

Please approve Lexington Station apartments

spenders10@gmail.com <spenders10@gmail.com>

Sun 2/21/2021 11:02 AM

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

Dear Council Member Thao,

I am writing to you in support of the apartment development proposed by Alatus at 411-417 Lexington Parkway N, which will be considered by the council on March 17th. The homes offered in this building are affordable, sustainable, and provide much needed housing in Saint Paul.

This apartment development is:

- Affordable: 50% of the units at available at 60% AMI affordability, without using a public subsidy.
- Sustainable: On-site solar generation will provide 50% of the building's energy. The building is also blocks away from the light rail.
- Allowed by-right by the zoning code, and meets the Saint Paul For All 2040 Comprehensive Plan goals on affordability, sustainability, and transit-oriented development.

I am sensitive to concerns that new development will increase housing costs nearby. However, costs are rising currently without development as tenants and homebuyers fight over scare housing stock. Increasing the housing supply, plus stronger tenant protections, will decrease housing prices in Saint Paul.

Sincerely,
Sam Penders

Alatus appeal on Lexington Station Apartments

Aki Shibata <aki.shibata@gmail.com>

Mon 3/15/2021 3:05 PM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>

Cc: frogtownmn@gmail.com <frogtownmn@gmail.com>

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Hello, my name is Aki Shibata and I live in Ward 1 in the Frogtown Thomas/ Dale neighborhood. I urge Councilmember Dai Thao to vote "NO" on the Alatus appeal on the Lexington Station Apartments.

As you know, the 2040 Comprehensive Plan is “used by City staff and private developers as a blueprint for future development” — and every aspect of the plan, from land use to transportation to housing is guided by “core values.”

Thanks to community input, “equity and opportunity” is included as its first core value, as a commitment to addressing racial and environmental injustice in how we build and grow in Saint Paul.

Last month the Planning Commission voted NO on the Alatus proposal for luxury apartments because it actively increases racial inequities — which is in direct and fundamental conflict with the Comp Plan. Most significantly, Alatus has made no written commitment around affordable housing and has only suggested it would provide units at 60% AMI — a level that FAR exceeds what is actually affordable to area residents and renters most in need of housing. The site plan also violates safe transportation routes outlined in the Lexington Station Area Plan.

For years, city leaders like you have asked community members like me to provide free labor to help create the guidelines for what happens in our neighborhoods. We have participated in good faith in these processes to ensure that future development aligns with our vision for our city. Now it's time for city leaders to follow through in implementing that vision.

The Planning Commission has provided strong leadership and lawyers have shared clear legal precedent to reject a development because it violates the Comprehensive Plan. I urge you to follow the adopted blueprint for development in St. Paul and VOTE NO on the Alatus

Vote NO to Alatus

Corina S <corinaserrano@gmail.com>

Mon 3/15/2021 10:14 AM

To: *CI-StPaul_Contact-Council <Contact-Council@ci.stpaul.mn.us>; Carter, Melvin (CI-StPaul) <Melvin.Carter@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>; CouncilHearing (CI-StPaul) <CouncilHearing@ci.stpaul.mn.us>

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Dear Mayor Carter and Council Members,

My name is Corina Serrano and I am a Ward 1 resident and I urge Council Member Thao and you all to vote NO on the Alatus appeal on the Lexington Station Apartments.

The 2040 Comprehensive Plan is "used by City staff and private developers as a blueprint for future development" and requires that "equity and opportunity" is a core value and should be infused in all city decisions.

As mentioned by many other community members in their letters to the planning committee, while the developer has stated they have included "affordable" units in their development, these are not affordable to most community members in our area where our incomes are well below the AMI for the metro area.

Beyond that, they only make that "guarantee" for 10 years which is hardly long term affordability and many of these units are what they deem "co-living suites". These "suites", from their own description, appear to be just another term for Single Room Occupancy and while this can be an great independent transitional housing opportunity for some folks that usually come with supportive services in addition, this is not the case in this development. This will inflate SRO rents in the surrounding areas, which are already hard to come by and further displace vulnerable populations that normally would be able to afford and obtain support in these settings.

Please vote to continue to protect our community that is already facing a housing crisis.

Thank you!
Corina Serrano
Ward 1 Resident

Alatus Appeal

Mary Jean Mulherin <mjmulherin@yahoo.com>

Mon 3/15/2021 10:47 AM

To: #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>

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Dai, I have stood alongside you for justice. I need you to stand with the Frogtown Neighborhood Association and others across the city in voting against the Alatus Appeal.

I couldn't believe it when I first saw Alatus proposal: the cost per unit. 60% AMI. You may live at that income level, but I don't, nor do many others here in St.Paul. It will be convenient to the Green Line, well, what about the poor people of the city who are without cars because they can't afford them....it would be nice if they had housing need the LRT.

The St.Paul Planning Commission rejected their proposal for good reasons. The Wilder Foundation would like to use this by saying that the money will go towards their work in the community, but I ask you is that a good enough reason? Would the bank robber say: I am stealing money from your bank, so I can take care of my family? No, there should be a greater good. Why hasn't someone like CommonBond come forward for that land to build housing? Is it overpriced by the Wilder Foundation so that CommonBond can't do so? and only a developer who has big money to make can?

I lived with my young family for 13 years in Frogtown. I trust the leaders there to do the right thing and to fight a bad thing. I hope you stand with those in need of truly affordable housing here in St. Paul on Wednesday.

Mary Jean Mulherin
1181 Edgcumbe Rd #203
St Paul MN 55105

Vote NO to Alatus

April Aegerter <aprilaegerter@yahoo.com>

Mon 3/15/2021 8:29 PM

To: Carter, Melvin (CI-StPaul) <Melvin.Carter@ci.stpaul.mn.us>; #CI-StPaul_Ward1 <Ward1@ci.stpaul.mn.us>;
*CI-StPaul_Contact-Council <Contact-Council@ci.stpaul.mn.us>

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Hello, my name is April Aegerter and I live in Ward 1 . I urge my Council member to vote NO on the Alatus appeal on the Lexington Station Apartments. The 2040 Comprehensive Plan is “used by City staff and private developers as a blueprint for future development” and requires that "equity and opportunity" is a core value and should be infused in all city decisions.

Thank you for protecting community!