

**From:** [Naomi Austin](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** Objection to Zoning change 83 Douglas, File # 21-309-362, Item # 24  
**Date:** Tuesday, January 11, 2022 10:26:30 AM

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Dear Office of the City Council,

My name is Naomi Austin, I live at 90 Garfield Street in the Little Bohemia neighborhood of West 7th. I live one block from 83 Douglas and cannot support Mr. Charles Stevens request for a zoning change from R4 to RT2.

By definition , zoning laws are in place to protect the welfare of people in a community as it relates to land use and must benefit all parties, changes in these laws must take into account the impact on home values and the health and welfare of the affected community.

Mr. Stevens would certainly benefit from this change, he would get a more valuable lot with expanded options to build, independent of any proposed project. If he decides to continue with the short term homeless housing, he gets a monthly stipend and in ten years, he owns the structures built on that lot with no capital output whatsoever on his part.

But there is no benefit to the neighbors, those directly affected by this change. The impact on land values for the immediate neighbors would be negative as it would limit the appeal of those houses for resale. The Little Bohemia neighborhood, like many inner city neighborhoods, already deals with a major homeless population that affects the quality of life in the neighborhood. Mr. Stevens' desire to rezone 83 Douglas to RT2 to build short term homeless housing would only further institutionalize homelessness in the neighborhood and his proposed development has no onsite supervision.

That the City of Saint Paul has a major homeless problem that must be addressed is not an issue. The issue is changing the zoning in an already overburdened neighborhood that has spent years pulling itself out of that last housing crisis. Where are the proposals to put temporary infill housing in the wealthier neighborhoods such as Macalester-Groveland, Summit Hill, or Highland Park ? Wealthier neighborhoods with high land values will never face these issues.

The west side of Douglas Street where 83 Douglas is located is a street of single family homes. Remaining one of Saint Paul's oldest residential neighborhoods is a top priority for many and Mr. Stevens proposed development will have a negative impact and will not benefit all parties.

Thank you for your time,  
Naomi Austin  
90 Garfield Street, St.Paul, 55102