

From: [Jenna McCullough](#)
To: [Greg Weiner](#)
Subject: FW: 1-4 housing study: many reasons to support!
Date: Friday, October 6, 2023 1:41:07 PM

From: Melissa <melissa.a.wenzel@gmail.com>
Sent: Monday, October 2, 2023 7:57 PM
To: Nelsie Yang <Nelsie.Yang@ci.stpaul.mn.us>
Subject: 1-4 housing study: many reasons to support!

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

Dear Councilmember Yang,

As you know, Sustain Saint Paul is excited to support proposed zoning changes that would allow more neighborhood-scale housing options across the city, including four to five units on a lot and other relaxed building form restrictions. As we prepare for the city council's public hearing this Wednesday, we've been hearing some concerns that these changes would be disruptive or detrimental to neighborhoods in Saint Paul. We want to share our perspective: we believe that these proposed zoning changes will have beneficial effects on housing affordability, neighborhood vibrancy, and environmental sustainability by gradually allowing more housing throughout Saint Paul. We've also heard some concerns about short-term rental units, such as Airbnb. While Sustain Saint Paul understands the potential for nuisances in short-term rentals, we believe that this concern is not directly related to proposed zoning changes, which are primarily intended to allow more housing of all kinds. If short-term rentals are a problem, then strict zoning across all housing types is not the right tool. A more targeted policy for these issues would be more helpful. Many cities have adopted policies or ordinances to address this specific topic.

We appreciate your support, and our board members look forward to testifying in favor of new zoning on Wednesday! Please do not hesitate to reach out if you have any questions on this topic.

Kind regards,

~Melissa Wenzel, she/her

I acknowledge that I live and work on traditional, ancestral, and contemporary lands of Indigenous Dakota people.

From: [Matt Hubbard](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Housing Study Support
Date: Friday, October 6, 2023 11:54:07 AM

Dear City Council,

I'm writing to urge you to vote "YES" for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. Here are a few reasons why the proposed changes would be a big step forward for Saint Paul:

Many Saint Paul neighborhoods lack the variety of housing types that our residents need, because current rules only allow single-family houses with large yards. Our neighborhoods need more choices that mirror our residents' diverse housing needs: townhouses, duplexes, small apartments, and tiny homes.

Our city doesn't have enough homes for the people who want to live here. This drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want Saint Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.

Saint Paul is struggling to maintain our streets, and to fully fund our libraries, schools, parks, and rec centers. At the same time, residents are struggling to afford the annual increases to their property taxes. By making it legal to house more people in the same amount of space, these proposed zoning changes can help increase the number of people sharing the cost of paying for the public infrastructure and services our city needs.

The proposed changes would enable progress towards the goals of our city's Climate Action Resilience Plan. Transportation is the top source of greenhouse gas emissions in Saint Paul, and the best way for our city to reduce its collective carbon footprint is by making it easier for people to reduce their reliance on cars. We need more "walkable" neighborhoods, where residents enjoy access to grocery stores, pharmacies, gathering places, transit routes, and other important destinations and services within a short walk of their homes. Legalizing more homes in every neighborhood is the first step towards creating walkable places, since businesses and transit routes can't succeed without a critical mass of customers.

I strongly support both the stated goal of the proposed amendments— enabling a wider variety of neighborhood-scale homes throughout Saint Paul— and the carefully-crafted technical details proposed by the Planning Department that will make that goal feasible, including:

A 33-foot height limit in Zoning Districts H1 and a 39-foot limit in H2

A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots

Carefully-calculated increases to the allowable lot coverage, with reasonable limits

I recommend only one change to the proposal: where the Planning Department recommends applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and

high-frequency transit routes, increase the catchment area to ¼-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thanks for your attention to my comments!

Sincerely,
Matt and Abby Hubbard
1191 Colette Pl
Saint Paul, MN 55116

From: [judith.F](#)
To: [#CI-StPaul_Council](#)
Cc: [Judith.Feldman](#)
Subject: ordinance for approval
Date: Friday, October 6, 2023 10:58:50 AM

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

This is in regard to an ordinance to rezone single family homes to multi-family homes.

Is there an intent for short term rentals? If yes, could that lead to instability in renters and commitment to property?

Will these be affordable housing as market rate housing is plentiful in St. Paul?

Judith Feldman
1033 St. Clair Ave
St. Paul, MN 55105

From: [Shari Moore](#)
To: [Greg Weiner](#)
Subject: FW: Letter to Councilmembers
Date: Friday, October 6, 2023 10:28:26 AM
Attachments: [Front_Desk@ci.stpaul.mn.us_20231006_100408.pdf](#)

Please add the attached letter to the other comments for the 1-6 zoning unit ordinance.

From: Racquel Naylor <racquel.naylor@ci.stpaul.mn.us>
Sent: Friday, October 6, 2023 10:26 AM
To: #CI-StPaul_Ward1-7 <Ward1-7@ci.stpaul.mn.us>
Subject: Letter to Councilmembers

From: [ludie](#)
To: [*CI-StPaul_Contact-Council](#)
Cc: [Rebecca Noecker](#)
Subject: Multi-unit reasoning ordinance
Date: Friday, October 6, 2023 8:28:51 AM

I very much support the change in zoning to allow more multi family units.

But even more, strongly, I oppose the 50% short term rental provision.

We need housing for Saint Paul residents. Please!

Ellen Brown
695 Grand Avenue, #502
Saint Paul MN 55105

From: [Caroline Daykin](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Ordinance 23-43
Date: Thursday, October 5, 2023 9:52:58 PM

Hello City Council Members,

I support increasing density through modifying existing housing and through adding accessory dwelling units. However, I am concerned that the new zoning ordinance will result in the historic homes that give St. Paul its character being demolished and being replaced by generic, low-quality multifamily buildings.

Historic homes in St. Paul represent a variety of architectural styles and eras ranging from the 1850s to the early decades of the 1900s. These homes provide St. Paul with a unique look that distinguishes us from the suburbs as well as from Minneapolis to some extent. However, developers may not value this historic architecture the way many residents do. It would be a mistake to cede control of our neighborhoods to anyone who can write a large enough check.

Despite the fact that the ordinance has the potential to drastically change St. Paul's landscape, there are several aspects of it that are inconsistent with the stated goal of providing more affordable housing.

First, the ordinance will do nothing to increase the supply of deeply affordable housing. In the city planning department's report to the City Council it is noted that there were **no** affordable rentals in St. Paul for people making 30% of the AMI in July 2023.

However, the ordinance doesn't address this shortage of deeply affordable housing. Instead, developers get a "density bonus" that allows them to add extra units if they make them affordable to people making 60% of the AMI.

But according to the report, in July 2023 55% of the city's rental units were **already** affordable to people making 50% of the AMI (presumably an even higher percentage were affordable to people making 60% of the AMI.)

Furthermore, developers are not required to pursue the density bonus, and even if they do only 20% of units are required to be affordable to people making 60% of the AMI. Therefore, most of the new units created by the ordinance will be rented at market rate.

Finally, I fail to see how allowing up to 50% of the new units created to be short-term rentals accomplishes the stated goal of providing more housing to residents. This provision will discourage developers from renting to residents in favor of more lucrative short-term rentals.

Before making a decision on this ordinance the council should ask whether it is more beneficial to the residents it purports to serve or to the developers it appears will benefit the most from it.

Sincerely,

Caroline Daykin

From: [Shea Horan](#)
To: [*CI-StPaul_Contact-Council](#)
Subject: Single family zoning changes
Date: Thursday, October 5, 2023 8:51:03 PM

Hello,

As a long time resident and St. Paul homeowner, I am heavily against the proposed zoning changes for single family homes. The infrastructure in the city cannot possible sustain the proposed changes and there is a lack evidence that the proposed changes would even increase affordable housing.

Please do not pass the proposed amendment.

Shea
1765 Laurel Ave

Sent from my iPhone

From: [Craig Gundacker](#)
To: [*CI-StPaul>Contact-Council](#)
Subject: Vote yes
Date: Thursday, October 5, 2023 7:27:52 PM

Dear City Council,

Please vote yes on the proposed 1-4 Unit Housing Study amendments. There are a lot of reasons to do this. It would:

- Provide more places for people to live. A lot of people want to live in Saint Paul. We should make it easier for them to do so.
- Help slow the rise in home prices because of the whole supply and demand thing.
- Increase the tax base, helping pay for all the things we should be spending more on: parks, libraries, schools, boulevard trees, rec centers, bike infrastructure--sorry, but a strip of white paint doesn't do enough to keep bicyclists safe from cars--and the list goes on. In many cases, such as roads, we wouldn't have to add more of these things. There'd just be additional people to help pay for improvements and maintenance on what's already built.
- Play a role in mitigating the climate crisis (this is the big one) by helping transform the city into a place where people, instead of always getting in a car to do the things they want to do, can walk, bike, and scoot (I don't know if that's the correct verb for riding a scooter but it sounds about right). But grocery stores, pharmacies, and restaurants, to name a few examples, won't open in neighborhoods unless there's more people near them to buy their stuff. Reducing car trips would have the added benefit of making the city a safer, more humane place to live.
- Give people more housing options to choose from. Right now, it's mostly either detached single family homes or large apartment buildings, which, because of our current zoning laws, are typically located on major streets clogged with traffic.

I've also included these technical proposals, which Sustain Saint Paul came up with. We should do them too.

Implement the carefully-crafted technical details proposed by the Planning Department, including:

- *A 33-foot height limit in Zoning Districts H1 and a 39-foot limit in H2*
- *A 10-foot minimum front yard setbacks with thoughtful conditions regarding abutting lots*
- *Carefully-calculated increases to the allowable lot coverage, with reasonable limits*

But with one change. The Planning Department recommends applying the Zoning District H2 within a 1/8-mile radius around Neighborhood Nodes and high-frequency transit routes. Instead, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of Saint Paul's 2040 Comprehensive Plan: to increase housing options within walking distance of neighborhood-oriented

businesses and public transit. A quarter-mile is commonly considered the distance most people are willing to walk to a store or bus stop; it makes sense to legalize five homes per lot by right within that radius, instead of only four.

Thank you,

Craig Gundacker

43 Belvidere St W, Saint Paul, MN 55107

From: [Kristin Koziol](#)
To: [Greg Weiner](#)
Subject: Fw: I support the increased allowable density and housing proposals in St. Paul
Date: Monday, October 9, 2023 9:03:31 AM

Greg - not sure if this was sent to you to attach and/or if it can still be attached if the public hearing is closed.

Kristin Koziol | Executive Assistant to Councilmember Russel Balenger

Pronouns: she/her

P: 651-266-8613

E: kristin.koziol@ci.stpaul.mn.us

From: Scott Berger <scott.allen.berger@gmail.com>

Sent: Tuesday, October 3, 2023 11:13 AM

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

Subject: I support the increased allowable density and housing proposals in St. Paul

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

In fact, I would like even higher allowable units on lots of all sizes to increase housing units and tax base in St. Paul. I live in a SFH across the street from several 10+ unit apartment buildings. I like having more neighbors around the sidewalks and streets.

Please vote in favor of the zoning changes.

Scott Berger
1452 Ashland

From: [christine wahlstrom](#)
To: [#CI-StPaul_Council](#)
Cc: [christine wahlstrom](#)
Subject: Rezoning of single family lots to allow multiunit buildings of up to six units.
Date: Saturday, October 7, 2023 10:22:56 AM

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

Hello,

My name is Christine Wahlstrom and I am writing to let you know that I oppose the rezoning of single family lots to allow multiunit buildings up to six units.

1. The city of St. Paul has many chronic issues that need to be addressed and fixed before you add more problems that the City is unable to manage.

A. **Crime** is out of control in the City of St. Paul, 14 year old girl murdered last night. Shame on you for allowing this to happen. What are you doing about this? No one is safe walking, biking, running or driving on the streets in the city of St. Paul. Mayor Carter and the city council have failed to keep St. Paul citizens safe, instead, supporting criminal activity by not hiring enough police officers to manage the crime in St. Paul. Businesses can't afford to stay in business due to the outrageous thefts, again, no police to help curb this problem. Not enough police officers to manage higher density populations. Fix this problem first.

B. **Roads** are in horrible shape. I broke an axle due to one or an entire street of potholes. Actually, an entire city of streets that were/are all potholes. Now, instead of holes in the streets, we have patches that go on forever, making the road bumpy and very uncomfortable to drive on. This should not have happened if the city council and Mayor had been doing the necessary work required to address this problem long ago. Mayor Carter and all of you are on 2nd terms or more. Why have you allowed our streets and city to deteriorate to this point? Adding more cars (at least 2 cars per unit) will only make the streets deteriorate at a faster rate, which the city is unable to keep up with now.

C. **Street parking** is an issue right now, barely enough spaces, and becomes worse in the winter. When snow emergencies come into play, it is even worse. Of the proposed units, there will be at least 2 additional cars per unit that will need to park, where???????????

D. **Snow plowing** in the city of St. Paul has become atrocious. Not due to the frontline staff doing the job, but because the Mayor and city council

do not, have not budgeted enough money to properly plow **ALL** the streets. What are the Mayor and city council spending our money on? Adding more parked cars, from the proposed rezoning on the city of St. Paul's streets, will result in the plows not being able to plow the **ANY** of streets in the city of St. Paul.

E. **Street maintenance** continues to be an issue and will be made worse by adding more people and cars when the problem now is so bad and very little is being done about it. Rezoning to multiunits only brings in a **TRANSIENT** population, who pay nothing towards property taxes, street, and sidewalk maintenance and repair. They use all the things the city has to offer, but pay nothing to keep it up, and don't care if what happens in the city. They are not invested in the city of St. Paul. (identical to the students who come and stay for the duration of their time at school and then leave) Why are the city council catering to a transient population and not supporting the people who live in the city and are the ones who keep this city going?

F. **Vacancies** in apartment buildings. As I drove around the city of St. Paul this week, there were numerous vacancy signs out for apartments. Including those apartments on Marshall that **HAD** to be built, destroying beautiful St. Paul homes. I believe the city council touted the apartments as being affordable. They aren't affordable, they are expensive, the city council gave the developers deals, tax breaks and exempted them from rent control. Some of the new apartment buildings had to give incentives of 3 months rent free to get people in to rent an apartment. I am not sure where there is a need to add more apartments/units for people to rent. There are apartment vacancies galore in the city of St. Paul.

G. Ford Plant development in Highland Park was supposed to be "affordable units." That has turned out to be not true, as is the case with the city council's plan for the rezoning of single plots throughout the city. This city council is predictable in it's presentations for the destruction of the city. You always come out with "making space and room for middle and lower income people" but in truth that is never the case. As is proven with all ugly new apartment buildings on Marshall Avenue. They are expensive and are not at capacity. Why are you wanting to rezone single family plots? My question to all of you and the Mayor, what developers are you supporting and giving deals to? And why?

H. **Business Vacancies** are also rampant in the city of St. Paul. Why are you not focusing your efforts on this? What are you doing about this?

Grand Avenue has never looked so sad and really bad. Midway????? Why has that not been developed, like you promised it would? Snelling and

University is a trash dump and dealing corner. What are you doing about that? Downtown? What are you doing about that entire mess? Have you been able to keep the skyways safe? What about the gambling that goes on at the train stop on Cedar Avenue, or the drug dealing at the bus stop across the street? Why would people want to go downtown with that going on? Safe? Why would a person open a business with that going on and who would want to go to that business if they had to go through that to get there? Why don't you spend time in the city as a user of services, maybe that would open your eyes. We don't need more banks or medical facilities, we need honest, interesting and fun places to go to. I think you are the city council and Mayor that destroys a city, you have not elevated or made St. Paul better or more interesting. Your only answer is to add more people, tear down what makes the city of St. Paul beautiful and unique, then compound the continued chronic issues by adding more people. How smart is that?

As usual, the city council and Mayor, have not thought any of this proposal through. I would ask you all to fix the **current problems**, which is not adding more rental units to the city of St. Paul. The list above have been **chronic issues** since Mayor Carter was elected, and continue to be problems. Ignoring them, is not the answer. They just get worse.

I would like to remind you, this is NOT MINNEAPOLIS. I would have chosen to live in MINNEAPOLIS, if I wanted that kind of city and life. I moved to St. Paul for its beauty, family and neighborhood feel. This is unique in a city, don't destroy it. Minneapolis has returned to being "murderapolis", we don't need that in the city of St. Paul. There are many issues and problems the city of St. Paul needs to work on, why not clean those up first?

Sincerely,
Christine Wahlstrom

Sent from [Outlook](#)

RECEIVED
OCT 05 2023
CITY CLERK

To the Members of
the St Paul Council
Re: proposal for new
single family properties

I vote NO to the
Six single family properties
being proposed for St Paul
Too many for suburban
Space is opposite RBIB - too congested
Nan Lightner
1758 Goodrich
St Paul MN 55105

Nan Lightner
1758 Goodrich Avenue
St. Paul, MN 55105