

**From:** [Mary Jean Mulherin](#)  
**To:** [CouncilHearing \(CI-StPaul\)](#)  
**Subject:** Alatus Appeal  
**Date:** Tuesday, March 16, 2021 8:19:58 AM

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I am greatly concerned with the proposed Alatus development on Lexington and their appeal before the City Council on Wednesday, March 17, 2021.

I live in Ward 3 and have previously resided for many years in Ward 1, Frogtown, specifically, where I still have family members residing. As a member of the wider St. Paul community and a mother and grandmother in the community I believe that we are poised on the brink of much housing displacement and this is not the time in the history of the City of St. Paul when the Council should be approving developments of this scale, which do not benefit those who can only afford 30%AMI of their income for housing. If we want a stable, compassionate St. Paul we need to listen to the needs of our sisters and brothers.

My concern is that the St. Paul Planning Commission looked at the Alatus proposal before **rejecting** their site plan. The Comprehensive Plan for development in the City **clearly requires** that "equity" be infused in ALL decisions the City makes. While Alatus centered their inclusion of affordable housing in their appeal letter there is **no record of true affordability** (30%AMI) in their project in the formal record.

Furthermore, while this appeal refers to Alatus, specifically, the Wilder Foundation's letter in support of Alatus' appeal is shameful to say the least. The Wilder Foundation is using its longtime position, as a benevolent force in St. Paul, to justify their sale of said property to Alatus on the grounds that the money from the sale will benefit those they serve without acknowledging that 60% AMI is not affordable to those most in need of housing in the City and therefore not a good thing to do if they truly cared about the people of St. Paul. If indeed the Wilder Foundation was truly committed to low-income people in the City of St. Paul they would find a buyer for the property who would build *truly affordable housing* on the proposed site by offering it to said purchaser at a fair price for such housing. That would show the community that the Wilder Foundation practiced what it preaches.

Thank you. I trust you too, as City Council members, will do the right thing and reject the Alatus appeal.

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