

Good day:

I am writing to encourage you to vote no on Alatus. I live in St. Paul and am joining in solidarity with the Frogtown Neighborhood group and others with concern of the appeal by Alatus, the developers who want to build a huge housing project on Lexington, south of University. The City Planning Commission has rejected their site plan and the Comprehensive plan for the City clearly requires that "equity" be infused in ALL decisions the city makes. While Alatus' appeal centered their inclusion of affordable housing (60% AMI is hardly affordable to the many in the area who live below the poverty line) in their appeal letter.....there is *no record of affordability in their project in their formal record*. Apparently their claim of "affordability" is not the same as those living in poverty in need of TRUE AFFORDABLE housing.

Thank you for all you do

Terry Alvarado

Dear Council Member Noecker

Hello, my name is Martin Hernandez and I live in Ward 2 in the West Side neighborhood. I urge Councilmember Rebecca Noecker 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 appeal proposal at Lexington and University.

Thank you for your attention to this urgent issue.

Sincerely,

Martin Hernandez

Hello, my name is Charlotte Castro and I live in Ward 2 in the Lowertown neighborhood. I urge Councilmember _____ to vote NO on the Alatus appeal on the Lexington Station Apartments. Because community members, like me, are being denied the opportunity to testify on at the council meeting on Wednesday, I am writing to share that I am deeply troubled by the degree to which the city has stifled public input on a project that we know will raise rents, increase property values and push low-wealth and BIPOC residents out of communities they have called home for decades. Denying the developer's appeal should not be complicated. This project is clearly contradictory to or in violation of :

* years of community input from directly impacted residents

- the city's 2040 Comprehensive Plan
- the Lexington Area Station Plan
- the city's zoning code
- and the city council's own commitments to affordable and equitable housing