In:

Property Turned In:

Related Incident:

Lab

Biological Analysis:

Fingerprints Taken:

Narcotic Analysis:

Items Fingerprinted:

Lab Comments:

Participants:

Person Type:	Name:	Address:	Phone:
Complainant	[REDACTED]	464 MARIA AV ST PAUL, MN 55106	
Suspect	[REDACTED]	NPA ST PAUL, MN	

NARRATIVE

No ICC available.

On 09/22/2017, I (Sqd. 330-Helgoe) responded to the Listening House, 464 Maria Ave, on an indecent conduct report.

I arrived on scene and met with an employee ([REDACTED]). On 09/08, [REDACTED] received a call from a supervisor with Urban Roots (a nearby business.) The supervisor received a report from one of her employees ([REDACTED]) reference an exposing incident that took place that morning. A male exposed his penis as he walked in front of the employee's vehicle.

On 09/11, [REDACTED] ^{employee} met with [REDACTED] and two of her supervisors ([REDACTED]). [REDACTED] was visibly upset and cried during the meeting, but did NOT want to pursue criminal charges against the suspect, later identified as [REDACTED] ^{employee} NPA. [REDACTED] reviewed the video, which does not show [REDACTED] ^{suspect} face. I too watched the video, which clearly shows a male crossing the street in front of a white sedan. The suspect reached down to his genitals with his right hand for several seconds as he crossed the street. Once the veh. passed by, the suspect's right hand returns to his side.

Following this incident, [REDACTED] ^{employee} met with [REDACTED] ^{suspect} and trespassed him from the 1st Lutheran complex. ^{suspect} [REDACTED] has not returned since that day.

This is an informational report only.

SPPD Report Summary 463 & 464 Maria Ave

6/1/16-10/26/16 vs 6/1/17-10/26/17

First Lutheran Church sanctuary and education buildings are at 463 and 464 Maria

Listening House is located at 464 Maria

2016**911**

Address/Intersection	Call	PPV*	hang-up	Total
464 Maria	-	-	-	-
463 Maria	<u>10</u>	<u>-</u>	<u>-</u>	<u>10</u>
	10	-	-	10

2017**911**

Address/Intersection	Call	PPV*	hang-up	Total
464 Maria	43	13	1	57
463 Maria	<u>3</u>	<u>16</u>	<u>-</u>	<u>19</u>
	46	29	1	76

***PPV = Proactive Police Visit**

Increase in calls to SPPD from 2016 to 2017 **460%**
More than four fold increase (from 10 to 46)

Records related to calls to SPPD **61%**
Records related to Police Proactive Visits **38%**

Increase in SPPD presence at church properties **760%**
(calls to SPPD+Proactive Police Visits)

0 calls in 2016

Saint Paul Police Department Address/Intersection Report

Address Search: 464 MARIA AV
Incident date from 06/01/2017 to 10/26/2017
(Sector 3, Grid 94)

Total Records: 57

Complaint #	Occur Date & Time	House No	Apt#	Incident Type	Dispo
17250506	10/24/2017 18:38:48	464		CHECK WELFARE	ADV
17250173	10/24/2017 12:35:21	464		INVESTIGATE-AND ALL OTHER	ADV
17249053	10/22/2017 23:11:33	464		DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	ADV
17247931	10/21/2017 09:55:47	464		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17247259	10/20/2017 13:34:44	464		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV
17245651	10/18/2017 11:53:08	464		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17244860	10/17/2017 12:23:46	464		911 HANGUP	GOA
17244788	10/17/2017 10:45:06	464		CRIMINAL DAMAGE TO PROPERTY	ADV
17237140	10/07/2017 12:15:33	464		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17224603	09/08/2017 11:20:00	464		SEX OFFENSE-LEWD CONDUCT,INDECENT EXPOSURE	RR
17224515	09/22/2017 11:09:07	464		PREVIOUS CN	PCN
17223126	09/20/2017 21:54:42	464		DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	ADV
17211322	09/06/2017 22:50:18	464		DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	GOA
17210266	09/05/2017 19:58:09	464		THEFT EXCEPT AUTO THEFT	GOA
17209074	09/04/2017 11:26:05	464		ASS-ASSIST FIRE/AMBULANCE	ADV
17200457	08/25/2017 15:58:33	464		CHECK WELFARE	GOA
17199371	08/24/2017 12:19:31	464		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17194401	08/18/2017 21:17:28	464		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV
17192027	08/16/2017 07:45:03	464		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17189710	08/13/2017 08:53:33	464		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	GOA
17188903	08/12/2017 09:04:37	464		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV
17188653	08/11/2017 23:09:07	464		DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	ADV
17188259	08/11/2017 16:41:46	464		CHECK WELFARE	ADV
17185099	08/08/2017 09:57:11	464		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV
17184054	08/06/2017 22:41:33	464		DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	ADV
17181511	08/03/2017 22:01:04	464		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	GOA
17177386	07/30/2017 17:27:22	464		ASS-ASSIST FIRE/AMBULANCE	ADV

Saint Paul Police Department

Address/Intersection Report

Address Search: 464 MARIA AV
Incident date from 06/01/2017 to 10/26/2017
(Sector 3, Grid 94)

**Data Redactions Pursuant
to Minn. Stat. §13.82**

Total Records: 57

Complaint #	Occur Date & Time	House No	Apt#	Incident Type	Dispo
17176275	07/29/2017 08:21:28	464		ASS-ASSIST FIRE/AMBULANCE	ADV
17174224	07/27/2017 00:59:09	464		DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	GOA
17174106	07/26/2017 22:19:39	464		DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	ADV
17173747	07/26/2017 15:53:13	464		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17173221	07/26/2017 00:49:12	464		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17172873	07/25/2017 16:27:26	464		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17172603	07/25/2017 10:38:06	464		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17171930	07/24/2017 15:01:43	464		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17171765	07/24/2017 11:05:31	464		ASS-ASSIST FIRE/AMBULANCE	ADV
17171660	07/24/2017 07:49:55	464		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV
17168397	07/20/2017 12:06:17	464		INVESTIGATE -JUVENILE	ADV
17167501	07/19/2017 10:22:59	464		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV
17166881	07/18/2017 18:54:50	464		DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	ADV
17165180	07/16/2017 22:00:54	464		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV
17163357	07/14/2017 19:52:53	464		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	GOA
17162265	07/13/2017 17:32:12	464		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV
17160773	07/12/2017 09:18:41	464		DISTURBANCE-FIGHTS	ADV
17160748	07/12/2017 08:43:36	464		DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	ADV
17160705	07/12/2017 07:04:21	464		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV
17160161	07/11/2017 16:55:18	464		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV
17157567	07/08/2017 18:04:04	464		ASS-ASSIST FIRE/AMBULANCE	ADV
17155200	07/06/2017 10:33:05	464		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17152638	07/03/2017 18:44:44	464		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV
17152538	07/03/2017 17:07:55	464		ASS-ASSIST FIRE/AMBULANCE	ADV
17152251	07/03/2017 09:48:46	464		DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	ADV
17149068	06/29/2017 22:33:44	464		DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	GOA

Saint Paul Police Department

Address/Intersection Report

Address Search: 464 MARIA AV
Incident date from 06/01/2017 to 10/26/2017
(Sector 3, Grid 94)

Total Records: 57

Complaint #	Occur Date & Time	House No	Apt#	Incident Type	Dispo
17139773	06/19/2017 14:39:28	464		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17134606	06/12/2017 15:57:32	464		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	GOA
17124310	06/01/2017 20:23:46	464		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV

Saint Paul Police Department Address/Intersection Report

Address Search: 463 MARIA AV
Incident date from 06/01/2016 to 10/26/2016
(Sector 3, Grid 94)

Total Records: 10

Complaint #	Occur Date & Time	House No	Apt#	Incident Type	Dispo
16206989	10/08/2016 23:27:33	463		DISTURBANCE-DISTURBANCE CALLS	ADV
16199879	09/30/2016 13:06:55	463		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	ADV
16197443	09/25/2016 10:30:00	463		THEFT-ALL OTHER, OVER \$1000	RR
16197028	09/26/2016 19:46:00	463		DRUGS-POSS OF HEROIN	RR
16162585	08/13/2016 22:34:50	463		DISTURBANCE-DISTURBANCE CALLS	ADV
16156141	08/05/2016 08:59:57	463		ASS-ASSIST FIRE/AMBULANCE	GOA
16145601	07/21/2016 14:49:21	463		DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS	GOA
16135396	07/05/2016 11:45:52	463		BURGLARY	ADV
16127431	06/25/2016 20:58:41	463		OFF DUTY EMPLOYMENT	ADV
16120647	06/17/2016 15:37:21	463		INVESTIGATE-AND ALL OTHER	ADV

Saint Paul Police Department

Address/Intersection Report

Address Search: 463 MARIA AV
Incident date from 06/01/2017 to 10/26/2017
(Sector 3, Grid 94)

Total Records: 19

Complaint #	Occur Date & Time	House No	Apt#	Incident Type	Dispo
17239664	10/10/2017 17:02:37	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17234955	10/04/2017 18:59:06	463		ASS-ASSIST CITIZEN CALLS, ALL	ADV
17234920	10/04/2017 18:23:42	463		HARASSMENT-PHONE CALLS	ADV
17225792	09/23/2017 18:04:42	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17205586	08/31/2017 12:27:28	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17205273	08/31/2017 01:12:05	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17194797	08/19/2017 07:05:01	463		DISTURBANCE-SUSPICIOUS PERSON, CAR, ACTIVITY	ADV
17183129	08/05/2017 19:35:01	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17181858	08/04/2017 10:58:00	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17181252	08/03/2017 17:26:19	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17180220	08/02/2017 17:06:12	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17174652	07/27/2017 16:19:14	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17173438	07/26/2017 10:08:53	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17172004	07/24/2017 17:02:10	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17171315	07/23/2017 18:30:00	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17168592	07/20/2017 16:29:23	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17167701	07/19/2017 16:23:15	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17135690	06/13/2017 23:32:22	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV
17131218	06/08/2017 19:26:26	463		POLICE VISIT-PROACTIVE POLICE VISIT •	ADV

Saint Paul Police Department

CN Detail Report

CN Detail for 17-185099

Incident: 35 DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS
Location: 464 MARIA AV
Locale: ACROSS THE STREET FROM THE ADD
Sector/Grid: 3 94
Call Date: 08/08/2017 09:57:11 Disposition: Advise/Assist
Occur Date: 08/08/2017 Priority: 4 Time Received: 09:57:11
OccurTime: 09:57:11 Source: 911 Time Sent: 10:13:44
Caller information Fire/Amb: Time Arrived: 10:19:29
Name: MANDY NEK EDP: Time Cleared: 10:34:59
Address: Alarm: ECC Console: 11
Phone: 612-801-7904

CAD Comments:

Master Incident Number: 20170808-0419931 CAD Address: 464 Maria Ave, Lat/Lon: 44959095 / 9307446208/08/2017 09:59:48JMC [1] 2 MALES/ 1 OLDER B/M WITH BACKPACK- W/M WHITE SHIRT/GREY HAT/EXPOSED HIMSELF BY URNINATING IN PUBLIC TO THE CALLE WALKING INTO THE LISTENING HOUSE. BOTH HAD BEER IN THEIR HANDS.08/08/2017 10:00:22JMC [2] CALLER WILL SPEAK WITH TH OFFICERS08/08/2017 10:13:44359 [3] Automatic Case Number(s) issued for SPPD: SP170808185099 requested by 359.08/08/2017 10:33:53359 [4] Male did not expose himself to anyone. Witness thought he was urinating somewhere in the park.08/08/2017 10:34:54NRL [5] [Notification] [LAW]-Problem changed from CSC - Crim Sexual Conduct to DOC - Disorderly ConductDOC

EMPLOYEES

Employee Name	Squad #	SqTyp	Beat	Time Received	Time Sent	Time Arrived	Time Cleared
Luna, Robert	359	1	EA2	10:13:44	10:13:44	10:19:29	10:34:59

Records Custodian for the St. Paul Police Department
does hereby certify that the attached instrument is a true and
correct copy of the original on file and of record in my office.

Dated this 25 day of Sept, 2017
By [Signature] Records Technician

Saint Paul Police Department

CN Detail Report

CN Detail for 17-167501

Incident:	35	DISTURBANCE-DISORDERLY BOYS,GIRLS,PERSONS		
Location:	464 MARIA AV			
Locale:		Sector/Grid:	3	94
Call Date:	07/19/2017 10:22:59	Disposition:	Advise/Assist	
Occur Date:	07/19/2017	Priority:	4	Time Received: 10:22:59
OccurTime:	10:22:59	Source:	911	Time Sent: 11:51:37
Caller information		Fire/Amb:		Time Arrived: 12:01:29
Name:		EDP:		Time Cleared: 12:22:42
Address:		Alarm:		ECC Console: 28
Phone:				

CAD Comments:

Master Incident Number: 20170719-0379239CAD Address: 464 Maria Ave, Lat/Lon: 44959095 / 9307446207/19/2017 10:26:33BJW [1]
MEET COMP IN REAR OF 613 NORTH ST TO DISCUSS A W/M 40, GRY SHIRT AND GRY SHORTS WHO URINATED IN THE YARD BEFOI
GETTING MOUTHY WITH THE COMP AND WALKING INTO 464 MARIA.07/19/2017 11:51:38KH [2] Automatic Case Number(s) issued for
SPPD: SP170719167501 requested by 346.DOC

EMPLOYEES

Employee Name	Squad #	SqTyp	Beat	Time Received	Time Sent	Time Arrived	Time Cleared
Carle, Nicole	346	1	EA2	11:51:37		12:01:29	12:22:42
Erickson, Nicole	346	1	EA2	11:51:37		12:01:29	12:22:42

Saint Paul Police Department

CN Detail Report

CN Detail for 17-167701

Incident:	9954	POLICE VISIT-PROACTIVE POLICE VISIT		
Location:	463 MARIA AV			
Locale:	Swede Hollow Head Start [463]	Sector/Grid:	3	94
Call Date:	07/19/2017 16:23:15	Disposition:	Advise/Assist	
Occur Date:	07/19/2017	Priority:	5	Time Received: 16:23:15
OccurTime:	16:23:15	Source:	Phone	Time Sent: 16:23:15
Caller information		Fire/Amb:		Time Arrived: 16:23:15
Name:		EDP:		Time Cleared: 16:29:34
Address:		Alarm:		ECC Console: 03
Phone:				

CAD Comments:

Master Incident Number: 20170719-0379975CAD Address: 463 Maria Ave, Lat/Lon: 44958861 / 9307513907/19/2017 16:23:16KH [1]
Automatic Case Number(s) issued for SPPD: SP170719167701 requested by 566.PPV

To Whom It May Concern:

As you are aware, the Listening House Day Homeless Shelter has now moved into our neighborhood - a residential neighborhood that also backs up to Swede Hollow Park. The move happened on June 5, 2017 and since then we are experiencing worsening negative behavior, not only for the home owners but for the local businesses in the near vicinity.

I don't know if you are aware of how Listening House and First Lutheran Church approached the residents of the neighborhood of their upcoming move into our neighborhood, They didn't! They chose not to notify anyone in the neighborhood, therefore suggesting this was a deliberate tactic so as to prevent any voice of opposition to their plan.

Listening House is a day homeless shelter, which means when the employees lock the doors at 4:15 p.m they go home. We residents have to call the police because of the following: people passed out on the ground, on benches, drinking, intoxication, stumbling down our streets, profanity, drug use, trash dumped everywhere, abandoned shopping carts, public urination and defecation. The clients of Listening House have no where to go after they close their doors at 4:15 p.m. so they stay in our neighborhood and set up camp in Swede Hollow Park and have set up tents on neighbor's private property, which has resulted in a major problem. We residents are having to clean up the trash that includes liquor bottles, cans, clothes, used toilet paper, sleeping bags, drug paraphernalia, hypodermic needle and other items left behind. We are constantly having to call the police and DSI.

My house is located at the dead end of North Street (beside Listening House & First Lutheran Church). Because of our safe location the neighborhood children choose to ride their bikes and play down here, but since LH has opened, fewer children are witnessed playing. Perhaps it has to do with finding a hypodermic needle in the LH parking lot.

We residents have been taking photos and documenting what we have had to encounter. I get multiple emails and texts almost daily from residents about incidents.

One time my husband and I had to call 911 because five youths had parked in the LH parking lot and then walked across the street from LH to the front of our home and started rolling dice (gambling). They then started yelling & cursing so we called 911. The officers arrived quickly and when they pulled up, one male took off running through our front yard around to our backyard. When we saw officers in our backyard my husband went to talk with officers and was informed that they were looking for possible items disposed of by the youth in our backyard.

We are constantly dealing with people urinating in front of our homes, when you confront people to stop often times we are yelled out with profanity and to "mind our own business" and "what are you going to do about it".

We have witnessed cars pull up and park on North Street (in front of our home) and sleep overnight. LH gives out their WIFI password to guest, so they pull up and use LH WIFI and sleep in their cars overnight. In the morning when LH opens they go inside LH. My husband was in his car in front of our home and two homeless people asked him for a ride.

LH bases their services on people wanting help to better their lives and LH is providing this to those people. But the neighborhood has to bear the consequence of those who do not. Evidence of trash dumped on lawns, streets, parking lots, etc., finding human defecation on the sidewalk in front of your home, drug use and intoxication proves this. When we first found out that LH was moving here, my husband contacted LH and an employee admitted to him that they (LH) had their reservations about moving to a residential area but they did it anyway knowing what they were going to bring to our neighborhood.

My husband and I moved to our home 12 years ago. We knew this was a transitional area and within a short few years, we neighbors have revitalized this neighborhood! We got rid of two drug houses and the "slum lords". The homes in our neighborhood are majority owner occupied. The few rentals that we do have rent to people who also care and want to be a part of this neighborhood. Three homes on North Street alone have won the St. Paul Historic Preservation Award. With the help of the St. Paul Police Force, we accomplished all this to have a safe place for our neighborhood children to play and for us residents to have a safe place to live.

LH does offer help and a service to people in need but this type of establishment does not belong in a residential area. As the weeks go by this is becoming clear. The safety of residents and our quality of life has diminished significantly. Even if we wanted to put our home on the market, I really doubt we could find a buyer that would want to live next to this with people sleeping on the ground, on benches and stumbling down the street because they are intoxicated and all the trash. LH is destroying the neighborhood that we worked so hard to build.

There is a reason for Zoning. Zoning laws are created and meant to protect properties and to ensure that neighborhoods are not detrimentally effected by placement of entities (business) that should not be part of a residential zone. Listening House is a noble institution but that does not exempt them from Zoning laws and ordinances.

I have been keeping logs of all photos and incidents that we have experienced. I have attached logs one through nine.

Please consider the views and frustrations of residents who have worked so hard to revitalize and transform this neighborhood into an area where people want to live and raise their children.

Thank you.

Best Regards,

Kim & Rene' Lerma
613 North Street

July 31, 2017

Mayor's Office
City Hall
St. Paul, Minnesota

Dear Mayor Coleman, Council Members, and Board Members:

I am writing to state my strong objection to the relocation of the Listening House to 464 Maria Street.

464 Maria is located in a very small neighborhood, five blocks long and at its widest spot, not quite three blocks wide. The area is crescent shaped. East 7th Street bounds the neighborhood along the south and cuts it off on the east. A bluff carved by the Mississippi River sweeps from 7th street on the west, curving north, and acts as a geological barrier. Because of the traffic volume, 7th Street acts to isolate the neighborhood from the larger residential area across 7th Street to the south. In this small area, we already have five shelters / group homes.

While Swede Hollow, at the base of the bluff, has always attracted homeless people, Listening House has significantly increased the number of homeless, their activity level, and the quality of our lives. I live above the 100 plus steps down to Swede Hollow. I have owned my home since 2001, and lived here most of the time since 2003. The Hollow was one of the reasons I chose to purchase a home in this area. For years, during spring, summer, and fall, I walked my dog in the Hollow both in the early morning before work, and in late afternoon or evening. I now have two dogs, but, since the Listening House arrived, I will no longer walk in the hollow alone, even with the two dogs, because I do not feel safe. Whereas previously I might occasionally see one or two people who I guessed were homeless, I now regularly encounter groups of three or four. They congregate on the landing of the steps. They set up multiple camps visible from the walking paths. For the first time, this year, we see sleeping bags laid here and there on the hillsides of the Hollow.

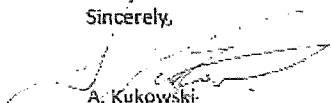
My house also fronts the upper park. Similarly, I rarely go to the upper park anymore because of the men who take up residence on the benches and hang around at the periphery of the park near the old brewery. Thinning the buckthorn on the hillside across the street from my house seems to have discouraged the camping that was going on there.

The newly arrived homeless are much more aggressive than those from previous years. They careen through the Hollow on bicycles, in groups. They chase each other down the street in front of our house yelling. After a series of thuds and bangs, we sighted one running out of our fenced yard. We suspect he was attempting to break in. This is a first for me, in my years of living here.

At our location, two blocks from the Listening House, and without children, our problems pale in comparison to those that our neighbors closer to the site describe. Still, we watch the daily procession down to the Hollow after Listening House closes and its executive director and staff retire to their homes in Crocus Hill, Merriam Park, Highland, and Woodbury. We deal with the increased population of people with no place to go and no gainful activity. We contend with their presence, their litter, their noise, the lack of restroom facilities and all that entails. This weekend, while trimming my bushes, I found two discarded tissues that had been used as toilet paper, another first during my years here. The arrival of the Listening House in our neighborhood has impacted our lives, and not in a good way.

I am surprised that in the capital city of a state whose governor is so concerned for equity that the city would allow this endeavor to move into a neighborhood that has been struggling for decades to reduce crime and become a good neighborhood for families. Isn't it time that the good Christians that the Listening House executive director and its staff claim to be made space in their communities, neighborhoods, and homes for some of the people for who they purport to care so much?

Sincerely,



A. Kukowski

638 Bates Ave, #2

Zoning Appeal: Listening House

7.31.2017

Miranda Okonek

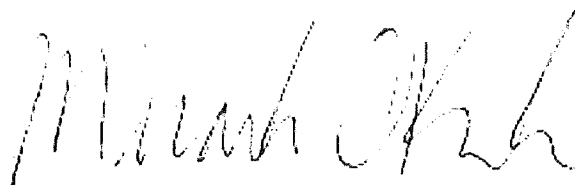
649 North Street

To Whom It May Concern:

My name is Miranda Okonek and have lived on North street for over 13 years. I rented a duplex at 653 North street was married in the backyard overlooking Swede Hollow Park and bought the house next door. I live less than 50 feet from the doors of Listening House. My husband and I love raising our children in a diverse urban environment and are no strangers to crime and homelessness in Saint Paul. Since LH opened I have witnessed a huge uptick in crime and homelessness. Our bike and child carrier lock and ail were recently stolen from our driveway. My daily walks in Swede Hollow Park are witness to more and more tents and encampments popping up right in my back yard. I've started to carry garbage bags with me on walks to pick up empty liquor bottles and trash because the city can't see everything when they drive by in their clean up trucks. Sadly, the number of folks I've seen living in Swede Hollow has increased dramatically and now I have they City Parks and Rec on speed dial. After being confronted by a homeless fellow who was angry because he accused me of calling the cops on him, I no longer bring my 6-year-old daughter into the Hollow. I still walk daily in lower Swede Hollow Park with my dogs and report crime to the proper authorities at my own risk. I've watched and gotten to know many of the guests who frequent LH as folks who are living in the Hollow. Not all of them are scary. I feel bad for the ones who really want help. Unfortunately, most of the folks living in the park are exhibiting behavior that I do not deem suitable for my young child to bear witness. Screaming obscenities while in conversations on their LH provided cell phones, lude behavior, excrement, trash and public intoxication are seen on a daily basis. The LH folks say they are providing mental health and chemical dependency services but I've seen intoxicated guests on their lawn on more than one occasion. My mom came by for a visit and was terrified by the folks she saw walking down my street after LH closed and begged me to move. I refused. In fact, I'm currently working on home improvement projects to increase the value of my home and neighborhood. I'm currently attending Metro State University, where I can walk to class and work on my BA. I love the diversity of my Historic neighborhood, and i love my neighbors. We have worked hard to make Dayton's Bluff a community where people want to move and raise their families. The addition of LH to our neighborhood is a harmful one. They attract a criminal element to our quiet dead-end street and the LH staff are providing the neighbors no accountability for Increased crime and trash. In fact, they have never once answered their phone when I've called during business hours on several occasions to address the staff about crime and un savory guests. The similar use Zoning appeal is legitimate. The face of our neighborhood was changed when Listening House opened its doors. Listening House's services are too vague and the risk of harm from their clients to the neighbors is too great. The only similarity I can see between St. Mary's Church and First Lutheran church are the fact that they are both churches located in Saint Paul. St. Mary's church is not located near any green space or a public park. it is not on a dead-end street. I ask that you grant our appeal. Please keep our little neighborhood a safe place where we can live and raise our children in peace.

Kind Regards,

Miranda Okonek



To whom it may concern.

I live at 657 north with my two sons and mother-in-law. We are very close to the Listening House and am very concerned with it being in our neighborhood. Homelessness is something that we have to deal with everywhere we go. The children ride their bikes at the dead end which is right next to LH. We encounter homelessness at the upper and lower swede hollow. We walk to the library almost everyday, our path is right past LH. Also we encounter it at the library.

The other day as I walked with my children to the dead end to ride bikes, a homeless man that was walking to LH screamed at us angrily the whole way. When we go on our walks we find all sorts of garbage, evidence of drinking. I have overheard homeless men discussing where they were going to go urinate. People loitering outside of LH before, during and after hours for LH. Trash piled up beside LH dumpster. Everywhere I go with my children there are homeless and evidence of

I'm very concerned with the affect of LH being in a residential neighborhood. I don't believe LH takes it seriously how much this affects our daily lives. We have to call the police every time something happens. Let alone not feeling safe everyday. Just in the first block of LH there are 15 children which is a big deal when they don't screen their clients. I have no idea who I am dealing with on the street which makes me feel unsafe. I shouldn't be afraid just to go on a walk with my children. I don't believe that a residential neighborhood is the best fit for what LH does.

- MELINDA
SOLD
WILLIAM
SOLIHAS

~~ROSE~~ JACKSON
Rose Salinas

ERIE
SALINAS

To whom it may concern,

I, David

Gustafson, the property owner of 629 North St. for the last eighteen years. Just found out a week ago, about the homeless day shelter located at the church across the street from my property. My tenants informed me of the situation before i received any notice in the mail, about a homeless shelter at the church. My tenants have witnessed people sleeping outside of the church property on the ground, as well as people arguing outside and asking them for money. My neighbors notified me of several thefts on the block in the past few weeks. Up until this point our neighborhood has been quiet and peaceful. My tenants no longer feel safe, and have resigned a one year lease two months ago. They and are now looking to terminate their lease because of the issues regarding the homeless shelter. I have been at the property the last 3 days doing maintenance and i have also witnessed these problems. As far as i know, there should have been a public hearing before a shelter like this is allowed to be placed in a neighborhood. What seems to be happening when the shelter closes, is that there is nowhere for these people to go so they are sleeping in the neighborhood and swede hollow park behind my property. This shelter placed at the church has caused many issues for my tenants and I. I hope you strongly consider relocating this shelter as i am about to lose my tenants, due to these issues.

Sincerely,

David Gustafson

From Gabriel Harran

(619 North Street multi tenant property owner)

We are having a harder time renting our apartments this summer. We have a standard for our tenants that helps support our responsible neighborhood and we do not want to lower our standard. With the observable behavior that has come along with the Listening House this is much harder to do.

The value of our investment is at risk. We are not a massive real estate company, just a couple who has their eggs in a small basket. Having a service provider move in and not take responsibility for the externalities of their services has major financial implications to our family."

August 1, 2017

Here are 4 emails that I sent out to various individuals about Listening House. They reflect my increasing frustration with the problems that Listening House has brought to our neighborhood.

Jane Carlstrom
619 Bates Avenue

June 1, 2017

Thank you to Chris and Brenda from First Lutheran and to Rosemarie and Axel for being at the neighborhood meeting last night. There was a great deal of tension and frustration expressed on both sides of the issue. The move of the Listening House programs to 8th and Maria took the neighbors by surprise. And, as you know, this neighborhood has gone through some very difficult times with well intentioned but poorly managed programs in the past. I hope we can resolve some of the expressed concerns so that the neighbors can provide a welcoming presence for the people whom Listening House will be serving. Last night's meeting was an essential first step to allow folks to talk about their fears. I am encouraged that we have a follow-up meeting on the calendar in two weeks so that we can work together to create an action plan for the future.

I have heard that we have been labelled NIMBYs by some. Last night I heard someone who knows nothing about our neighbors or neighborhood say that we lack compassion for the vulnerable and that he worries we will do harm to the people you serve. These kinds of attitudes about us are counterproductive, offensive, and will not give rise to the kind of cooperation that we wish to promote. As was pointed out at the meeting, we have 5 homes serving social service functions within the small wedge of neighborhood between First Lutheran and St. John's Lutheran on this side of 7th Street. No one is working to shut them down; they are not disruptive to our community. My hope is that the Listening House will become a positive force in our community. In order for that to happen Listening House needs to earn our trust by addressing the concerns of our community.

I am looking forward to working with you on a plan to keep our neighborhood both safe and welcoming.

July 7, 2017

It is 10:30; I just returned from my usual morning dog walk. In the upper park I encountered a woman with a back pack who was carrying a large can of beer or malt liquor. We greeted each other and she volunteered that she was there to "get away from the men for a while and have a drink." I believe that she, like the many individuals we have seen drinking in Swede Hollow Park, is a client of Listening House.

My husband and I walk our dogs around the neighborhood at least twice a day. We are in the habit of picking up trash along the way. This summer we have picked up more beer cans and liquor bottles than at any time in the past. And we also have picked up more clothing, food wrappers, napkins, rugs, and tarps than ever before. Our past in the

neighborhood extends back decades. Dave has lived here since 1979 and I have been here since 1992.

After the first meeting at Listening House I held out some hope that the organization would take responsibility for the problems it has brought to our neighborhood. I have lost that hope.

I was not able to attend the second meeting about Listening House last month. But reports about the meeting from my neighbors were disappointing. They tell me that rather than addressing the concerns of the neighbors we were once again told that we "lack compassion". One neighbor was told by a Listening House supporter that she has a "dark heart." I was very disappointed to hear that once again people who do not live in our neighborhood and who certainly did not seek to have this program placed in any of their own neighborhoods continue to insult those who express concern about the secretive way this program was dropped on us and who are interested in maintaining a safe and livable neighborhood for our families. Apparently the 2nd meeting did not advance the Listening House cause.

Like many others who live here, Dave and I like the living in a residential area with economic, ethnic, and racial diversity; we choose to live here. It appears that the neither the Listening House employees or First Lutheran staff choose to live with the problems they have brought to the neighborhood and show little interest in dealing with the concerns of the neighbors. Instead they show their "compassion" from 9 to 4:30 and then leave the problems they have brought to us behind as they head to more affluent neighborhoods and suburbs where they do not need to deal with homeless encampments just down the hill from their homes or with daily exposure to public drinking, foul language, and use of our neighborhood park to leave litter, clothing, and human waste. It is interesting to me that those who benefit by drawing a salary or rent from Listening House see themselves as "compassionate." It seems they expect the neighborhood residents to constantly monitor our streets and parks for illegal activities after they and their compassion retreat to their safe, clean neighborhoods.

I have come to the conclusion that Listening House is a program that should not be located in a residential neighborhood. Until it moves to a more appropriate place, the staff should show some willingness to clean up the messes their clients leave behind and to assure after-hour security for our streets and park.

July 12, 2017

Like my neighbors, I am discouraged by the secret way the move was made from downtown to our neighborhood. But the real problem is the the huge increase in the number of homeless individuals who are living in Swede Hollow. Today, I visited an area that Dave and I cleared out just last week. No tent this time, just lots of beer cans, bottles, clothing, food wrappers, plastic bags, cardboard, and used toilet paper...Yuk! Today, there was another fight on the church patio in front of Listening House. The presence of Listening House in our residential neighborhood has significantly reduced our quality of life. I used to enjoy taking walks in Swede Hollow Park. Some of my

neighbors no longer walk down into the Hollow because of the trash (a snowblower...really? in July? grocery carts, and the usual bottles, cans and clothing and because of the many homeless who are living there... one neighbor said it is just "scary" down there. A business, even a well intentioned non-profit business should not be able to destroy the peace and security of the residents who have lived here long before that business arrived and who hope to live here long after Listening House departs.

July 24, 2017

Today there is a person sleeping under a blanket on a bench outside of Listening House. It is 11:30 a.m. and he has been there since before 7:00 this morning. We called the police and an officer responded, but because the church is private property and LH staff are fine with people living outside their doors, the officer told us that there is nothing he can do. Do we need to put up with people living in our residential neighborhood streets and parks? During the LH day, these folks can use the sanitary facilities in Listening House (except for weekends, Wednesday and Friday afternoons, before 9:00 am and after 4:00 pm, or over the noon hour, of course). But for most of the day the homeless who increasingly are coming to live in our neighborhood just head for the woods behind our homes.

I understand that the Burger King on 7th has stopped leaving condiments, including cream for coffee, on the counter and that the Holiday station down the street is considering closing at 10:00 pm because of problems with an influx of homeless individuals in the evenings. The number of beer cans and other alcohol containers that my husband and I pick up on our daily walks with our dogs in Hamm and Swede Hollow Parks has increased since LH came to our neighborhood. None of the LH or First Lutheran Church staff live in our neighborhood and they seem uninterested in the disruption they have caused. No one remains after 4:30 except those of us who live here and the homeless. Of course, the level of trust between the neighbors and LH and First Lutheran is low, because from our perspective they intentionally did not inform or meet with the neighbors before the move of the day shelter for the homeless to our neighborhood was settled and a 10 year lease for 464 Maria was signed. What can we do, and what will the City of Saint Paul do to deal with the homeless problem in our neighborhood and city?

8-6-17

Good Afternoon to Mr. Chair and members of the Zoning Committee.

My name is Kristenza Nelson. I am a working single mother who resides with my two sons at 653 North Street, just up the road from Listening House. Alex is 12 and Andreas is 13. I have stayed in our home on North Street because of the strong community and sincere support I found in my neighbors. We have lived in our home for 18 years.

I have three concerns in line with community values I wish to bring before this committee.

The comprehensive plan housing strategy H3-4 is not consistent with the plan's land use policies. Listening House at 464 Maria and First Lutheran are located along side a RT1 zone and are not compatible with the homes and families in the residential neighborhood.

The first concern I share is in regards to the safety for the dozens of children living in the neighborhood and the young people working with Urban Roots, which is a nonprofit that provides neighborhood youth with employment opportunities through organic gardening. They are housed in First Lutheran church.

I have witnessed leering by LH clients towards young woman as they arrive to start their work day.

As a single mother my main concern is for the safety of my children. As an educator my main concern is for the safety of all children. LH does not screen their clients for criminal backgrounds or warrants. The program is open to the homeless population regardless of prior convictions, including sex offenders, persons

just released from prison, clients with current alcohol and drug abuse issues and those struggling with mental health problems.

I am an environmental education teacher at a nature center. It is actually my job to take children outside daily. I now live on a street where it is unsafe for my own children to be outside. At a time in their lives where they should be experiencing more independence I am more uncertain of their surroundings. Since LH has opened its doors I now live on a street where being outside is being witness to assaults, both verbal and sometimes physical, , public urination, intoxication, manic behaviors vagrancy, and litter including tossed hypodermic needles.

Since LH opened its doors on June 5th there have been 39 logged 911 calls to 464 Maria. Note, this does not include calls made to the east district office or non emergency. Prior to LH opening there were zero calls to 464 Maria St. DSI has come out to remove camps 12 times since LH has opened. They have made 8 referrals to Park and Rec to clean up excessive trash. This clearly illustrates a safety problem and an increased pattern of disturbance to the surrounding community. In my 18 years living here I have never seen tents in the Hollow until LH moved into our neighborhood.

My second concern refers to accountability. The employees of LH are not able to provide adequate services to the clients invited into the neighborhood. They are not in a position to monitor surrounding green space and are in fact contributing to a growing population of camps in Swede Hollow Park. I have personally witnessed LH clients in camps in Swede Hollow Park after employees have left LH for the day. These camps are growing in size, in our backyard, as I put my children to sleep at night.

When staff leave no one is available to support clients in crisis. Neighborhood residents are left to fill that void. As LH staff have suggested, we call the police. This approach is not always successful. The SPPD does not have the resources to address the

on going and increasing volume of issues of homelessness that LH is embedding within our neighborhood.

My third concern is that of transparency. There has never been transparency between LH or FL towards the residents of the neighborhood. We were never notified of the change in programing at FL. LH is not transparent with residents about the clients they serve or actual services provided. We are not seeing the success stories. I am sure there are some. Homelessness is clearly a huge problem and people deserve help and intervention, however this programing is not compatible within a residential neighborhood. What I am seeing is the promotion of homeless culture in a RT1 zone.

The three young girls walking down the street did not need to see a LH client changing shorts behind a tree.

My son Alex was dropped off at home by a friends mother. She witnessed an altercation in FL parking lot and was visibly shaken. The next day they cancelled plans to come to our home. She didn't feel that this was a safe neighborhood.

My son Andreas is on the track team. I will no longer allow him to run through SHP. Children should be allowed to run in our neighborhoods.

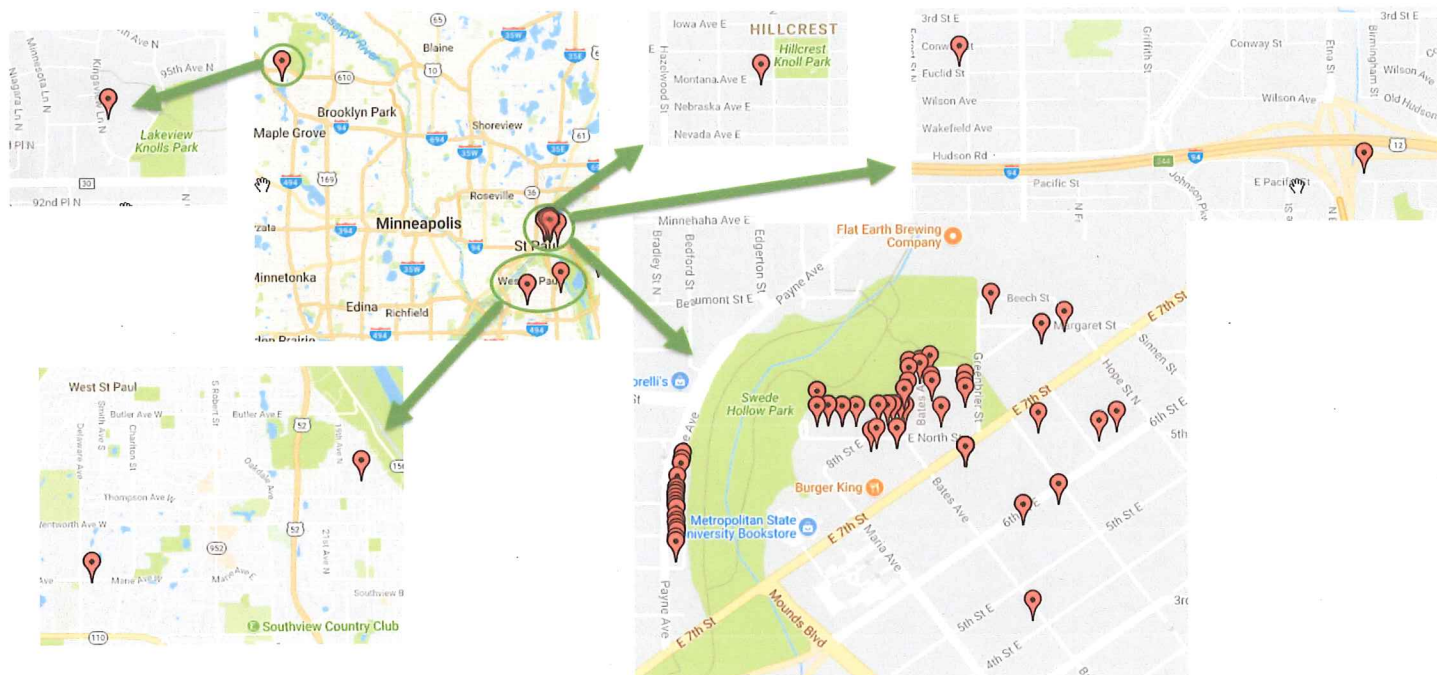
All children have the right to be outside, to be safe in our neighborhood streets and parks.

The use of LH as an accessory is inconsistent with the comprehensive plan as stated in Section 4a and 4d. It has proven to not only be incompatible with adjacent properties but detrimental to the youngest members of our neighborhood.

For the safety and well being of our children and families I ask you to grant the appeal.

Thank you for your consideration.

Kristenza Nelson





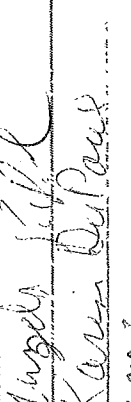
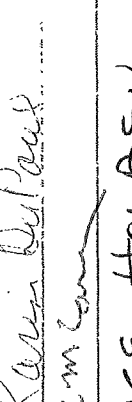



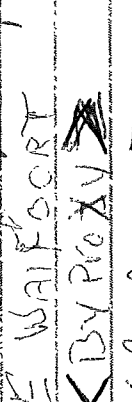
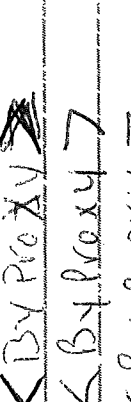
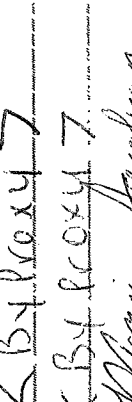



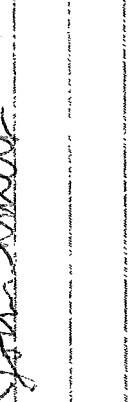
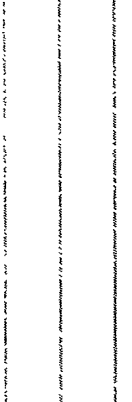

Petition for relocation of Listening House

Name (Printed)	Signature	Address	Phone	E-mail
Nicole Hatley		6216 Bates Ave	612-208-5734	Nickel1128@aol.com
Kevana Harper		6120 Bates Ave	612-360-9447	Kyn-Harper@yahoo.com
Anne Kutevski		638 Bates Ave	651-707-5712	ndakatearid@yahoo.com
Robert L. Lund		627 Greenbrier St.	651-711-6770	lundstepa@chattahoochee.com
Bobbi Chelf Taka		623 Greenbrier St.	651-215-0544	Chelftaka@msn.com
Rolisha Jones		617 Greenbrier #2	651-313-0159	rolisha.jones@earthlink.net
Bill M...		623 Greenbrier St.	612-300-5499	Bill.mum@icloud.com
Sandra Anderson		1081 North St.	651-239-3785	Sandra.anderson@yahoo.com
Rafael Eng...		661 North St.	651-774-0661	rafaeleng@7777.com
David Gustafson		629 North St.	612-508-4777	dgustaf@comcast.net
Naomi Brown		629 North St.	612-508-4777	612-508-4777
MELINDA SAID		657 NORTH ST	651-285-9052	condmisa@comcast.net
JACKSON		627 N. D. T. H.	651-285-9052	" "
S. Tolind		653 E. North St.	612-968-2021	valvifid@yahoo.com
Brittany Knutson		630 Bates Avenue	605-865-2714	Knutson719@gmail.com
Joe Lassiter		633 Bates Ave	218-269-8588	ksassiter@comcast.net
ERIC BRINTS		657 North St	612-889-6044	Ker-tet19@aol.com
JANE CARLSTROM		619 Bates	651-778-9485	carls004@yahoo.com
Jon. Ebenst...		911 Bayley	715-238-9141	Jon.Ebenst@gnail.com
Joe Franco		1618 Montana		

Petition for relocation of Listening House

Name (Printed)	Signature	Address	Phone	E-mail
SANDY BARRON	Sandy Barron	720 E 7th St	651-776-8181	—
Rene Poinsett	Rene Poinsett	720 E 7th	651-804-0875	
Cynthia Morrow	Cynthia Morrow	720 E 7th	651-493-6959	
MILAN MACKOVAK	Milan Mockovich	720 E. 7th	651-644-5473	
Allen Yancey	Allen Yancey	720 E 7th	612-2507076	
LARRY LINDA LIGGETS	Larry Liggett & Linda Liggett	720 E 7th St	651/309-0325	
GEORGE AUGER	George Auger	"	651-867-7287	
BOB & JUDY JONES	Bob & Judy Jones	"	—	
Marilyn McRiff	Marilyn McRiff	720 E 7th St	612-8482071	
Virginia Roeder	Virginia Roeder	"	—	
Nancy Lyden	Nancy Lyden	"	651 397-5680	
Gloria Robertson	Gloria Robertson	720 7th St E.	612 819 1796	
Quanta C. Martine	Quanta C. Martine	720 7th St	714 581 1764	
Codie Krieg	Codie Krieg	720 7th St. St Paul	989-392-2700	
BURRANE WILSON	Burrane Wilson	720 7th St. St Paul	651-813-3549	
Ruby Katz	Ruby Katz	"	"	
Kathleen Bliven	Kathleen Bliven	"	415-871-8997	

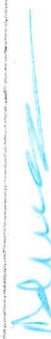
















Petition for relocation of Listening House

Name (Printed)	Signature	Address	Phone	E-mail
Kim Lerma		613 North St.	651-345-0737	ijlerma@comcast.net
Reese Lerma		613 North St.	612-865-9752	1 1 11
Anzele DuPaul		635 North St.	651-246-7293	abopaul@gmail.com
Karin DuPaul		668 Green River St	651-776-0550	Karin.dupaule@comcast.net
Carl Com		635 Bates Ave	612-597-0200	eliffcomcast.net
Sage Holden		705 4th St. E. #1	651-528-0662	lppetto@gmail.com
Synthia Walfoort		170 16th Ave N St Paul	651-205-9619	(Mr. Mrs. Walfoort's daughter)
Terry Walfoort		614 Fountain Place	651-794-8277	
Gae Walfoort		1 1 1 1	1 1 1 1	
Gabriel Harken		619 North St Paul	612-280-4777	gharken@gmail.com
Katie Kalkman Harken		619 North St Paul	320-333-2500	1 1 1 1
Matt Mazarek		761 6th St St Paul		victorianstlrg@gmail.com
Paul & Monica Jacobson		1846 Delaware Ave WSP	(651) 352-1264	Mrs. + Mrs. Jacobson's children
Barb Dennis Larkin		9400 Kingsview Ln, Mpls	(763) 670-8999	1 1 1 1
Margie Smith		724 6th St	651-776-1015	mrg303@gmail.com
John Smith		1 1 1 1	651-776-1015	1 1 1 1

Petition for relocation of Listening House

Name (Printed)	Signature	Address	Phone	E-mail
Jennifer Coolidge	Jennifer Coolidge	550 Payne Ave	412-799-8332	jennifer536022@msn.com
Kyle Mesato	Kyle Mesato	554 Payne Ave	507-349-5933	KJCMC5@msn.com
Evelyn Humphrey	Evelyn Humphrey	552 Payne Ave	612-964-4166	gretahump@yahoo.com
Bridget Dawkins	Bridget Dawkins	530 Payne Ave	651-207-5068	Dawkins55@ol.com
Victor R Walker	Victor R Walker	552 Payne Ave	651-335-2479	Walker552@comcast.net
Samone Presley	Samone Presley	544 Payne Ave	412-051-3724	damonepresley@comcast.net
MARCO GARCIYSKI	MARCO GARCIYSKI	538 Payne Ave	412-444-559	9163_marcos@msn.com
AMY GARCIYSKI	AMY GARCIYSKI	538 Payne Ave	414-559-7387	CUDDEQUEEN44@yahoo.com
Paul Masiaruk	Paul Masiaruk	558 Payne Ave	412-875-0250	masiaruk@msn.com
Donna J Goyal	Donna J Goyal	562 Payne Ave	612-581-3454	denandbonnie@earth.net
Mark A. Dawkins	Mark A. Dawkins	550 Payne Ave	651-249-7950	same as wife
Gary Brooker	Gary Brooker	552 Payne Ave	612-233-2900	garybrooker@comcast.net
STEVE KAUFER	Steve Kafer	530 Payne Ave	651-587-5612	SSKauf@att.net
CARIN VERLWYN	Carin Verlyn	562 Payne Ave	763-213-2215	carinwv@hotmail.com
BONNIE SCHNEIDER	Bonnie Schneider	584 " "	612-419-8273	denandbonnie@earth.net
Daily REEB	Daily Reeb	540 Payne Ave	651-464-9457	
Don Carnell	Don Carnell	536 Payne Ave	651-434-3530	djimm@yahoo.com
John Belardo	John Belardo	542 Payne Ave	763-446-6044	John.Belardo@comcast.net
Michael McDonald	Michael McDonald	560 Payne Ave	651-835-0613	
Mike Kuter	Mike Kuter	578 Payne Ave	952-564-4927	mk499@comcast.net
Steve Chung	Steve Chung	570 Payne Ave	952-270-1531	Chung st@comcast.net
Timothy Bowdreau	Timothy Bowdreau		651-236-0090	Timothy.Bowdreau@comcast.net

Petition for relocation of Listening House

Name (Printed)	Signature	Address	Phone	E-mail
Kate K... Nathaniel A...			601-788-1913	nathaniel.c...@gmail.com
Miranda Okonek		649 North Street	602-801-7904	mandyokonek@gmail.com
Nick Okonek		649 North Street	612-723-1145	nickokonek@gmail.com
Wendell Bradwin		643 North St	651-298-9391	miuow-77@yastoc.com
Mike Schmitt		643 North St	651-298-9391	P.K...@gmail.com
David H Johnson		672 North St	612-743-9386	johndavidp@gmail.com
Jerry Dr... Kristen Nelson		541 3075 St	602-488-2341	
Alexander D. Nelson		653 North St	651-366-7674	Kristen.nelson@gmail.com
Andrew Nelson		653 North St	651-366-7674	Kristen.nelson@gmail.com
Scarlett Okonek		649 North Street	617-904	ND
Lea Ebensheier		441 Bates Ave	651-328-2511	iniquitykac@yahoo.com
JB Mayo		410 Maple St	612-309-6019	maplejohnn...@gmail.com
David Fisher		619 Bates	651-778-9485	
Flora K... Denise		706 E 9th St	651-778-9485	
John Fuler		631 Bates	366-9523	alexander...@gmail.com
Donna Monson		421 Bates Ave	651-944-4444	john...@gmail.com
Rosie Salinas		657 North St.	207-9709	

Petition for relocation of Listening House

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