

**From:** [CHRISTINE W](#)  
**To:** [CouncilHearing\\_English \(CI-StPaul\)](#)  
**Subject:** Voice Mail (4 minutes and 36 seconds)  
**Date:** Thursday, October 5, 2023 3:36:35 PM  
**Attachments:** [audio.mp3](#)

---

Hi, my name is Christine Wallstrom, and I'm calling regarding the city council's wanting to rezone properties to four and six units condos or whatever they are that they're thinking of. And I'm calling to say no, an emphatic no. And the reasons are, first of all, you've got more. The City Council has more than enough on their plate right now to take care of things, and they are considering we still had out of control crime, murders, gun violence, and they need to address that first. Adding more people to the mix is not going to make that any better. You don't have enough police officers working in the city of Saint Paul to handle the mess that you've got going right now. So that alone you need to start addressing and addressing properly #2. Right now, there's not enough parking on the street, and if you do 4 to 6 units on these home lots, it's two cars per unit. Where are they going to park? And then on top of it all, they don't even pay for the maintenance of the streets, winter or summer, and you can't keep up with the street problems we have right now. So putting more cars on the streets in the city of Saint Paul is just going to make it worse. It's going to expansion. It's going to make the streets we have right now that are really in bad shape also continue to be in bad shape. You can't keep it. The city can't keep up with it. Now #3 plowing in the winter, how can you plow the streets? Which you don't plow the streets the city doesn't because you they aren't budgeted enough money to be able to plow properly. And when I say plow properly, I'm including the side streets with more than just a swipe or a one time plow, which is what happens nowadays. The plowing and the city of Saint Paul is horrendous. And if you add more cars to the streets, how are you going to even plow? And then you have the problems of emergency vehicles getting through and they can't even get through now because the roads are, the streets are so plugged up with cars parked on the street. Not sure what you guys are thinking when you want to add more density other than I realize that you don't want to deal with the budget that we have right now and you can't budget. You would rather wreck a city and its living conditions so that you wouldn't have to deal with the money issue and learning how to budget, which you need to do also. The other problem is that you right now, don't the apartment buildings that you had agreed to removing and destroying beautiful Saint Paul homes and putting up on Marshall Ave. There's so many vacancy signs on right now. Just drive around. It's not necessary. There's more than enough apartments that haven't even been filled. And your reasoning of bringing in middle class more to make it easier for middle class people to move in that is a bunch of malarkey. And you know that because look at what happened down at the Ford plant, like land. That's a complete blow up. That's the reasoning you gave for all those duplexes down there instead of doing single house, single family housing. And it's expensive to even purchase a duplex down there. So that reasoning is a bunch of malarkey. I wish you guys would get your stuff together and with the current problems before you add any more problems to the city already. This is a city that believes in neighborhood and community and you do that by having single family homes, not apartment buildings where you have transient people, not duplexes where again you have a transient population that give nothing of the city but only take from the city and you cost the homeowners more money than necessary. So no to adding and rezoning to six, four and six units per lot. Thank you. Oh, my number, 651-271-1928. Thank you. Bye, bye.

You received a voice mail from [CHRISTINE W](#).

Thank you for using Transcription! If you don't see a transcript above, it's because the audio quality was not clear enough to transcribe.

[Set Up Voice Mail](#)

**From:** [Furness Paradise](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** Recommendation for Approval of the 1-4 Unit Housing Study  
**Date:** Thursday, October 5, 2023 1:27:31 PM

---

Dear Members of the St. Paul City Council,

I am writing to express my strong recommendation for the approval of the 1-4 Unit Housing Study, a crucial initiative that has the potential to significantly benefit our community, economy, and neighborhood stability. This study aligns with the principles set forth in City Council Resolution 18-1204 and the 2040 Comprehensive Plan, which call for the exploration of innovative approaches to address our current housing shortage.

The 1-4 Unit Housing Study, consisting of two phases, represents a comprehensive effort to reevaluate our zoning regulations and make the necessary adjustments to support more diverse and accessible housing options in all areas of St. Paul.

Phase 1 of the study, which focused on small housing, accessory dwelling units, and small parcels, has already borne fruit with amendments to the zoning code adopted by the City Council in City Council Ordinance 22-1. These amendments took effect on March 5, 2022, and have already begun to enhance housing diversity within our neighborhoods.

Now, we stand on the threshold of Phase 2, a more expansive and in-depth phase of the study. This phase seeks to evaluate further zoning flexibility, allowing for the development of multi-family units up to 6 units within city lots. I firmly believe that moving forward with this phase is not only prudent but also vital for several reasons:

1. **Community Growth:** By enabling the construction of multi-family units, we are poised to accommodate the growing population of St. Paul. This growth is essential for a thriving and dynamic community.
2. **Economic Boost:** The housing construction industry has a significant impact on our local economy. Approving this study will stimulate economic activity by creating construction jobs, increasing property values, and encouraging further investments in our neighborhoods.
3. **Affordability:** Multi-family housing can be more cost-effective, making it accessible to a broader range of residents. This affordability is crucial in addressing our housing shortage and ensuring that St. Paul remains a diverse and inclusive city.
4. **Neighborhood Stability:** The study's emphasis on neighborhood-scale housing ensures that any changes will align with the character and stability of our communities. This approach maintains the unique identity of each neighborhood while fostering growth.
5. **Environmental Considerations:** Encouraging multi-family housing can promote sustainability by reducing urban sprawl, conserving resources, and supporting public transportation initiatives.
6. **Community Engagement:** The study has been developed through extensive community engagement, ensuring that the proposed changes reflect the needs and desires of our residents.

In conclusion, the 1-4 Unit Housing Study represents a forward-thinking approach to address our housing challenges while enhancing community well-being. I urge the St. Paul City Council to approve the continuation of this study and support the development of multi-family units up to 6 units within city lots. By doing so, we can look forward to a brighter and more prosperous future for our city.

Thank you for your attention to this matter, and I am available to provide any further information or clarification as needed.

Sincerely,

Udoka  
Developer  
Furness Paradise.

**From:** [ringring.missringydingy.com](mailto:ringring.missringydingy.com)  
**To:** [#CI-StPaul\\_Council](#)  
**Subject:** Oppose Re-Zoning Single home properties  
**Date:** Thursday, October 5, 2023 9:55:48 AM

---

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

I am against re-zoning single home properties into properties of up to 6 homes/residences per residential property in the City of Saint Paul, MN.

Carol Ellringer

1640 Scheffer Ave

Saint Paul, MN 55116

651-698-1040

RingRing@MissRingyDingy.com

**From:** [Shelley Calvert](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Subject:** Proposed 1-4 Unit Housing Study  
**Date:** Thursday, October 5, 2023 8:52:33 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:*

- 1. 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.*
- 2. 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.*
- 3. 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.*
- 4. 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 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.*

*Thanks for your attention to my comments!*

*Sincerely,*

*Shelley Calvert*

*2353 Youngman Ave., #204*

*St. Paul, MN 55116*

---

**From:** [Emily Kirkevold](#)  
**To:** [\\*CT-StPaul Contact-Council](#)  
**Subject:** Comments for Consideration on the 1-4 Unit Zoning Study  
**Date:** Wednesday, October 4, 2023 3:43:06 PM  
**Attachments:** [STP 1-4 Unit Zoning Phase 2 Comments.pdf](#)

---

Hello,

On behalf of Twin Cities Habitat for Humanity, I am attaching comments for consideration in response to Phase 2 of the 1-4 Unit Zoning Study Public Hearing in front of City Council today, October 4.

Please reach out to me if there are any questions or clarifications.

All the best,

**Emily Kirkevold**

Government Affairs Manager

*SHE, HER, HERS*

TEL/FAX 612-305-7110  
CEL 612-710-8642  
[www.tchabitat.org](http://www.tchabitat.org)  
1954 University Avenue West, St. Paul, MN 55104



*We bring people together to create, preserve, and promote affordable homeownership and advance racial equity in housing. [Get involved!](#)*



City of St. Paul  
Members of St. Paul City Council  
15 Kellogg Blvd W Ste 310, St. Paul, MN 55102

October 4, 2023

Re: Comment on the 1-4 Unit Zoning Study – Phase 2

Dear Chair Brendmoen and Members,

Twin Cities Habitat for Humanity is writing to you as a provider and advocate of affordable housing in St. Paul. Since its inception in 1985, Twin Cities Habitat has worked to develop, preserve, and promote affordable homeownership to advance racial equity in housing. We have developed throughout the city to provide single and multi-family options that fit the needs of the families we serve. In April, we spoke at the St. Paul Planning Commission's public hearing concerning the Phase 2 zoning proposal to speak in support of denser and more expansive development throughout the city. In response to the Planning Commission's recommendations, we offer the following comments for your consideration as you pass the final policy.

**1. Increase Maximum Units and Neighborhood Node Area**

When St. Paul announced the 1-4 Unit Zoning Study, Twin Cities Habitat was interested in the opportunity it provided to re-evaluate barriers that have diminished the ability of St. Paul to increase housing types and combat the housing shortage facing the Twin Cities region. Throughout this process, Twin Cities Habitat has emphasized the importance of this opportunity to center affordability as an integral goal when increasing housing options into the future. That is why we are supportive of the Planning Commission's recommendation for the H1 residential district and its expansion to allow for further density in greater parts of the city. We believe it will provide further housing variety and a greater impact than the original recommendation.

For the H2 residential district, we recommend increasing the density bonus which would be beneficial to incentivize and concentrate affordable options in defined Neighborhood Nodes. Additionally, Twin Cities Habitat recommends increasing the distance of the nodes up to one-half mile versus one-eighth of a mile. This would expand Neighborhood Nodes further into their surrounding neighborhoods, which also utilize and access public transportation. Other municipalities define transit corridors as one-half mile; by implementing this change, the city can be a step ahead of disparities in affordable housing options for residents who could most benefit from transportation access. This would also have St. Paul in line with Ramsey and Hennepin County's definitions as well as Minnesota Housing.



## **2. Additional Affordability Incentives**

Through this study, Twin Cities Habitat also wants to emphasize the need for additional city funds to ensure the production and preservation of affordable housing options. With new development opportunities, the need to bring together private and public investment will be essential to creating affordable housing and reducing the possibility of displacement. Due to the rising cost of construction and interest rates, public partnerships will be integral to successful new housing for St. Paul residents.

We are grateful to our partners at the City of St. Paul for their work on this zoning study and believe these updates will support the production of new housing throughout the city and bring forward transformative change. With the revisions mentioned above and continued partnership with the City, we look forward to the implementation of these zoning changes.

Sincerely,  
Emily Kirkevold  
Government Affairs Manager  
Twin Cities Habitat for Humanity

**From:** [Benjamin Maxwell](#)  
**To:** [\\*CI-StPaul\\_Contact-Council](#)  
**Subject:** Rezoning  
**Date:** Wednesday, October 4, 2023 3:35:15 PM

---

Please approve the rezoning of St. Paul for more duplexes and triplexes.

**From:** [Mary MM](#)  
**To:** [\\*CI-StPaul Contact-Council](#)  
**Date:** Wednesday, October 4, 2023 3:31:39 PM

---

Dear City Council Members,

I'm a very, very strong supporter for the proposed 1-4 Unit Housing Study amendments to the Zoning Code. Please vote yes!

Saint Paul can't thrive without additional property tax payers. We need more neighbors to share the load.

The climate crisis is upon us. I'm working hard on the transportation response, but housing is also critical. We're going to be facing a huge influx of climate refugees from other parts of the nation--and the world--and having flexibility for expansion of our shelter options is a sound climate adaptation strategy. We need to give ourselves permission to grow and to house many more neighbors.

I would love to stay in Saint Paul in retirement, but may no longer need a single family home with a giant lot. ADUs, duplexes and triplexes are the best flexible options for many people, today and tomorrow!

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 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.

Best wishes in making a terrific decision.

Sincerely,

Mary Morse Marti  
214 Exeter Place  
Saint Paul 55104

**From:** [Lee&Kristen Sexton](#)  
**To:** [#CI-StPaul\\_Council](#)  
**Subject:** Zoning  
**Date:** Wednesday, October 4, 2023 3:09:13 PM

---

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

Hello,

I have two very small children and am unable to attend the council meeting but am emailing to voice my strong disapproval of changing zoning laws. This will force many of us single family home owners out of the city. I purchased my home as a single family neighborhood and want it to stay that way. I already live next door to a group home.

Thanks,

Kristen Sexton

**From:** [Marvalyne Tripp](#)  
**To:** [Greg Weiner](#)  
**Subject:** FW: Support for Zoning Reform  
**Date:** Wednesday, October 4, 2023 3:07:51 PM

---

**From:** TJ McCann <tjmccann0@gmail.com>  
**Sent:** Wednesday, October 4, 2023 1:52 PM  
**To:** #CI-StPaul\_Ward3 <Ward3@ci.stpaul.mn.us>  
**Subject:** Support for Zoning Reform

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

*Dear Councilmember Tolbert,*

*I'm writing to urge you to vote "YES" for the proposed [I-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 St. Paul:*

- Many St. 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, and this drives up housing prices and rents, hurting prospective homebuyers and renters alike. If we want St. Paul to be an affordable place to own or rent a home, we should make it easier to build more homes.*
- St. Paul is struggling to maintain our streets and to fully fund our libraries, schools, parks and rec centers. At the same time, residential homeowners 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 toward the goals of our city's [Climate Action & Resilience Plan](#). Transportation is the top source of greenhouse gas emissions in St. 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 toward 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 St. 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 the proposed Zoning District H1 and a 39-foot limit in H2.*
- A 10-foot minimum to 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 has recommended applying the Zoning District H2 within an 1/8-mile radius around neighborhood nodes and high-frequency transit routes, increase the catchment area to 1/4-mile. Doing so would be a modest change in keeping with the goals of St. Paul's [2040 Comprehensive Plan](#) — namely, 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, instead of only four, within that radius.*

*Thanks for your attention to my comments!*

*TJ McCann*

*2158 James Ave.*

*St. Paul, MN, 55105*