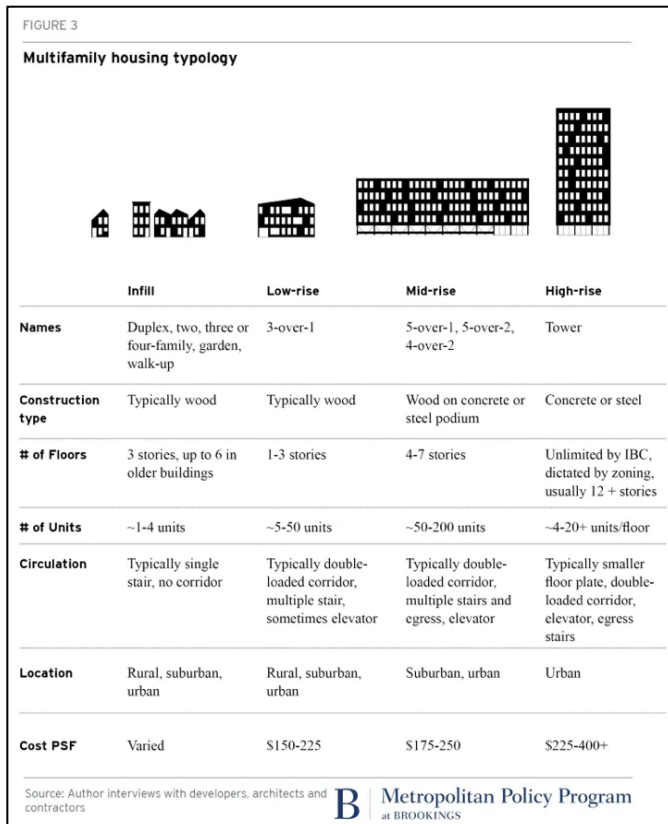


Should we give variances (etc.) for *unaffordable* housing?

We are not asking the developer to build out of gold. We're asking them to follow the rules. They're asking for exceptions—should we give exceptions for luxury-priced housing?

Smaller scale buildings actually cost less per square foot. Choosing a larger building makes the construction cost more and therefore leads to higher rents. Buildings with luxury features (9 foot+ ceilings, high end appliances and finishes, amenity spaces like club and exercise rooms) also cost more per square foot. Screened appropriately located surface parking would meet demand for the retail, at lower cost. **It is the developer's decisions that create the luxury-priced rent of this project.**



A safe, functional, and energy-code compliant 3-story (low-rise) project could come in at the low end cost of \$150 per square foot, per the Brookings Institute.

Instead, this developer has made choices to be at the upper end of mid-rise pricing, which is \$250 square foot.

Is this what we give variances for? Those high ceilings add several feet to the height. Those amenities and the enclosed retail parking add square footage—increasing the building bulk, total square footage and lot coverage.

A project could be built that conforms to the current zoning, and it would feature median-priced housing.

One recent example is this new construction project on Selby and Victoria, with a 1 BR 513 SF apartment that rents at \$530 per month*. In comparison, at the New Dixies, a 1 BR will rent for \$1750**

Let's build housing that St Paulites need and can afford.



Studio - 2 Beds / 1 Bath / Apartment

852 Selby Avenue, St. Paul, MN 55104

Last updated 4 Aug 2021

VERIFIED LISTING

PHOTOS MAP

Several properties are now offering virtual tours, live tours via FaceTime and other streaming apps or self-guided tours. Contact the property directly to find out what options are available at Selby Milton Victoria.

Studio 1 Bath Hold Units Floor Plan Details

1 Bed 1 Bath 1 Available from \$530

*The Grand-Victoria project has rents well below the St Paul average of \$1334 per month, as reported in [RentCafe](#). [Rondo Community Land Trust](#) was one of the developers for the Selby-Victoria project, ensuring that the construction costs supported affordability goals. The \$1750 rents for New Dixies is far above new construction average rents.

**Plus utilities. Parking is an additional cost of \$175 per month.