

Comprehensive Plan Conformance

The City of Saint Paul's 2040 Comprehensive Plan establishes the strategy that will guide future urban development in the City. It is designed to help City staff, decision-makers, and residents respond to existing and anticipated trends in markets and in the built environment. It contains seven city-wide subject-based plans, one of which is Housing. While all actions of the Housing Division of PED are designed to implement the Comprehensive Plan, certain decisions reflect specific parts of the strategy. The disposition of properties, the provision of subsidies, and compliance with national, regional and local affordable housing development obligations address three of the key goals: A supportive environment for homeownership (4), Improved access to affordable housing (6), and Strong neighborhoods that support lifelong housing needs (7).

Specific Comprehensive Plan goals addressed by this program include:

Policy H-22. Consider a City or HRA sponsored down-payment assistance program and support partner organizations' down payment assistance and first time homebuyer mortgage programs to help homebuyers invest in Saint Paul.

Policy H-24. Encourage homeowner education through continued support of organizations that provide services, such as financial counseling and pre-and post-purchase training, to help potential and new homeowners make well-informed financial and maintenance decisions.

Policy H-31. Support the development of new affordable housing units throughout the city.

Policy H-34. Support the development of new affordable ownership opportunities through the Inspiring Communities program, including selling vacant HRA-owned single-family lots and identifying sites appropriate for new ownership housing.

Policy H-37. Encourage the development of affordable housing in areas well-served by transit and/or in proximity to employment center.

Policy H-46. Support the development of new housing, particularly in areas identified as Mixed Use, Urban Neighborhoods, and/or in areas with the highest existing or planned transit service, to meet market demand for living in walkable, transit-accessible, urban neighborhoods.

The City's Disposition Strategy works to meet the following goals of the District Council plans.

Railroad Island Plan (District 5)

3. Encourage new housing in the community with city grants and revolving funds.
4. Preserve the affordability of housing in the area by creating new ownership opportunities for a range of income levels.
5. Encourage new single-family housing to be built on lots that are at least 40 feet in width and 5,000 square feet in lot area; discourage lot splits that create lots that do not meet the minimum standard for the zoning district.
6. Promote the rehabilitation of existing housing with the assistance of City sponsored programs. (PED, East Side Neighborhood Development Corporation, Dayton's Bluff Neighborhood Housing Services)