

**From:** [Matheus Bauer](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Zoning Case #24-078-931  
**Date:** Tuesday, November 12, 2024 7:39:09 PM

---

You don't often get email from mthsbauer243@gmail.com. [Learn why this is important](#)

Hello,

I am reaching out to voice my opposition to the White Bear Ave development that Beacon wants to build. I think approving this project would be a disaster for our community. The East Side does not need another Kimball Court. I do not need to go into detail of the issues of Kimball Court, as I am sure you are aware of them. Ask yourself, Would you want to live next to this development that Beacon is trying to build? If the answer is no, then why would anyone else in our community want to? For the East Side to improve, we need more middle class families to move here. I have lived here for 6 years in Dayton's Bluff. With the current state of the area, I would not choose to raise a family here. Projects like the one Beacon intends to build only further exacerbates the many issues that the East Side is facing as far as homelessness, drug use, and crime. I think approving this project would be a huge step backwards for the East Side.

--

Matheus

**From:** [John Hinton](#)  
**To:** [\\*CI-StPaul Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)  
**Cc:** [HINTON, KIM](#); [JonathanRFrisch@gmail.com](mailto:JonathanRFrisch@gmail.com)  
**Subject:** Zoning Case #24-078-931 (470 White Bear Avenue)  
**Date:** Wednesday, November 13, 2024 8:28:16 AM

---

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

Dear Coucil;

We are residents close by, attend St. Pascal Baylon Catholic Church, and have grand kids attending the school.

We are certainly not in approval of the four-story 53-housing unit being planned at this location. It will not have enough parking, it is across the street from 2 elementary schools, and it will increase traffic which is already high. Creating more risk for the kids.

We also question the clientele that will be residents at this facility. Will it be safe for the children and the area.

Beacon has issues at its current facilities that are not good for any neighborhood. We do not want them here.

We do NOT APPROVE of this facility in our neighborhood.

Sincerely,

John Hinton and Kim Hinton  
1722 5th St. E.  
St. Paul, MN 55106

**From:** [Nasha Rogers](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Re: Zoning Case #24-078-931  
**Date:** Wednesday, November 13, 2024 8:31:31 AM

---

You don't often get email from nasharogers510@gmail.com. [Learn why this is important](#)

Good morning,

I live just a block away from the proposed location with children who walk to the bus stop in the area. I have great concern and opposition to this facility being built in our neighborhood. The safety of my family, especially my children and all the neighborhood children will be at even greater risk. Looking at the police call statistics from a similar property is shocking and something we do NOT want or need in our community! We already have many homeless and drug addicted people up and down White Bear Ave that needs to be addressed. I also have concerns about what will happen to my property value. Will I be able to sell my home when the time comes? We are a hard NO on this proposal.

Thank you

Have a blessed day!

**From:** [Sumeya Said](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: Support for ARAGON from a Community Member  
**Date:** Wednesday, November 13, 2024 11:28:54 AM

---

**From:** Jeanne Bailey <jmb@convergenceconsultingpartners.com>  
**Sent:** Thursday, November 7, 2024 5:01 PM  
**To:** #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>  
**Cc:** Ben at Beacon <BHelvickAnderson@beaconinterfaith.org>  
**Subject:** Support for ARAGON from a Community Member

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

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

Hello Council Member Johnson,

Greetings and thank you for your service to our City.

I am a constituent of yours and live in the Battle Creek Neighborhood. I am also a constituent who very interested in affordable housing, housing equity and the goal to end homelessness. I was happy to be part of in the Zoom meeting you had with members of the Beacon Interfaith and advocates/members of St Pascals church . I also attended the St. Paul Zoning meeting where they approved the of supportive services for some of the resident's apartments

This email is to express my support the creating of the ARAGON housing project on White Bear Avenue in St. Paul. While there are challenges expressed, such as parking, the benefits to individuals, and both the neighborhood and the larger community are many: site location: close to bus, employment, transportation and the essentials for daily living . .and now a revitalization of the SUNRAY shopping center area.

The original impetus for involvement is that my church, House of Hope, is active as one of 100+ collaborating congregations across the metro and suburbs who are involved with Beacon. Our joint original effort was to establish Prior Crossing in Saint Paul. Our partnership with Beacon, an experienced non-profit housing developer is important, and so is your support.

We all know affordable housing is in extremely short supply and your endorsement and approval of this project will lighten the load.

Thank you.

Jeanne and Terry Bailey

22 Miller Crest Lane

Saint Paul, MN 55106

651-343-8516

[www.convergenceconsultingpartners.com](http://www.convergenceconsultingpartners.com)

**Do Well. Do Good. Do Both.™**

**From:** [John Hinton](#)  
**To:** [\\*CI-StPaul Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)  
**Cc:** [HINTON, KIM](#); [JonathanRFrisch@gmail.com](mailto:JonathanRFrisch@gmail.com)  
**Subject:** Zoning Case #24-078-931 (470 White Bear Avenue)  
**Date:** Wednesday, November 13, 2024 11:28:02 AM

---

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

Dear Coucil;

We are residents close by, attend St. Pascal Baylon Catholic Church, and have grand kids attending the school.

We are certainly not in approval of the four-story 53-housing unit being planned at this location. It will not have enough parking, it is across the street from 2 elementary schools, and it will increase traffic which is already high. Creating more risk for the kids.

We also question the clientele that will be residents at this facility. Will it be safe for the children and the area.

Beacon has issues at its current facilities that are not good for any neighborhood. We do not want them here.

We do NOT APPROVE of this facility in our neighborhood.

Sincerely,

John Hinton and Kim Hinton  
1722 5th St. E.  
St. Paul, MN 55106

**From:** [Sam Nelson](#)  
**To:** [\\*CI-StPaul](#); [Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** Re: Opposition to St. Paul Zoning Case #24-078-931 (470 White Bear Ave)  
**Date:** Wednesday, November 13, 2024 11:28:01 AM

---

You don't often get email from sam.nelson08@gmail.com. [Learn why this is important](#)

Dear Members of the St. Paul City Council,

**I am writing to express strong opposition to Zoning Case #24-078-931**, which proposes a new housing complex at 470 White Bear Avenue. My concerns reflect not only the potential adverse effects on our community but, critically, the **safety risks** this development would pose to the children and students in the area, **my daughter included**. The proposed complex would be in very close proximity to two schools, and its impacts would ripple out into our neighborhood in ways that raise serious and urgent concerns.

### **1. Student and Community Safety Risks Near Schools**

The planned location of this complex is dangerously close to two schools, where young children and students would be most affected by the potential changes in their environment. Every parent and community member prioritizes the safety of children, especially in spaces dedicated to their education and growth. High-density housing developments can bring higher foot and vehicular traffic, both of which increase the risk of accidents in school zones. Additionally, the safety of our children will be at risk, as this would be directly across the street from two schools, not to mention a high school a few blocks away. The safety and focus of our students should be non-negotiable and safeguarded from zoning decisions that could jeopardize the sanctity of their learning environment.

### **2. Concerns with Beacon Interfaith Housing's Track Record**

Beacon Interfaith Housing has been involved with several similar developments, such as Kimball Court, which has experienced ongoing issues with criminal activity and a high volume of police calls. Reports indicate that these sites are frequently associated with criminal incidents, ranging from theft to disturbances and even more severe offenses. The increased police presence and response times required by these complexes impose a strain on our local law enforcement, diverting resources that could otherwise support the broader community. Moreover, such issues at Kimball Court should prompt caution in approving a new development under similar management, especially without a clear and enforceable action plan for mitigating crime and addressing community concerns preemptively.

### **3. Insufficient Support Structures for Residents in High-Need Complexes**

While Beacon's goal of providing affordable housing is appreciated, previous developments like Kimball Court suggest that the support services for residents with complex needs have not been adequately addressed. Many residents may require on-site support for mental health, addiction recovery, and community integration. Without sufficient infrastructure to provide these critical services, residents and the surrounding neighborhood could face heightened risks of destabilization. St. Paul needs a comprehensive, transparent plan for handling the needs of all community members affected by these developments, especially before considering new sites near schools, let alone directly across from them.

### **4. Negative Impacts on Community Trust and Cohesion**

Beacon's developments are intended to benefit communities, yet without proactive community

engagement and clear accountability, they often foster apprehension. Concerns from residents in areas surrounding similar complexes about noise, litter, and property crime are common, and these issues erode trust in the project's benefits. The city council must consider the long-term social impact this development could have on the neighborhood, particularly its potential to alienate community members who already feel uneasy about how similar projects have been managed.

#### **5. Lack of a Detailed Safety and Oversight Plan for the New Complex**

Given Beacon's past record, it is essential that any future developments come with a detailed, enforceable plan for safety, security, and oversight, especially in school-adjacent areas. Such a plan should be shared transparently with the community and enforced rigorously, with mechanisms for rapid response to community concerns. This would include clear roles and accountability for on-site management, robust screening processes, and collaboration with local law enforcement and social service providers.

In light of the above points, I urge you to consider the risks this project would introduce to our neighborhood, especially to children and students in nearby schools. I respectfully request that the council either reject this proposal outright or demand substantial, transparent, and enforceable modifications to Beacon's plan that will prioritize community safety and uphold the integrity of our educational spaces. We owe it to our residents and our students, our very children, to act with caution and ensure their safety, security, and peace of mind are prioritized.

Thank you for your careful consideration.

Sincerely,

Sam Nelson  
1645 Fremont Ave  
[sam.nelson08@gmail.com](mailto:sam.nelson08@gmail.com)



**From:** [Sumeya Said](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: Beacon Hill proposal for White Bear Ave,  
**Date:** Wednesday, November 13, 2024 11:27:29 AM

---

-----Original Message-----

From: Bill Roppeau <[bkroppeau@comcast.net](mailto:bkroppeau@comcast.net)>  
Sent: Tuesday, November 12, 2024 4:54 AM  
To: #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>  
Subject: Beacon Hill proposal for White Bear Ave,

[Some people who received this message don't often get email from [bkroppeau@comcast.net](mailto:bkroppeau@comcast.net). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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

Dear Ms. Johnson

As a lifelong resident of the area, I am strongly opposed to the proposal by Beacon Interfaith Housing Collaborative to build near 3rd Street in St. Paul. We do NOT need a building on the east side that will have the same problems as Kimball Court in the midway area. There are 2 schools within blocks of this proposed development and children will be exposed to an unsafe situation. The residents near Kimball Court report car and home break-ins, open drug use and sales, fecal matter in their yards and a decrease in their property values because of this building. Why would the city council approve another development that will bring the same problems to another part of the city? This development makes no sense for the east side and should be stopped immediately!

Sincerely  
William Roppeau III

**From:** [Sumeya Said](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: Oppose: Zoning CASE#24-078-931 (470 White Bear Ave)  
**Date:** Wednesday, November 13, 2024 11:27:02 AM

---

**From:** Lifeonaire <lifonaire15@gmail.com>  
**Sent:** Tuesday, November 12, 2024 7:37 AM  
**To:** #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>; Melanie Johnson <Melanie.Johnson@ci.stpaul.mn.us>; Sumeya Said <Sumeya.Said@ci.stpaul.mn.us>; hello@southeastside.org; SECOboard@southeastside.org; jonathanrfrisch@gmail.com; ethan.osten@gmail.com  
**Subject:** Oppose: Zoning CASE#24-078-931 (470 White Bear Ave)

Some people who received this message don't often get email from [lifonaire15@gmail.com](mailto:lifonaire15@gmail.com). [Learn why this is important](#)

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

Dear Cheniqua,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed rezoning of 470 White Bear Ave for the construction of a four-story, 53-unit apartment complex by Beacon Interfaith Housing Collaborative.

While I recognize the importance of developing affordable housing, the current proposal raises significant concerns based on the experiences with Beacon's existing project, Kimball Court. The community around Kimball Court has unfortunately experienced a substantial increase in criminal activities (hub of narcotics), nearly 200 police calls for one year, and unrest among its residents, as highlighted in local reports and testimonials. Moreover, the new development is intended to accommodate families or multiple groups of people living in each unit, yet it offers only 26 parking spaces. This severe lack of parking provisions will undoubtedly create significant parking challenges for the tenants. The proposed site is located on a very busy street, which lacks parking on both sides. This necessity will force tenants to park on adjacent streets, often requiring them to cross this busy and dangerous street—a risk that is particularly concerning for families with children.

Additionally, the location is in close proximity to two elementary schools. The rise in crime associated with similar housing developments, as previously observed, poses an unsafe environment for the children attending these schools. I have a special ed. child and this project is only 1.5 block away from my house.

The introduction of a new development similar to Kimball Court is likely to exacerbate these issues, leading to further decline in neighborhood safety and quality of life. It is crucial that we learn from the past and do not replicate the same environment of distress and insecurity that residents currently face.

I urge the council to reconsider the rezoning application and ensure that any future

development proposals address these concerns thoroughly. It is imperative that they are designed in such a way that ensures the safety and well-being of all residents in the vicinity.

Thank you for your attention to this matter. I hope that through careful consideration and dialogue, we can work toward solutions that truly benefit our community.

Sincerely,

Susane Moua

Conway/ Van Dyke Resident

[lifeonaire15@gmail.com](mailto:lifeonaire15@gmail.com)

**From:** [Sumeya Said](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: about Beacon appartments  
**Date:** Wednesday, November 13, 2024 11:23:32 AM

---

**From:** Cheniqua Johnson <[Cheniqua.Johnson@ci.stpaul.mn.us](mailto:Cheniqua.Johnson@ci.stpaul.mn.us)>  
**Sent:** Monday, November 11, 2024 7:37 PM  
**To:** Sumeya Said <[Sumeya.Said@ci.stpaul.mn.us](mailto:Sumeya.Said@ci.stpaul.mn.us)>  
**Subject:** FW: about Beacon appartments

**From:** Inna Collier Paske <[icollierpaske@stpascalschool.org](mailto:icollierpaske@stpascalschool.org)>  
**Sent:** Monday, November 11, 2024 7:12 PM  
**To:** Cheniqua Johnson <[Cheniqua.Johnson@ci.stpaul.mn.us](mailto:Cheniqua.Johnson@ci.stpaul.mn.us)>  
**Subject:** about Beacon appartments

You don't often get email from [icollierpaske@stpascalschool.org](mailto:icollierpaske@stpascalschool.org). [Learn why this is important](#)

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

Dear Council Johnson,

Our school will benefit from growing enrollment if we say "yes" to affordable housing. More families with children would be able to move in. I support you saying "yes" to The Aragon. The Aragon is located on the border of Eastview, and Conway is the type of housing our city needs! Approximately 20% of the apartments are affordable to individuals with incomes below \$25,000 annually, and the remaining homes are affordable to households with less than \$70,000 annually for a family of four. Please vote for The Aragon and say "yes" to affordable housing.

Thank You,

**Inna Collier Paske, M.S. & M.A.Ed**  
Principal  
St. Pascal Regional Catholic School  
t: 651.432.4970  
[www.stpascalschool.org](http://www.stpascalschool.org)

**From:** [Sumeya Said](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: Local Area Housing Aid & Supportive Housing  
**Date:** Wednesday, November 13, 2024 11:19:17 AM

---

-----Original Message-----

From: [aml1973@everyactionadvocacy.com](mailto:aml1973@everyactionadvocacy.com) <[aml1973@everyactionadvocacy.com](mailto:aml1973@everyactionadvocacy.com)>  
Sent: Wednesday, July 10, 2024 8:18 AM  
To: #CI-StPaul\_Ward7 <[Ward7@ci.stpaul.mn.us](mailto:Ward7@ci.stpaul.mn.us)>  
Subject: Local Area Housing Aid & Supportive Housing

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

Dear Council Member Cheniqua Johnson,

I hope you are having a good summer.

I am reaching out because I work with Beacon Interfaith Housing Collaborative, and we are excited about the tremendous opportunity you have as a city official with the Local Area Housing Aid created by the metro sales tax for housing. (for more on Beacon, see our website at [www.beaconinterfaith.org](http://www.beaconinterfaith.org))

We are grateful for the plans already rolling out to use this money effectively to preserve housing. Beacon congregational members are working on meeting with City staff and elected like you to share our experiences. If you have already met with someone from Beacon, thank you.

If you haven't, here is our experience.

Supportive housing is critical for the lowest-income Minnesotans, and we know it is in jeopardy because of the community problems harming providers across the nonprofit affordable housing world. With expenses skyrocketing, it's become unsustainable for nonprofit providers to maintain our properties and provide the quality services our residents depend on. Without increased public funding, supportive housing will be forced to close, and those most vulnerable in our community will be at risk of homelessness -- again.

We hope all officials in the state can rally around these three principles to make sure all low-income Minnesotans are protected:

- Stabilize homes now: Create resources to mitigate the impacts of the community crises impacting affordable housing so we don't lose homes.
- Prioritize the lowest-income, most vulnerable residents: Supportive housing is being impacted by this crisis the most. We need to create a circle of protection for these residents.
- New growth: Create a sustainable system to fund the needed new supportive housing that sets buildings up for success.

Again, we appreciate the plans already being implemented and hope you will consider these principles when making decisions.

Please reach out to Ben Helvick Anderson for more details on Beacon's experience or thinking at [bhelvickanderson@beaconinterfaith.org](mailto:bhelvickanderson@beaconinterfaith.org) and thank you again for all that you do,

Sincerely,

Sincerely,

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

**From:** [Carolina Cordova](#)  
**To:** [#CI-StPaul Council](#); [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** ZONING CASE #24-078-931 470 Whitebear ave  
**Date:** Wednesday, November 13, 2024 8:59:24 AM

---

Some people who received this message don't often get email from carito915x@gmail.com. [Learn why this is important](#)

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

Please do NOT build anything here. There is already so much crime in this area NOT including what's about to happen considering the bus line will now be VERY accessible to thieves, drug dealers ect. Nokomis montessori school is at the corner and I am HIGHLY against this idea especially with the kids so close. We see speeders EVERYDAY, drug deals happening as we are walking by when dropping my daughter off for school. I cannot imagine how bad it WILL get if this idea follows through. Please save the youth and consider building elsewhere. We already have to think about school shootings.

Please don't add more to worry about!

**From:** [Rochelle Adams](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** Save our neighborhood  
**Date:** Wednesday, November 13, 2024 8:42:28 AM

---

You don't often get email from adamsrochelle703@gmail.com. [Learn why this is important](#)

I Rochelle and Ronnie Adams, who owns 580 White Bear Ave N, St.paul, MN absolutely is not in agreement with putting a Kimball Court in my neighborhood.

Thank you,  
Rochell and Ronnie Adams



**From:** [Kristin Koziol](#)  
**To:** [Greg Weiner](#)  
**Subject:** Fw: The Aragon at Council today  
**Date:** Wednesday, November 13, 2024 12:52:51 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[Clergy letter, to St. Paul City Council, support for the Aragon.pdf](#)  
[Letter to St. Paul City Council re Aragon Fr Mitchell.pdf](#)

---

If these aren't already attached

---

**From:** Emily Goldthwaite <EGoldthwaite@beaconinterfaith.org>  
**Sent:** Wednesday, November 13, 2024 12:28 PM  
**To:** Ben Helvick Anderson <BHelvickAnderson@beaconinterfaith.org>; Mitra Jalali <Mitra.Jalali@ci.stpaul.mn.us>  
**Cc:** Doua Yang <Doua.Yang@ci.stpaul.mn.us>; Kristin Koziol <kristin.koziol@ci.stpaul.mn.us>; Jim Barnes <jbarnes@beaconinterfaith.org>  
**Subject:** RE: The Aragon at Council today

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

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

Dear Council President Jalali,

In advance of the hearing on the Aragon, please receive these letters of support from local clergy.

We look forward to addressing any questions about our application you may have. Thank you,

Rev. Emily Goldthwaite

---

**Beacon Interfaith Housing Collaborative** | Rev. Emily Goldthwaite *Director of Congregational Organizing* Pronouns she/her/hers | 651. 377-8153 | 2610 University Avenue West, Suite 100, St. Paul, MN 55114 | [www.beaconinterfaith.org](http://www.beaconinterfaith.org)



---

**From:** Ben Helvick Anderson <BHelvickAnderson@beaconinterfaith.org>  
**Sent:** Wednesday, November 6, 2024 11:00 AM  
**To:** mitra.jalali@ci.stpaul.mn.us  
**Cc:** Doua Yang <Doua.Yang@ci.stpaul.mn.us>; Kristin Koziol <kristin.koziol@ci.stpaul.mn.us>; Emily Goldthwaite <EGoldthwaite@beaconinterfaith.org>; Jim Barnes <jbarnes@beaconinterfaith.org>

**Subject:** The Aragon at Council today

Hi, Council President Jalali,

I am sure you are still processing the election outcome like I am, but our good work must go on at the local level! I want to email you because Beacon's newest development, The Aragon, is coming before you today at City Council, and I look forward to seeing you there.

Thank you for your amazing commitment to housing and our work at Kimball Court. I hope you can continue this commitment for this needed development. We expect it to be read today and have our public hearing next week. **Please let me know if you would like to discuss this further with Beacon staff; we are happy to meet.**

We are excited about the community support and energy for this development, but we also know there is some opposition. We believe that we will provide quality housing and be a good neighbor in East St. Paul.

Here is some more information on the development:

- **Beacon:** Beacon Interfaith Housing Collaborative is the largest provider of supportive housing in the state, which is housing created for those under 30% of the area median income with services attached to the unit. We have 21 buildings and over 1,000 residents in the metro. We are also a collaborative of congregations and work with area congregations to build the community support needed for affordable housing.
- **Site Plan** – Attached architectural drawings that we have at this point in a condensed fashion due to the size of the document. We have also submitted a more detailed set to the city as part of our Rezoning and Conditional Use Permit applications.
- **The Aragon:** The Aragon is proposed to be a 53-unit building with a mix of 1-, 2-, 3-, and 4-bedroom units. It will be housing for families with kids who will join neighborhood schools, the community center, and recreate in nearby parks. In addition, the current model provides for approximately 75% (40 units) will be for households earning between 50-60% of area median income. These are families earning around \$49,000 - \$86,000 annually. While this is our current model, some adjustments may be made as we prepare funding applications next year based on the priority of our funding partners in an effort to put forth the strongest application.

**Community Engagement:** Beacon worked with St. Pascal Baylon (the congregation selling the land and is across the street) to host a community engagement meeting that over 75 people attended. Beacon staff have also attended the district council meeting on June 10<sup>th</sup> and November 4<sup>th</sup> and are planning another community engagement session at St. Pascal Baylon with Council Member Johnson's office on November 12<sup>th</sup>. We were available at National Night Out and the church has also had many individual conversations. Our staff is always ready to answer community questions and welcomes conversations.

- **Other Beacon Developments:** Beacon has three other developments in St. Paul. Kimball Court and American House both provide housing-first low-barrier housing with wrap-around services for individuals. Prior Crossing welcomes youth exiting homelessness and provides services. The Aragon will be different as it will be a mix-use building that includes non-supportive housing units with supportive housing units.
- **Services** – At the Aragon, we plan a quarter of the homes (13) to serve individuals facing barriers to their housing stability and plan to offer a range of services from parenting support, homework and academic support, financial literacy, and first-time homebuyer training. As a leading supportive housing provider, Beacon has a long track record of supporting residents facing housing barriers to be successful in achieving housing stability. The Aragon will primarily be workforce housing with services to support some families who face housing barriers. It is closest to Audubon Crossing in our portfolio, which we've operated successfully for 15 years. Audubon Crossing is well-occupied, often with a waiting list.
- **Parking** – We know parking has been a concern in our conversations with neighbors. We consider various factors in determining the appropriate amount of parking for each of our developments, including location, access to public transportation on other infrastructure, the building size, and local requirements. The city of St. Paul does not have a minimum requirement, and reviewing other factors such as those listed above, we designed this development to have what we feel is an appropriate amount of off-street parking. For us, it is a balance of trying to determine the appropriate number of spaces while preserving as much green space as possible. This is particularly true when we develop in urban areas. Having gone through the Zoning Committee and the Planning Commission meetings, we heard the concerns of the neighbors related to parking. We are working with our architect and engineers and believe we have identified an opportunity to add approximately 15 stalls. We currently have an inquiry to city staff to see if this would be acceptable.

Please let me know if we can meet soon, and feel free to reach out with any questions,

Thanks

Ben Helvick Anderson

VP of Policy and Organizing

Beacon Interfaith Housing Collaborative

Cell: 612-760-3129

---

**Beacon Interfaith Housing Collaborative** | **Ben Helvick Anderson** (*Pronouns: he/him*) *Vice President of Policy and Organizing* | Cell: 612.760.3129 | 2610 University Avenue West, Suite 100, St. Paul, MN 55114 | [www.beaconinterfaith.org](http://www.beaconinterfaith.org)



November 7, 2024

To: St. Paul City Council Members  
Cc: City Staff

Dear St. Paul Council Members,

We are clergy leaders of St. Paul congregations joining our voices in support of The Aragon at 470 White Bear Avenue in Ward 7, proposed by Beacon Interfaith Housing Collaborative.

We are excited to hear that St. Pascal Baylon Catholic Church wishes to sell land to Beacon to create new, affordable homes for families. Further, we are pleased to learn that approximately 25% of the 53 apartment homes at The Aragon will be affordable for household with incomes below 30% AM: that's \$26,100 annually for individuals and \$37,250 for a family of four. The remaining apartment homes will be affordable to households earning less than 50% AMI or \$70,000 annually for a family of four.

As faith leaders, we know the very real and personal pain our community members experience as they face housing instability. We often open our doors and share what resources we can with families who approach us in vulnerable moments such as eviction, foreclosure, job loss, or a tough choice between energy bills or rent. We know that the answer to homelessness is a home – and that it takes all of us working together to ensure that the homes being built in our communities are within reach of people with moderate and low incomes.

We are glad to see that services will be provided on-site at The Aragon to support residents who have already experienced the barriers to housing stability, and we trust Beacon's track record of supportive housing for families in nearby communities. Our faith values call upon us to stand on the side of opportunity and inclusion for all our neighbors. We ask you to join us in making The Aragon a reality with all the opportunities for education, transit, jobs, and community that the East side of St Paul offers.

Sincerely Yours,

Rev. John Mitchell, St. Pascal Baylon Catholic Church  
Rev. Sara Morse, Hazel Park United Church of Christ  
Rev. John Hofstede, Church of St. Cecilia  
Rev. Dr. Oscar Sinclair, Unity Church- Unitarian  
Rev. Eli'jah Carroll, St. Paul's United Church of Christ  
Rev. Jodi Hogue, Gloria Dei Lutheran Church



November 8, 2024

To: St. Paul City Council Members  
Cc: City Staff

Dear St. Paul City Council Members,

I am the pastor of St. Pascal Baylon Catholic Church on the East side of St. Paul, and I support the development of The Aragon at 470 White Bear Avenue in Ward 7 proposed by Beacon Interfaith Housing Collaborative.

My parish, St. Pascal Baylon Catholic Church, discerned that selling 1.6 acres of parish-owned land across the street from our church to Beacon for the creation of new, affordable homes for families was an excellent way to live our mission of service to the community.

Like many people in St. Paul, I became especially aware of homeless people during the COVID-19 pandemic of 2020-21. I saw numerous people living in tents along Mounds Boulevard and Shepard Road. Members of my parish witnessed people living in wooded areas behind their homes along White Bear Avenue. I wondered what could be done to address this problem of homelessness and find a way for vulnerable people to have a safe place, a home, where they can live.

Members of my parish heard about Beacon Interfaith Housing Collaborative and encouraged me to have our faith community join the Beacon collaborative to learn from, and act with, other congregations in the vision that all people should have a home. I am proud to be helping to create new homes for families and individuals at The Aragon so that our City can provide more affordable homes right here in St Paul.

I ask you to join us in making The Aragon a reality with all the opportunities for education, transit, jobs, and community that the East side of St. Paul offers.

Sincerely Yours,

A handwritten signature in black ink that reads "Rev. John Mitchell".

Rev. John Mitchell  
Pastor

St. Pascal Baylon Catholic Church  
1757 Conway Street  
St. Paul, MN 55106

**From:** [Sumeya Said](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: Beacon  
**Date:** Wednesday, November 13, 2024 4:09:35 PM

---

**From:** Cheniqua Johnson <[Cheniqua.Johnson@ci.stpaul.mn.us](mailto:Cheniqua.Johnson@ci.stpaul.mn.us)>  
**Sent:** Monday, November 11, 2024 6:59 PM  
**To:** Sumeya Said <[Sumeya.Said@ci.stpaul.mn.us](mailto:Sumeya.Said@ci.stpaul.mn.us)>  
**Subject:** Fw: Beacon

Get [Outlook for iOS](#)

---

**From:** [glgbusy@aol.com](mailto:glgbusy@aol.com) <[glgbusy@aol.com](mailto:glgbusy@aol.com)>  
**Sent:** Monday, November 11, 2024 5:02:39 PM  
**To:** Cheniqua Johnson <[Cheniqua.Johnson@ci.stpaul.mn.us](mailto:Cheniqua.Johnson@ci.stpaul.mn.us)>  
**Subject:** Beacon

You don't often get email from [glgbusy@aol.com](mailto:glgbusy@aol.com). [Learn why this is important](#)

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

Ms. Johnson

I am writing to you because I care about creating a City of St. Paul where everyone belongs. To create that, we need to say "yes" to affordable housing. I support you saying "yes" to The Aragon. This is an affordable housing building being proposed by Beacon Interfaith Housing Collaborative that passed the planning commission unanimously in October and is coming before the City Council in November. The Aragon is located on the border of Eastview, and Conway is the type of housing our city needs! Approximately 20% of the apartments are affordable to individuals with incomes below \$25,000 annually, and the remaining homes are affordable to households with less than \$70,000 annually for a family of four. We need to say "yes" to affordable housing and "no" to NIMBY (not in my backyard.) Please vote for The Aragon and say "yes" to affordable housing. Thank You,

Gayl Gustafson  
229 Earl St  
St Paul 55106

**From:** [Shari Moore](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: Comment on the Beacon project  
**Date:** Wednesday, November 13, 2024 2:30:11 PM

---

Please add

---

**From:** Cheniqua Johnson <[Cheniqua.Johnson@ci.stpaul.mn.us](mailto:Cheniqua.Johnson@ci.stpaul.mn.us)>  
**Sent:** Wednesday, November 13, 2024 2:29 PM  
**To:** Sumeya Said <[Sumeya.Said@ci.stpaul.mn.us](mailto:Sumeya.Said@ci.stpaul.mn.us)>  
**Cc:** Melanie Johnson <[Melanie.Johnson@ci.stpaul.mn.us](mailto:Melanie.Johnson@ci.stpaul.mn.us)>; Shari Moore <[shari.moore@ci.stpaul.mn.us](mailto:shari.moore@ci.stpaul.mn.us)>  
**Subject:** FW: Comment on the Beacon project

---

**From:** John Slade <[john.jarvis.slade@gmail.com](mailto:john.jarvis.slade@gmail.com)>  
**Sent:** Wednesday, November 13, 2024 2:28 PM  
**To:** Cheniqua Johnson <[Cheniqua.Johnson@ci.stpaul.mn.us](mailto:Cheniqua.Johnson@ci.stpaul.mn.us)>  
**Subject:** Comment on the Beacon project

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

Councilmember Johnson

I am writing as a community member, who is about 3 blocks away from the proposed Beacon Interfaith project with St. Pascal.

The project will provide needed affordable housing particularly for 3 and 4 bedroom apartments. It is on a transit line and will be in keeping with the character of the neighborhood, with a school and a church also at the intersection.

I have heard concerns about other Beacon projects but I don't feel that they are appropriate to this project.

My child went to Nokomis South, and I wish that this building had been built while he was there. Many of the students who go to Nokomis are renters and stability in the neighborhood would have been great for them.

John Slade

3 Linder Court, St. Paul MN 55106



**From:** [An A](#)  
**To:** [JonathanFrisch@gmail.com](mailto:JonathanFrisch@gmail.com); [\\*CI-StPaul Contact-Council](#)  
**Subject:** Building a building off white bear ave  
**Date:** Wednesday, November 13, 2024 2:18:05 PM

---

You don't often get email from scoobycat4@gmail.com. [Learn why this is important](#)

ABSOLUTELY NOT. They can go home and come into our country legally. period. don't want them in our neighborhood. Illegal immigrants need to go home and come in legally. not sure why some people think it's ok for them to invade our country, other than it's a part of the tactics they use to destroy countries. Do your own research on that, but No large apartment buildings to be built for them. If you have extra money come fix my house I am old and alone. need help NO BUILDINGS NONE NOPE NOPE NO> you know the emptied out their prisons and mental wards into our country right? how dare you, how dare you suggest such a thing. NOOOOOOO

**From:** [Houa Lor](#)  
**To:** [\\*CI-StPaul](#); [Contact-Council](#); [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** Opposition to Conditional Use Permit for Beacon Interfaith Housing Collaborative Project – Zoning Case #24-078-931 (470 White Bear Ave)  
**Date:** Wednesday, November 13, 2024 2:10:21 PM

---

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

**Re: Opposition to Conditional Use Permit for Beacon Interfaith Housing Collaborative Project – Zoning Case #24-078-931 (470 White Bear Ave)**

Dear City Council Members,

My name is Houa Lor. I am writing to express my opposition to the Conditional Use Permit application submitted by Beacon Interfaith Housing Collaborative for their proposed 53-unit housing project at 470 White Bear Avenue. As a long-time resident of 1856 Conway Street, where I have lived for over 20 years, I am deeply concerned about the potential impact this development would have on the safety and well-being of our community.

One of my primary concerns is the safety of the intersection near Nokomis Montessori South School, located at the corner of White Bear Avenue and 3rd Street. I have young children who attend this school, and we walk to and from school daily. This intersection is already quite busy, and the addition of a large residential building will only increase traffic congestion, posing a heightened safety risk for pedestrians and children in the area.

Furthermore, I am troubled by the record of similar properties managed by Beacon Interfaith Housing Collaborative, particularly their Kimball Court property, which has reportedly received more than 100 police calls annually since 2014, escalating to an alarming 400 calls in 2022. This pattern of frequent police involvement raises concerns about the potential for increased crime and disturbances in an area that is located dangerously close to a school attended by my children and other young residents of our community.

Allowing this Conditional Use Permit risks compromising the safety and sense of security that our community has worked hard to maintain. I respectfully urge you to consider these concerns carefully and prioritize the well-being and safety of families and schoolchildren by denying the permit for this project. Thank you for your time and attention to this matter.

Sincerely,

HOUA LOR

**From:** [Sumeya Said](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: Oppose: Zoning CASE#24-078-931 (470 White Bear Ave)  
**Date:** Thursday, November 14, 2024 3:35:31 PM

---

**From:** Lifeonaire <lifonaire15@gmail.com>  
**Sent:** Tuesday, November 12, 2024 7:37 AM  
**To:** #CI-StPaul\_Ward7 <Ward7@ci.stpaul.mn.us>; Melanie Johnson <Melanie.Johnson@ci.stpaul.mn.us>; Sumeya Said <Sumeya.Said@ci.stpaul.mn.us>; hello@southeastside.org; SECOboard@southeastside.org; jonathanrfrisch@gmail.com; ethan.osten@gmail.com  
**Subject:** Oppose: Zoning CASE#24-078-931 (470 White Bear Ave)

Some people who received this message don't often get email from [lifonaire15@gmail.com](mailto:lifonaire15@gmail.com). [Learn why this is important](#)

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

Dear Cheniqua,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed rezoning of 470 White Bear Ave for the construction of a four-story, 53-unit apartment complex by Beacon Interfaith Housing Collaborative.

While I recognize the importance of developing affordable housing, the current proposal raises significant concerns based on the experiences with Beacon's existing project, Kimball Court. The community around Kimball Court has unfortunately experienced a substantial increase in criminal activities (hub of narcotics), nearly 200 police calls for one year, and unrest among its residents, as highlighted in local reports and testimonials. Moreover, the new development is intended to accommodate families or multiple groups of people living in each unit, yet it offers only 26 parking spaces. This severe lack of parking provisions will undoubtedly create significant parking challenges for the tenants. The proposed site is located on a very busy street, which lacks parking on both sides. This necessity will force tenants to park on adjacent streets, often requiring them to cross this busy and dangerous street—a risk that is particularly concerning for families with children.

Additionally, the location is in close proximity to two elementary schools. The rise in crime associated with similar housing developments, as previously observed, poses an unsafe environment for the children attending these schools. I have a special ed. child and this project is only 1.5 block away from my house.

The introduction of a new development similar to Kimball Court is likely to exacerbate these issues, leading to further decline in neighborhood safety and quality of life. It is crucial that we learn from the past and do not replicate the same environment of distress and insecurity that residents currently face.

I urge the council to reconsider the rezoning application and ensure that any future

development proposals address these concerns thoroughly. It is imperative that they are designed in such a way that ensures the safety and well-being of all residents in the vicinity.

Thank you for your attention to this matter. I hope that through careful consideration and dialogue, we can work toward solutions that truly benefit our community.

Sincerely,

Susane Moua

Conway/ Van Dyke Resident

[lifeonaire15@gmail.com](mailto:lifeonaire15@gmail.com)