

TO: CITY COUNCIL
8/13/25

Beacon Interfaith has been illegally and unsafely housing homeless people with mental illness and opioid issues in Supportive Housing at Kimball since 2019. Kimball Court, is near Snelling and University. *Beacon is violator of zoning laws. Defn Supportive Housing operating w/o CUP for Supportive Housing*

In 2020 Beacon needed a CUP for a planned remodel and expansion. In Their application stated 'Kimball Court currently has a CUP for Supportive Housing, #9771.. 9771 is a CUP for a Boarding house.

The city accepted this application based on a claim they knew was untrue, and acted on it.

The city granted the CUP noting the expansion doesn't meet the conditions for a CUP. Stating, however, it meets the goals of affordable housing in the Comprehensive plan.

Pressure from neighbors In 2022 caused Beacon to address the drug use, safety and crime issues in and around Kimball court. Beacon hired an armed security guard 24/7. Beacon offered the police a vacant room in Kimball Court to help stop drug dealing in their building. They noted unsecured entries caused safety concerns, damage to the building and high turnover.

In 2024 Kimball was called a major hub of narcotics trafficking. Beacon said people were conflating Kimball Court with homeless people and opioid users in the neighborhood. No response about drugs or drug dealing.

In April, 2024 a 26 year old Mother of two, homeless and an opioid user, discharged herself from the hospital against medical advice. She went to Kimball Court. She died of an overdose, surrounded by needles as after being a guest for nine days. Two young children in California lost their mother in a government funded building that was out of zoning compliance and did not meet the basic standards of Supportive Housing for those they housed.

The CUP for the expansion expired in 2022. Construction is now underway. In April of 2024 the city signed a HUD document for the expansion stating the site plan was approved, . The site plan was approved Dec 19, 2024. There were no public hearings or notices about the site plan approval. Neighbors were notified after the 10 day appeal had passed. In the 50th anniversary of the District Councils, founded partly to ensure neighbors had the opportunity to comment on zoning in their areas, the system failed.

The possibility of fraud at Kimball Court from zoning to funding the expansion to services from MN Housing should be considered and investigated and a temporary injunction on the project does not seem remiss.

Julie Hellwich
669 Fry St.
St. Paul, MN
55104



SAINT PAUL
SAFETY & INSPECTIONS

DEPARTMENT OF SAFETY & INSPECTIONS (DSI)
ANGIE WIESE, DIRECTOR

375 Jackson Street, Suite 220
Saint Paul, MN 55101-1806
651-266-9008 | SitePlanReview@ci.stpaul.mn.us

December 19, 2024

Matt Soucek
Beacon Interfaith Housing
Collaborative
2610 University Ave W.
St. Paul, MN 55114

Matthew Finn
LHB
701 Washington Ave. N. Ste 200
Minneapolis, MN 55401

Will Bruestle
Civil Site Group
5000 Glenwood Ave
Golden Valley, MN 55422

RE: **Approval of Site Plan 20-071024** – Kimball Court Building Addition at 545 Snelling Ave. N. – Civil and Landscape Plans prepared by Civil Site Group and Architectural Elevations prepared by LHB dated 04/11/2024 with revisions through ASI 01.

Matt Soucek, Matthew Finn, Will Bruestle,

The site plan referenced above is Approved subject to the following:

1. **Site improvements** – The proposed building addition to expand the Kimball Court supportive housing facility, including accessory offices and services and all other site improvements must be constructed as shown on the approved Site Plan. This includes all paving, grading, driveways, utilities, storm water management facilities, landscaping, lighting, fences, and walls.
 - The project shall implement the strategies identified in the Travel Demand Management Plan as approved by MoveMN, the City's designated Transportation Management Organization.
 - The project shall comply with the Saint Paul Sustainable Building Ordinance. Continue to work with Kurt Schultz (651-266-6590), Planning & Economic Development, on compliance.
 - Supportive housing facilities are a permitted use in a T2 Traditional Neighborhood zoning district. The conditional use permit granted Aug. 7, 2020, by the Planning Commission (PC File #20-046445) to expand the number of facility residents is not needed for the building addition.
2. **Tree Protection** – Prior to land disturbance for construction of this project, the contractor shall contact Brianna Bacher (651-632-2436), City Forestry, to inspect and verify that tree protection measures are in place.
3. **Erosion and Sediment Control** devices must be installed per the approved site plan. They shall be inspected by the building inspector prior to excavation. Control devices must be maintained until final approval of the project.
4. **Transportation Safety** - A Temporary Pedestrian Access Route (TPAR) and Temporary Traffic Control (TTC) plan is required as part of the Right-of-Way permitting process. The developer shall contact Right of Way inspector Brent Gillen (651-485-0419), two weeks prior to beginning work to discuss traffic control, pedestrian safety and coordination of all work in the public right-of-way.

*Administrative Office
2610 University Avenue West Suite 100
St. Paul, MN 55114*

T: 651.780.6200

*Families Moving Forward Program Center
1808 Emerson Avenue North
Minneapolis, MN 55411*

T: 612.529.2185



September 6, 2022

VIA EMAIL

<director@hamlinemidway.org>

Sarah O'Brien
Hamline Midway Coalition

Dear Ms. O'Brien:

Thank you for taking my call today.

We received an invitation today to attend a meeting tonight with area residents at Mosaic Alliance Church. Given the short notice, Beacon staff and our partners are unable to attend the meeting. The meeting, as we understand it, involves concerns about community safety in and around Kimball Court, a building that we own and operate, which serves, among its residents, individuals with mental illness and/or substance use disorders.

I wanted to register that we share many of these concerns.

We meet weekly with our service partner, Avivo, and our property management partner to support strengthening our work at Kimball Court. As part of this ongoing work, we introduced, as of September 1st, a new security firm. We are committed to enforcing rules against drug dealing and wish to collaborate with the neighborhood association to stop any drug dealing that is happening in the building.

We have strengthened our harm reduction policies to include behavioral expectations around the property, further guest restrictions, and have met with residents to support implementation of these policies. We have introduced additional security cameras inside and outside the building and taken additional steps to manage ingress and egress from the building.

We appreciate the work and regular patrols that the Saint Paul Police offer to the neighborhood amidst the current and severe constraints on their staff capacity. In a recent meeting with the Saint Paul Police Department, we had offered the use of a vacant unit to help in monitoring and surveillance to help support our enforcement of our 'no drug dealing' policy. Due to capacity limitations, the Police were not able to take us up on this offer. We continue to seek to partner as we best can with the SPPD to support residents and the community.

Avivo, our service partner, in partnership with our service partnership team, was recently able to secure significant resources from the Department of Human Services that will enable Avivo to escalate and build their staff presence in the building. Avivo is recruiting to further build out their staff team, expanding the hours of their staffing and introduce additional programming to support residents.

CITY OF ST. PAUL, MINNESOTA
SPECIAL CONDITION USE PERMIT

ZONING FILE #9971

APPLICANT: Housing and Redevelopment Authority

PURPOSE: To permit a 76-room boarding house and to modify the density standard.

LOCATION: 545 North Snelling Avenue

LEGAL DESCRIPTION: Lots 5 through 7, Block 1, Stierle, McConville and Seeger's Midway Addition.

ZONING COMMITTEE ACTION: Approve (3-1)

PLANNING COMMISSION ACTION: Approve (13-1)

CONDITIONS OF THIS PERMIT:

1. The Planning Commission strongly encourages the Wilder Foundation, manager for the project, to work closely with the District 11 Coalition to resolve parking concerns.

APPROVED BY: David Lanegran, Planning Commission Chairman

I, the undersigned Secretary to the Zoning Committee of the Planning Commission for the City of Saint Paul, Minnesota, do hereby certify that I have compared the foregoing copy with the original record in my office; and find the same to be a true and correct copy of said original and of the whole thereof, as based on minutes of the Saint Paul Planning Commission meeting held on August 11, 1986, and on record in the Saint Paul Planning Division Office, 25 W. Fourth Street, Saint Paul, Minnesota

Mary D. Beseman
Mary D. Beseman
Secretary to the Saint Paul
Zoning Committee

This permit will expire one year from the date of approval if the use herein permitted is not established.

The decision to grant this permit by the Planning Commission is an administrative action subject to appeal to the City Council. Anyone affected by this action may appeal this decision by filing the appropriate application and fee at the Zoning Office, 1100 City Hall Annex, 25 West Fourth Street. Any such appeal must be filed within 15 calendar days of the mailing date noted below.

Violation of the conditions of this permit may result in its revocation.

Copies to: Applicant
 File
 Zoning Administrator
 License Inspector
 District Council 11

Mailed: August 27, 1986

preparation for a planned renovation and an unknown timeline for securing the funding and closing on the renovation, which impacts what referral pathways we use to bring clients into the site currently.

2. Were there any issues with rent collections this past year? If so, provide the number of households behind on rent at fiscal year-end, the financial impact, and planned efforts to improve rent collection. Describe all that apply to collection concerns.

Kimball Court has not been experiencing issues with rent collections. Residents in non-supportive units have overall very good rent payment histories. Residents in supportive units are enrolled in Housing Support and very few have tenant rent obligations. Residents have overall been successful in maintaining Housing Support enrollment.

3. Were there any other specific challenges this past year that impacted operations of the property? Yes ☒ No ☐ If yes, what are the plans to address those challenges going forward?

As we have shifted this property so more fully embrace a housing first approach and increase the number of homeless designated units in the building we are identifying that the building needs redesigning to align with this program model. For this reason, we are proposing a rehabilitation to add units, create more secure entries and create space for a dedicated front desk. Currently the property lacks these features. Without these, we experience uncontrolled access that creates safety concerns, excess damages to the property, higher cleaning costs, and higher utility costs.

Section IV: Demonstrated Need – Revenue Shortfall

To be completed by applicants requesting funds for revenue shortfall.

Applicants must complete the Revenue Shortfall Budget tab on the Application Workbook to show the annual budget for each year of the grant term. **NOTE: Do not include front desk or tenant service coordinator costs or revenues in the revenue shortfall budget or request.**

Minnesota Housing will review the draw history for the property and the last draw request and financial statement submitted, along with the information described below, to evaluate the demonstrated need for the funds requested.

1. Describe any anticipated significant cost increases or unique expenses for property operations for the next operating year, if any:

As described above, Kimball Court is experiencing safety concerns and uncontrolled access that are increasing site costs, along with high vacancy. Thus, insurance, utilities, security staffing, repairs, and other costs are likely to be high. There are significant deferred maintenance and repairs needed that we are assessing for immediate resolution versus waiting to fold into a larger rehab of the site. Similar to broad trends in the housing field and beyond, the costs of staffing, cleaning, supplies, contractors, PPE, and other items are likely to continue to experience inflationary increases.