

Process Overview

1. Do you think public meetings over the holidays increase or decrease participation by the public?

More than 250 people attended the first virtual town hall on December 21, which is more than any other town hall we have held this fall on housing stability. We are glad that so many people are engaged in this topic and sharing their thoughts and concerns about the potential shelter. Also, participation appears to be high because so many people are home due to the pandemic. A second town hall meeting will be held after the holidays, on January 5.

Ramsey County is experiencing a housing crisis that has only been further exacerbated by the COVID-19 pandemic and its subsequent economic downturn. The pandemic has posed unique challenges for our entire Saint Paul community, including our shelter spaces, by applying safe social distancing guidelines at existing shelters and increasing the number of people experiencing homelessness in our community. Currently more than 300 neighbors are sleeping outdoors across Ramsey County on any given night. Because of this, Ramsey County, the City of Saint Paul and other partners have been working quickly since this spring to add additional shelter beds and move temporary beds to a more permanent location by this winter. It is critical to move quickly to take additional action as winter moves in and temperatures drop.

2. If you think it decreases public involvement, what would be the issue to delay the process, until the first few weeks of January to increase public awareness and potentially participation?

With more than 250 people attending the first town hall and a second town hall scheduled for January 5, we believe many in the Highland neighborhood are aware of the potential shelter and the opportunities to provide input. Additionally, even if people are not able to attend the town halls, they are able to review information about the proposed shelter on our website and share their feedback with the county through an email and phone line dedicated to housing stability.

3. If the goal is to ensure local voices have been heard in the process, why is the St. Paul City Zoning Committee meeting happening before the two meetings planned by Ramsey County to educate the public on the project?

The City of Saint Paul's process to review the conditional use permit for the family shelter is separate from Ramsey County's virtual town halls. There is an opportunity to submit feedback to the Zoning Committee. The permit application and community town halls are happening on parallel tracks, but the decision to move forward on the family shelter would not happen until the community is heard through both processes.

4. With regards to the Ramsey County meeting, it seems like very few people in the area surrounding the project know about the meetings. How were the meetings advertised by Ramsey County?

Notifications about the town hall meetings were shared through the media (the Star Tribune, Pioneer Press and MinnPost have published stories on the proposed project); posted widely on social media, local Facebook groups and NextDoor; highlighted in two Ramsey County weekly housing stability newsletters; and shared through mailed and online communications from Interfaith Action, the Sisters of St. Joseph, the City of Saint Paul, local district councils, and area houses of worship. Also, as noted

above, the turnout for the December 21 meeting was the highest turnout we've had, indicating that people had been notified of the meeting.

5. If the goal is to get public input, wouldn't it be important to advertise the meeting in the most widely read newspaper, the "Highland Villager," and also have the local district council be involved in communication and facilitating the meeting. Why were these two commonly and, generally, affect mechanisms not used?

The Highland Villager and local district councils were notified of the proposed family shelter. The district councils shared information about the town hall meetings.

General Overview

6. What is the primary service you will be providing at this facility?

If approved, Project Home at the Provincial House would provide shelter and case management services for families with minor children experiencing homelessness. We expect around 20 families would live in the building with approximately 60% of those living in the shelter being children, age 12 or younger.

7. What is the primary goal for the families living at this facility?

Project Home's top priority is to help families quickly regain permanent housing stability and build economic mobility. The average family stays 43 days at Project Home. Immediate services include supplying clean, comfortable places to sleep; three daily meals and nutritious snacks; assistance in accessing affordable childcare, transportation, and employment opportunities; help navigating education and/or distance learning for children; and support for parenting. Families are required to participate in the Project Home budget and savings program, where they work with staff to create a budget, learn how to access their credit score, and gain practical knowledge in budgeting and managing tight household incomes.

8. How do you think the impact of this facility will differ from the impact on the community from the current *Sisters of St. Joseph of Carondelet* (SSJC) occupancy of this building?

The Provincial House, located at 1880 Randolph Avenue, served as offices and a residence for the Sisters for nearly 100 years and has been underutilized since 2010. The shelter would serve approximately 20 families at a time.

Visitors would not be allowed on the property at any time, and Project Home has a strict policy that drugs and alcohol are not allowed at any time. The Saint Paul Police Department reports that there is no evidence of an increase in crime rates in neighborhoods surrounding shelters. Throughout its 23 years, Project Home has only had one minor incident – a theft of a wallet. Each adult guest is required to go through a background check. Guest families have not posed any danger to others in the churches, synagogues or other spaces in which the program has been located.

Additionally, we do not provide drop-in center services; no one will be loitering or queuing for services. Only families who have been directly referred to the program by the Ramsey County Shelter Team will be admitted for shelter services.

9. From your experience, what is the most common positive impact on the community around a facility like this?

The most common positive impact of family shelters like this is that our community grows stronger as we support each other through difficult times. Parents and children experiencing homelessness or housing instability are provided housing and assistance needed to get back on their feet. The children served by our program primarily go to area Saint Paul Public Schools, and often their parents work at area businesses – nursing homes, retail establishments, restaurants, etc. Helping local families stabilize has positive impacts throughout our community.

Interfaith Action of Greater Saint Paul connects volunteers from many houses of worship with the families staying in shelter, providing a meaningful way for people of diverse faiths to help their neighbors build stability and economic mobility.

Catholic Charities runs a similar family shelter near Frost Avenue and White Bear Avenue in Maplewood, and there have been no serious issues over the years.

10. From your experience, what is the most common negative impact on the community around a facility like this?

In our experience, communities have never seen negative impacts from nearby family shelters. Rather, people discover that the new neighbors can bring out the best in all of us. According to the Saint Paul Police Department, there is no evidence of increased crime rates. We understand that because of the Sisters of St. Joseph's no smoking policy, there is concern that some guests who choose to smoke may do so on the sidewalk. Interfaith Action and the Sisters of St. Joseph are working to find a suitable location on campus to address this concern.

11. What is *Interfaith Action of Greater St. Paul's* goal of the impact on the surrounding community?

Interfaith Action's goal is to have a positive impact in the neighborhood and the surrounding community. Project Home has trained staff on site 24/7 to deal with matters regarding guest families. Senior management staff are always on call for the onsite staff to reach for assistance, if needed. Interfaith Action hopes to engage interested volunteers in effective work to support families in need as the pandemic is resolved.

12. Will the Sisters of St. Joseph of Carondelet require a "Code of Conduct" or rules that are required to be followed by the residents and operators of the facility.

While the Sisters of St. Joseph will not be involved with the daily operations of the shelter, the sisters support Interfaith Action's management style. The Project Home program has strict policies for guests, including performing a background check on every adult guest. Staff read through the shelter rules at intake, and guests must agree to follow them before they are allowed in the program. Additionally, Project Home has a strict policy against drugs and alcohol, with a "staged consequences" process in place for violations. However, if the issue is egregious, it would involve immediate dismissal. Visitors are not allowed on the property at any time.

13. What will be the terms of the lease?

While the lease agreement has not been finalized, the proposed agreement between Interfaith Action and the Sisters of St. Joseph of Carondelet will likely be for one year.

14. Will any change in St. Paul land use be required to accommodate this facility? If a change/conditional use permit is needed, will it be only for *Interfaith Action of Greater St. Paul* or will the change/conditional use permit be transferable to a future group?

The City of Saint Paul is reviewing a conditional use permit application that would allow Interfaith Action to operate a family shelter at this location under the zoning use of “emergency housing facility.” The zoning code describes this use as:

Zoning Code Section 65.154. - Emergency housing facility.

One (1) main building, or portion thereof, on one (1) zoning lot where persons who do not have housing live on a 24-hour-per-day basis until more permanent arrangements can be made, but generally for no longer than thirty (30) days.

If approved the conditional use would allow an emergency housing facility for 22-30 families; however, the Sisters of St. Joseph prefer the number not exceed 20 families. Project Home anticipates that it would serve approximately 20 families at a time, depending on the size of the family. Permit approval runs with the property, not the applicant, and therefore is transferrable to another operator.

15. Will there be both a person with a name, phone number and e-mail at both the *Sisters of St. Joseph of Carondelet* and *Interfaith Action of Greater St. Paul* that the public can interact with if concerns arise regarding the facility?

Interfaith Action: Sara Liegl, sliegl@interfaithaction.org, 651-983-6086

Sisters of St. Joseph: John Viktora-Croke, jvcroke@csjstpaul.org, 651-696-2563

16. Would the *Sisters of St. Joseph of Carondelet* and *Interfaith Action of Greater St. Paul* be open to a yearly “townhall” meeting to discuss and address comments and concerns of the surrounding public?

Of course, Ramsey County, Interfaith Action and the Sisters of St. Joseph are committed to having continued conversations with the community if the family shelter moves forward.

17. What way can the surrounding community help the location be successful?

We encourage the neighbors to stay engaged in the conversation. If you are interested in supporting the families, you could consider donating gently used towels, hygienic supplies, new socks and underwear, family board games, etc. Also, after the COVID-19 pandemic is resolved, neighbors may have the opportunity to volunteer with Interfaith Action at the shelter. A background check is required of all volunteers.

Previous Reviewed Locations

18. What were the previous two locations (provide street address and other identifying information) that were reviewed before this facility became a focus?

When the pandemic hit in March 2020, area faith communities could understandably no longer host guests. Nearby locations that previously hosted Project Home include Gloria Dei Lutheran Church, Saint Mark's Catholic Church, Messiah Episcopal Church, Cretin Derham Hall High School, Fairmount United Methodist Church and Mount Zion Temple. Since March 2020, Project Home families have been staying temporarily at the First Baptist Church and at a downtown Saint Paul hotel in safe, socially distanced spaces. However, both of these sites were temporary solutions. After the pandemic is resolved, Interfaith Action hopes to partner again with area churches, synagogues, and schools, in addition to maintaining a family shelter at the Provincial House, thereby serving more families and significantly reducing the wait list for shelter in Ramsey County.

19. When were they reviewed?

See above.

20. Why were they not adequate for this purpose?

In fall 2020, a team of city and county staff searched across the county for buildings that could work for various shelter programs. Locations best suited for shelter are located along transit routes, close to stores and services, have individual rooms, have plentiful bathrooms and showers, and common space that allows for physical distancing. The Provincial House on the Sisters of St. Joseph campus was thought to be a better fit for a family shelter than an adult shelter space because of the close proximity to Interfaith Action's faith and volunteer community, access to green space on the Sisters property, and a sense of safety for families.

Other sites that were identified in the search process were selected as shelters for single adults including Bethesda Hospital and a dormitory on the Luther Seminary campus. These two single adult shelters recently opened. Many other sites were initially looked at, but they did not meet the needs identified above or required substantial renovations.

21. When was the first contact with the *Sisters of St. Joseph of Carondelet*?

Ramsey County, Interfaith Action and the Sisters of St. Joseph first met in November 2020.

Current Facilities

22. Do you currently operate a shelter for homeless families at any other location(s)? If yes, please provide location and number people (adults and minors) at the facility.

Ramsey County partners with nonprofit service providers to operate family shelters. The Family Service Center is run by Catholic Charities in a Ramsey County-owned building near the corner of Frost Avenue and White Bear Avenue in Maplewood. The shelter can host approximately 18 families. Voice of East African Women operates a small family shelter on Selby Avenue in Saint Paul and can host five families. Project Home is operated by Interfaith Action out of a hotel in downtown Saint Paul and can host 22 families.

More information on the family shelter system can be found here:

<https://opendata.ramseycounty.us/stories/s/rqkb-64yj>

23. Will you be continuing to use this location along with the SSJC location under review? If not, why are you transitioning from the present location.

The Family Service Center and Voice of East African Women shelter will continue to operate. However, Project Home would move from the hotel in downtown Saint Paul to the Provincial House, if approved by the City of Saint Paul and agreed to by the Sisters of St. Joseph, because the new location is better suited to serve families.

Residence Numbers

24. The two different notices on this possible homeless shelter from Ramsey County and the City of St. Paul vary by up to 50%. The Ramsey County reference in the Pioneer Press indicates approximately 20 families, but the City of Saint Paul Zoning meeting release says from 22 to 30, which would be an increase of 50% over a 20 family number. Further complicating the issues, is the understanding that the definition of “family” is currently under review by the City of St. Paul to remove anti-immigration bias in housing and health care policies/insurance plans. The number that could be included in a “family” varies greatly. The current option of families according to the City of St. Paul is as follows -

Option 1 : ANY SIX. Any six adults can live together with the minor children in their care.

Option 2 : FAMILY OR FIVE. Any five adults can live together, or any number of adults who are “all related to each other by blood, marriage, guardianship, or domestic partnership”, together with minor children in their care.

Option 3 : FAMILY PLUS FOUR. Any number of adults who are all related to each other by blood, marriage, guardianship or domestic partnership, as well as up to four additional adults and minors in their care.

Because of the significant lack of quantitative definition of the number of adults that could encompass a family, it seems reasonable that Interfaith Action of Greater St. Paul provide more definitive numbers of how many people could potentially be housed at the facility.

Therefore, please provide the following - maximum number of people and a maximum number of adults who will potentially be housed at the facility -- including those who will live at the facility as staff.

The current Project Home shelter currently houses 22 families. The proposed family shelter at the Provincial House would serve approximately 20 families, depending on the size of each family. It is difficult to provide an exact number of people because family sizes fluctuate from family to family. The majority of families served at Project Home include fewer than four people, and approximately 75% of the families are single-parent households. Project Home requires that each family has a minor child. The family can consist of the children and the legal guardian(s). The family must prove that they are the legal guardians of the children. This differs from the city’s broader housing occupancy rules that are described above. The Department of Safety and Inspections, in partnership with the Fire Department, will provide an occupancy permit that dictates the maximum number of short-term shelter guests allowed in the building, which Project Home must follow.

25. Will the facility close if the need for homeless family shelters drop? If yes, what would be the measure used to determine if this facility is still needed?

The initial lease agreement between Interfaith Action and the Sisters of St. Joseph of Carondelet will be one year. If need for shelter decreased substantially then the county and its nonprofit partners would

re-evaluate the current system. There are currently 25 families experiencing homelessness waiting to get into shelter and not enough family shelter beds in the county to meet this need.

For more information on the family shelter waitlist, you can visit our open data portal page:

<https://opendata.ramseycounty.us/stories/s/rqkb-64yj>

26. Is the facility only going to be homeless located in St. Paul and Ramsey County? If not, what is the area that this homeless shelter will draw residences from?

Project Home serves families who have minor children who are residents of Ramsey County. Project Home is a referral-only service that operates as part of the Ramsey County Continuum of Care network and receives direct referrals from the county team, who maintain a waiting list of families in need of emergency shelter. When Project Home has open space, staff coordinate with the county to fill the opening.

Facility Operations

27. Will there be on-site staff? If yes, what will their roles be and how many would be on location at any given time during the day&/or night?

A minimum of two staff would be onsite at all times. During weekday hours, all programming staff (approximately 10 people) would also be on-site. Staff perform a variety of tasks including cooking, cleaning, case management, shelter operations and shelter management.

28. Will the facility be a secure facility with limited access? If yes, what will be the limited access and how will this be implemented?

The building is secured with a card access system with assigned key fobs and tracking/reporting functions. Only Project Home staff, volunteers and shelter guests would be allowed in the family shelter. Friends and family are not allowed to visit or stay overnight at Project Home. Shelter guests have a 9 p.m. curfew, unless they are arriving late due to their work schedule, which staff verify. Interfaith Action will install a custom security system in the building, and only authorized individuals will have access to the building.

29. Will there be hours of operation hours of the facility? For example, times when residents can enter and leave the facility?

Project Home operates 24/7, but guests have a strict 9 p.m. curfew. There would be exceptions for work schedules.

30. What is the typical length of stay at the facility? (Shortest to longest.)

The amount of time each family needs to get back on their feet varies; some need several months, while others only need a few weeks. Last year, the average length of stay at Project Home was approximately 43 days.

31. Will there be visiting hours at the facility? Will there be limitations on visiting hours and what is the procedure to visit the facility?

Visitors are not allowed on the property at any time.

32. Will there be any drop-in service provided for people who do not reside in the facility? For example, a “soup kitchen” or other services for non-residents?

No drop-in services will be provided.

33. Will all meals be provided for residents at the facility?

Guests are provided three daily meals onsite. The meals are made by a cook onsite.

34. Will laundry be provided for the residents at the facility?

Yes, there are laundry facilities onsite for shelter guests.

35. For the children residing at the facility, how/where will they be schooled?

Under the federal McKinney-Vento Homeless Assistance Act, children are entitled to continue to go to their home schools even after their families begin experiencing homelessness. Project Home children attend schools throughout the metro area, but primarily go to Saint Paul Public Schools, with transportation provided by the school district(s). Children also have access to the Saint Paul Public School REACH program, where a school-shelter liaison works with families on any school connection challenges or other special needs, along with other academic tutors available to children four nights per week. Tutoring is currently being provided online in the evenings during the distance learning phase.

36. For the children residing at the facility, will there be playground areas provided on the leased property?

At this time there is no playground equipment on the property, but Project Home envisions that children under the supervision of their parents, would play outside in a designated play space on the campus. Project Home requires that an adult must always accompany and supervise their children.

37. Smoking Area - It has been indicated that the property is a No Smoking property. Will residents be allowed to smoke? If yes, where? In these situations, the most common place to smoke – if not allowed on private land -- is on the public land (i.e. side walk and associated transit bench) just outside of the property. What action will be taken to ensure the public areas surrounding the facility don't become a smoking areas for residents/staff of the facility? It seems reasonable to expect that the facility provide a smoking area for its residents/staff that does not negatively affect public areas around the potential location.

Interfaith Action and the Sisters of St. Joseph's are working to find a suitable location on campus to address this concern.

Langer, Samantha (CI-StPaul)

From: Andrew Lubar <andrewlubar@comcast.net>
Sent: Wednesday, December 30, 2020 9:31 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: I support Project Home's proposed relocation to Provincial House

I am writing in support of Project Home's proposed move to the Provincial House at 1880 Randolph Avenue. I have served as an overnight volunteer with Project Home at Fairmount Avenue United Methodist Church and Messiah Episcopal Church for nearly twenty years and have personally witnessed the value this program has to homeless families in Saint Paul. The Project Home families I served were extremely appreciative of the program and the volunteer hosts. As an overnight volunteer host with Project Home I often played cards or other games with the children, served snacks, put breakfast out and made sure guests were up in time to catch their morning rides. I look forward to volunteering again with Project Home in 2021. **I urge members of the Zoning Committee of the Saint Paul Planning Commission to vote "YES" on the proposal for Project Home to relocate to the Provincial House at 1880 Randolph Avenue.**

Andrew Lubar
544 Montrose Lane
Saint Paul, MN 55116

Langer, Samantha (CI-StPaul)

From: Melissa Andrie <melissa.andrie@gmail.com>
Sent: Wednesday, February 17, 2021 9:23 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Comment on conditional use permit for shelter

Dear Secretary and Committee Members,

I am a consociate of the Sisters of Saint Joseph and support the conditional use permit the city is considering to allow Interfaith Action of Greater Saint Paul to use the CSJ provincial house as a family shelter.

We are a community and a city where space and resources are mismatched and skewed to some while not available to others. This is a chance to offer needed stability, a next chance, the care of community to some of the families seeking it. Please do your part to make it happen.

Thank you,
Melissa Andrie-Her
Minneapolis

Langer, Samantha (CI-StPaul)

From: Annie Roth Blumfield <annie.roth.blumfield@gmail.com>
Sent: Tuesday, December 29, 2020 4:03 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home at 1880 Randolph

To: Zoning Committee of the Saint Paul Planning Commission

My name is Annie Roth Blumfield and I'm writing to communicate my wholehearted support of the proposed relocation of Project Home to the Provincial House at 1880 Randolph Ave. I live nearby, at 2040 Grand Ave. I have experience volunteering with Project Home -- for several years, my family and I have spent every Christmas day with the guests at PH. It is a truly wonderful program. The staff are warm, knowledgeable, and effective. The guests are resilient, respectful, and kind. The volunteers (at houses of worship, pre-Covid) held onto their volunteer shifts tightly because they loved being a part of the program so much.

I would feel honored to call the guests at Project Home my neighbors. I love this area and I am so excited about the idea of sharing it with more families who would enjoy its beauty, green spaces, and friendly neighbors. This is an amazing opportunity to match community resources with community needs. In this time of tremendous difficulty for families experiencing homelessness, the Provincial House can and should be a resource for Project Home families.

Please be in touch if I can clarify this testimony, or if there is an opportunity to further express my support of the relocation.

Thank you,
Annie Roth Blumfield

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Annie Roth Blumfield (she/her)

c: 651-280-0181

e: annie.roth.blumfield@gmail.com

Langer, Samantha (CI-StPaul)

From: Ashton Horsley <ahorsley2019@gmail.com>
Sent: Tuesday, January 05, 2021 6:35 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Provincial Hall proposal

To the St. Paul Zoning Committee:

Ahead of the delayed Zoning Committee meeting and consideration of the conditional use permit for Provincial Hall by Project Home, I would like to take the opportunity to express my wholehearted support for this proposal.

At the Town Hall meetings held for community input, I heard concerns from neighbors that families with Project Home would bring higher levels of crime to the neighborhood. I, personally, have wonderful experiences with families with Project Home; I have served meals, played with children, helped middle school students with homework, and rested after a long and stressful day with mothers. One of the most recent times I volunteered with Project Home, I looked forward to making evening coffee and sharing a cup with one mother who relied on that caffeine for the rest of the night after her work day. I can attest that these families and individuals are some of the most respectful, hardworking, and kindhearted people you could hope to meet. There has never been any evidence to support the concern of increased crime rates around Project Home host sites, nor do I imagine there ever would be.

We have an obligation to Project Home and the families they support. They are our neighbors. By approving the proposal to use Provincial Hall for additional Project Home housing, we will be empowering our neighbors, and they have more than enough to contribute to this neighborhood where they do belong.

Thank you for your time.

Sincerely,
Ashton Horsley

Langer, Samantha (CI-StPaul)

From: Ashton Horsley <ahorsley2019@gmail.com>
Sent: Wednesday, December 30, 2020 8:20 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Conditional Permit to use Provincial Hall for Project Home

To the Ramsey County Zoning Committee:

Ahead of the Zoning Committee meeting tomorrow, when the conditional use permit to use Provincial Hall for Project Home housing will be considered, I wanted to tell you one of my many stories from volunteering with Project Home and urge you to vote “yes” on this proposal.

Project Home is a wonderfully holistic, supportive, and empowering program for the families that participate. Additionally, the program fosters connection across our community. In September 2019, Project Home was hosted at Fairmount Avenue UMC, where I am a member. During their stay with us, children from Project Home families joined our children’s Wednesday evening programming. These children formed relationships with children from FAUMC and engaged completely with our broader FAUMC community. Our children at FAUMC, as young as first grade, still remember participating in activities with children from Project Home, and hold them close to their hearts.

When I volunteered with Project Home on other evenings that month, I was grateful to be able to engage with the children again. They were able to monitor and stay up to date with the project we had begun on Wednesdays (we were growing pepper plants), and having a familiar face another night of the week was important to them.

Of course, this engagement and these relationships for children in Project Home were only able to last, truly, for the month that they stayed with FAUMC. The proposal to use Provincial Hall for additional housing would offer much needed stability for the 20-30 families that would stay there. Stability is important for all aspects of children’s development, and my hope is that children staying at Provincial Hall might be able to maximize what stability they have to engage in more lasting commitments and meaningful relationships.

Thank you for your consideration, and I hope you will vote “yes” on this proposal and “yes” for families across our communities.

Sincerely,
Ashton Horsley

Langer, Samantha (CI-StPaul)

From: Ann Olsen-Samms <ann.olsensamms@gmail.com>
Sent: Wednesday, December 30, 2020 10:51 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home to Randolph Ave.

Hello - My name is Ann Olsen-Samms and I live at 1914 Wordsworth Ave W, St Paul, MN 55116. I am writing in support of relocating Project Home to the Provincial House at 1880 Randolph Ave. Especially during these tough times with COVID, families need shelter. Please consider the Sisters of St. Joseph of Carondelet's offer to use their vacant building - it would be a wonderful way for our city to support and shelter those families that really need safety and support.

Thank you for taking the time to read this email.

Ann Olsen-Samms

Langer, Samantha (CI-StPaul)

From: barbarabeltrand@minn.net
Sent: Tuesday, January 05, 2021 5:55 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Say yes and allow the Sisters of St Joseph to lease their space for Project Home

To whom it may concern,

I live a 4 minute walk from the St. Kate's campus. Please say yes and help families to get off the street and out of tents. It degrades our neighborhoods to have people without homes living in such trying circumstances. It is too sad to bear for each of us individually and for our communities to see such heartbreaking so-called living situations. Project Home has a great reputation. Let them help these families!

And making it a permanent home for families is actually a good idea!!

Best regards,
Barbara/B2

Barbara A. Beltrand, MLS, MBA, CPA
651-269-0470 / cell

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Langer, Samantha (CI-StPaul)

From: Benjamin Ashley-Wurtmann <ben.wurtmann@gmail.com>
Sent: Tuesday, December 29, 2020 11:59 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary; #CI-StPaul_Ward4
Subject: support for Project Home at the Provincial House

I write in strong support of immediate action on Project Home at the Provincial House.

Homelessness during a pandemic is an absolute emergency. We owe our neighbors the strongest possible response to get them housed as soon as possible.

I am concerned about delays or restrictions on this work that will result in fewer people being housed. I didn't have to hold multiple town halls, promise that I would never have guests over, or answer demeaning questions about if I would ever call 911 before I moved my family into Saint Paul.

I don't see why we'd hold families experiencing homelessness to a higher and unfair standard. Let's get this done.

Ben Ashley-Wurtmann
1661 Iglehart Ave, St Paul, MN 55104

Langer, Samantha (CI-StPaul)

From: Coralie Hunter <coralie_hunter@yahoo.com>
Sent: Saturday, January 02, 2021 12:14 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Highland Park Project Home proposal

Greetings:

I am strongly supportive of the plan for the Sisters of St. Joseph of Carondelet to partner with Project Home in providing safe, housing for families who are experiencing homelessness. I have been a volunteer for several years with Project Home and have found the people whom we serve to be respectful and grateful for the housing provided in this very challenging time in their lives.

I encourage you to vote to support this proposal,

Coralie Hunter
St. Paul Ave.
Highland Park

Langer, Samantha (CI-StPaul)

From: Carol Hokanson <carol.hokanson@gmail.com>
Sent: Wednesday, December 30, 2020 11:08 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Support for the Use of Provincial House by Project Home

To the City of St. Paul Planning and Zoning Committee,

I am contacting you to let you know of my support for Interfaith Action's Project Home to use the Provincial House (1880 Randolph Avenue) as its location to house families experiencing homelessness.

I am a resident of the neighborhood. In addition, I have volunteered many times for Project Home over many years. I have had very positive experiences with the families utilizing Project Home. Project Home has provided an essential service to families experiencing homeless, helping them navigate challenging times and providing a safe space.

Without reservation, I support the opportunity for our neighborhood to host Project Home at the Provincial House and ask for your support as well.

Sincerely,

Carol Hokanson

1726 Jefferson Ave.

St Paul, MN 55105

Langer, Samantha (CI-StPaul)

From: radnyc123@gmail.com on behalf of Cindy Radtke <radtke.ca@gmail.com>
Sent: Tuesday, December 29, 2020 9:52 AM
To: Langer, Samantha (CI-StPaul)
Subject: Fwd: Provincial House Conditional Use Permit 12/30

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

----- Forwarded message -----

From: Cindy Radtke <radtke.ca@gmail.com>
Date: Mon, Dec 28, 2020 at 8:54 PM
Subject: Provincial House Conditional Use Permit 12/30
To: <PEDZoningCommitteeSecretary@ci.stpaul.mn.us>

To PEDZoning Committee,

My name is Cynthia Radtke, resident in Macalester-Groveland.

In short, please vote "yes" to the Ramsey Co. Request for Conditional Zoning request to use Provincial House as a temporary family shelter with Interfaith Action of Greater St. Paul's Project Home program.

For the past 3 years, I have been involved with Interfaith Action of Greater St. Paul's Project Home. I first was support to Messiah Episcopal and then co-coordinator for Fairmount Ave. UMC (pre-Covid monthly hosting). This amazingly run program for decades respects all spiritualities and non-spiritualities and serves families experiencing homelessness as you will have in your information. Attending the Town Hall on 12/21/2020, I learned that this endeavor merges with the Sisters of St. Joseph Carondelet over a century long mission.

From my personal perspective, spending time with the families on the evening shift or sleeping over, or coordinating the volunteers for the month, I just bonded with our neighbors. Kids are kids, have homework, love to play/sing (I always bring my guitar or washboard to let them explore and play), parents have universal concerns, and above all, families need a safe place. The structure of the Project Home program balances the tension of the needs of the families with the logistics of the space the families are occupying.

As the County will present, COVID Pandemic has presented unique challenges that require new relationship to be forged. Ramsey Co/City of St. Paul/and Interfaith Action of GSP's working relationship has safely doubled beds in 2020. Provincial House is close to transportation, will provide safe, Covid practices, and even more stable housing for our neighbors and families in need.

My current faith tradition calls me to first 1) Do no harm and 2) Do Good. Above all, to love my neighbor as myself. I am sure there will be people who are unfamiliar with Project Home, etc., who will be presenting honest questions and listening with an open mind. There will be those who have closed minds and will not realize our Project Home families have already been our neighbors for 2 decades. The majority of our neighbors will be welcoming with open arms.

For these reasons, I ask the Committee to vote YES to the conditional permit.

Thank you,

Cynthia (Cindy) Radtke

radtke.ca@gmail.com

718-344-3858

<https://www.linkedin.com/in/cynthia-radtke/>

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Cindy Radtke

radtke.ca@gmail.com

718-344-3858

<https://www.linkedin.com/in/cynthia-radtke/>

Langer, Samantha (CI-StPaul)

From: Dianne Mcmenomy <diannececilia@aol.com>
Sent: Wednesday, December 30, 2020 12:01 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: We support Project Home Family Shelter at 1880 Randolph

Dear Members of the St Paul Planning Commission Zoning Committee,

We are in full support of the planned Project Home Family Shelter at the Provincial House of the Sisters of St Joseph at 1880 Randolph Ave.

Both of us have volunteered at Project Home through our parishes of St Mark and St Cecilia for many years of the recent past.

This program is priceless! It supports families with young children who need temporary housing, while endeavoring to assist them in getting permanent housing.

All of our experiences have been positive. Interfaith Action has people who work closely and interact with each of these families, getting to know them by name as well as their personalities.

Many of these families do have jobs or are trying to get jobs, but are going through tough times. They need our support and compassion.

The proposed location at the SSJ Provincial House is a wonderful choice. We welcome these families into our neighborhood!

Sincerely,

Dianne McMenomy and Michael McMenomy
1838 Fairmount Ave,
Saint Paul, MN 55105

Langer, Samantha (CI-StPaul)

From: Dave Hokanson <hokanson.dave@gmail.com>
Sent: Wednesday, December 30, 2020 10:53 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Support for Project Home Use of Provincial House

Planning and Zoning Committee-

I am writing today to express my support for Interfaith Action's Project Home to use the Provincial House (1880 Randolph Avenue) as its location to house families experiencing homelessness.

I am both a resident of the neighborhood and have volunteered many times for Project Home over many years and at many locations. My experiences with the families utilizing Project Home and the program itself have always been quite positive. Project Home has provided an essential service to families experiencing homeless, helping them navigate challenging times and providing a safe space.

I wholeheartedly support the opportunity for our neighborhood to step up in hosting Project Home at the Provincial House and ask for your support as well.

Sincerely,
Dave Hokanson
1726 Jefferson Avenue
St. Paul, MN 55105

Sent from [Mail](#) for Windows 10

Langer, Samantha (CI-StPaul)

From: Drew Nelson <dwnels83@gmail.com>
Sent: Tuesday, December 29, 2020 11:32 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home at the Provincial House

Hello-

My name is Drew Nelson, and I'm a residential rep on the MacGrove Community Council. I'm emailing to express my strong support for this project and the requested CUP. Action is needed now to support our neighbors, especially our most vulnerable ones, and this project is a step in the right direction towards the greater goal of providing safe, secure, warm housing to our neighbors in immediate need.

Thank you for your consideration, and I urge you to support this CUP and allow this project to continue.

-Drew Nelson
MGCC Grid 4 Residential Rep
651-373-7748
1407 Palace Ave

Langer, Samantha (CI-StPaul)

From: Eric Celeste <efc@clst.org>
Sent: Monday, December 28, 2020 11:50 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Cc: Alex Celeste; Mary Hess
Subject: Support for File # 20-099-497 Provincial House

Dear St. Paul Planning Commission Zoning Committee,

We are happy to hear that the Sisters of St. Joseph have offered to allow Interfaith Action's Project Home to operate a shelter for homeless families in their Provincial House property in our neighborhood. We regularly walk to St. Kate's and to Carondelet Village, both directly neighboring Provincial House, and we believe the Provincial House will be a good place to temporarily house neighbors in need. In particular, the green space around the property (or "white space" these days!) will be very suitable for parents and their children to decompress during the stressful experience of being without a home or suitable housing.

We know that our city and county are working hard to make more affordable housing available to families; but we are far from achieving our goals in this regard. This Macalester-Groveland neighborhood is a wonderful place to raise a family, as we know having raised ours here over the past 20 years. We feel it is important to share a resource like this neighborhood with our neighbors who are struggling. We hope we can give them a small bit of space to recover their dignity and strength and to find their way to a more permanent home. We trust Project Home to manage this shelter well, and the Sister to embrace our new neighbors with grace.

Please approve the conditional use permit for emergency housing of these families.

Thank you,
...Eric, Mary, and Alex

Eric Celeste, efc@clst.org, 651-323-2009
Mary Hess, hessma@clst.org
Alexander Celeste, alex@clst.org
1993 Lincoln Avenue, Saint Paul, MN 55105

Langer, Samantha (CI-StPaul)

From: ehlee0709@aol.com
Sent: Wednesday, December 30, 2020 8:59 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home Relocation

Dear Zoning Committee,

I am a long time member of Fairmount Avenue United Methodist Church at 1523 Fairmount Ave. St Paul 55105. I have served as a volunteer host each time FAUMC has hosted Project Home. I have always been aware of how respectful and well behaved the families have been when in our church. They also very much appreciate what is done for them.

I ask you to support the relocation of Project Home to the Provincial House at 1880 Randolph Avenue, St Paul, MN. 55116. I am very excited to have Project Home families in my neighborhood.

Thank you!
Elaine H. Lee
1433 Osceola Ave.
St Paul, MN 55105
651-698-1397.

Langer, Samantha (CI-StPaul)

From: Ginny Steinhagen <ginnysteinhagen@gmail.com>
Sent: Tuesday, December 29, 2020 7:59 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home at 1880 Randolph Ave

Greetings!

I write in support of the proposal to relocate Project Home to the Provincial House at 1880 Randolph. I have volunteered at Project Home at St. Mark's Church and at Cretin-Derham Hall in St. Paul, and am convinced that this is a necessary service that provides help to people in need. I do not think it has negative consequences for the neighborhood, and I welcome Project Home to our community.

Sincerely,

Ginny Steinhagen
2019 James Avenue
St. Paul, MN 55105

Langer, Samantha (CI-StPaul)

From: Gary Olson / Kate O'Connell <ollgar@comcast.net>
Sent: Saturday, January 09, 2021 12:14 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Support for proposal for families experiencing homelessness

I'm writing to express my wholehearted support for the proposed use of the Provincial House of the Sisters of St. Joseph for families who are experiencing homelessness. I have volunteered with Project Home for many years and have had positive experiences.

I attended the first public meeting and listened to the second meeting - it was wonderful to hear so much support for families!

I ask that you approve this proposal. Please let me know if you have any questions for me.

Thank you,

Kate O'Connell
1506 Simpson Street
St. Paul, Minnesota 55108
651-558-6269

Sent from my iPad

Langer, Samantha (CI-StPaul)

From: Annice Gregerson <nanniceg@gmail.com>
Sent: Thursday, January 14, 2021 8:01 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Housing for Homeless Families at CSJ Provincial House in partnership with Project Home program

Dear Zoning Committee Members,

I live in the Highland area and approve the use of the CSJ Provincial House for the use of families experiencing homelessness in partnership with Project Home Program.

We are living in a time of crisis and uncertainty. I support this offer of the Sisters of St. Joseph to use space in their building to alleviate some of the housing anxiety

for families facing homelessness. It seems to be a solution that makes all kinds of sense. Having the professionalism of the Project Home staff involved is a good way

to calm concerns in the community if any existed. God bless the Sisters for making this an option for families in need.

Annice Gregerson

nanniceg@gmail.com

612-275-1521



HIGHLAND

DISTRICT COUNCIL

1978 Ford Parkway • Saint Paul MN 55116 • 651.695.4005 • HighlandDistrictCouncil.org

HDC Resolution in Support of the CUP for the Provincial House at 1884 Randolph

Whereas Interfaith Action of Greater St. Paul, has applied for a Conditional Use Permit (CUP) to allow for an emergency housing facility serving 22-30 families at the Sisters of St Joseph of Carondelet's Provincial House at 1880 Randolph Ave; and

Whereas in residential, T1 traditional neighborhood, a CUP is required for facilities serving seven (7) or more facility residents, and the applicant submitted a CUP application to establish an emergency housing facility serving 22 to 30 families; and

Whereas the Highland District Council's (HDC) Community Development Committee supports this project and is always looking for ways to improve the Highland Park community in a way that aligns with the mission of the HDC; and

Whereas Interfaith Action met with the Community Development Committee of the HDC on January 19, 2021, and held two community meetings on December 21, 2020 and January 5, 2021; and

Whereas almost 500 neighbors attended the community meetings and overwhelmingly supported the CUP at this location;

Therefore, be it resolved, that the Highland District Council supports the CUP for an emergency housing facility serving 22-30 families at 1880 Randolph Ave.

Approved on Feb 04, 2021

By the Highland District Council Board of Directors

Resolution 2021-03D

Langer, Samantha (CI-StPaul)

From: Sharon Howell, CSJ <smhowell@csjstpaul.org>
Sent: Monday, February 15, 2021 2:25 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Input to the Zoning Hearing for Interfaith Housing Initiative

Hello,

I am a Sister of St. Joseph. I strong support the initiative of having Interfaith Action's Project Home utilize the Provincial House of the Sisters of St. Joseph at 1880 Randolph Avenue as a housing resource for families.

The space is safe, utilitarian, and most of all, a space of welcome for the families who need the opportunity to reclaim their independence and return to permanent housing.

Thank you for your consideration in allowing this process to proceed with providing the appropriate zoning criteria.

Sr. Sharon M. Howell, CSJ

Langer, Samantha (CI-StPaul)

From: judith Feldman <judithfeldman1@gmail.com>
Sent: Tuesday, December 29, 2020 6:58 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project home relocation

I have been connected to Project Home for several years, volunteering with my place of worship by hosting guests at Mt.Zion and Gloria Dei. This amazing organization deserves to relocate to Provincial House on Randolph Avenue. This has my full support as a positive move for not only the heart and soul of St. Paul, but the organization and those who they serve.

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

Langer, Samantha (CI-StPaul)

From: Jessica Griffith <jessica.p.griffith@gmail.com>
Sent: Tuesday, December 29, 2020 7:32 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: 1880 Randolph/Project Home

Hello,

I am writing in support of the proposed Project Home shelter at the Sisters of St. Joseph of Carondelet Provincial House. My husband and I moved to this neighborhood in 1999 and are raising our boys here. This is a difficult time for everyone and I cannot imagine having no safe place for my children during this pandemic. It would make me happy to know that other children could enjoy this neighborhood. In addition, I have volunteered with Project Home many times at Mount Zion and Gloria Dei and have enjoyed spending time with both staff and guests. I hope this project is approved.

Thank you.

Jessica Griffith
1692 James Avenue
Saint Paul, MN 55105

Langer, Samantha (CI-StPaul)

From: Jean King <kingx004@umn.edu>
Sent: Tuesday, December 29, 2020 3:41 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Support for the Project Home proposal

I am writing in enthusiastic support of the proposal to relocate Project Home to the Provincial House at 1880 Randolph Avenue. As a long-time member of Mount Zion Temple, I have volunteered for Project Home for over a decade during the months that it was housed in our temple. The experience was always inspirational because the Project Home staff are well organized and extremely knowledgeable. We rarely had any problems, and, when on rare occasions there was a concern, they immediately addressed it. Having access to a site like Provincial House will surely provide important support for the families in our community who find themselves without a home. I urge you to support this proposal.

Sincerely,

Jean A. King (Appelbaum)
21 Benhill Road
St. Paul, MN 55105

Langer, Samantha (CI-StPaul)

From: Joseph Miley <jmiley@c-dh.org>
Sent: Wednesday, December 30, 2020 8:37 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Support for Project Home

Good morning,

My name is Joseph Patrick Miley, and I live at 1089 Lombard Ave., St. Paul MN, 55105. I am writing in support of Project Home's proposed relocation to 1880 Randolph Ave.

I am an employee of Cretin-Derham Hall, which has served as a Project Home site each July for approximately 20 years. I have volunteered with Project Home at Cretin-Derham and most recently taken on the role of "site supervisor". I've been able to witness Project Home's incredible impact on families experiencing homelessness. The staff's relationships with and care for the families in leading them toward stable housing has really been inspiring. In my experience, the families are considerate and respectful of Project Home's rules and guidelines. We have not had any problems relating to their presence on our campus. I truly believe the program's presence in the proposed location will benefit all parties and bring a sense of hope to many in our community.

Thank you for taking this testimony into consideration. I hope it is helpful in the decision-making process.

Joe Miley

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Langer, Samantha (CI-StPaul)

From: John Teipel <teipelj@hotmail.com>
Sent: Wednesday, December 30, 2020 11:12 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: New project. Home

My name is John Teipel i live at 1680 Bohland ave st paul Mn 55116.
I am a project home volunteer when at church's.
It is a great program i am in support of at the new location.

John Teipel
651-699-6519

Langer, Samantha (CI-StPaul)

From: Jill G. Thompson <jillg0902@gmail.com>
Sent: Tuesday, December 29, 2020 8:44 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home to Provincial House

My name is Jill Thompson. My husband John and I live at 1757 Stanford Ave, St Paul, MN 55105. I am writing to strongly support the proposal to relocate Project Home to Provincial House. I have volunteered as an overnight host with Project Home at my parish, the Episcopal Church of St John the Evangelist for approximately 20 years. While our parish home is not in this neighborhood, I know firsthand that the guests at Project Home are totally respectful of the neighborhood and it's residents. They would never cause harm; nor do they make a spectacle of themselves. These are humble families that are doing all they can to move forward, out of a homeless situation. And Interfaith Action St Paul could not be a better sponsor for Project Home. The staff there, in particular Sara Liegl, are dedicated to ensuring that their clients/guests are set up to succeed. All guests are subject to background checks and commitment to treating the opportunity to be sheltered at Project Home with the utmost respect. I couldn't be more pleased that the Sisters of St Joseph of Carondelet are extending the opportunity for shelter at Provincial House with the utmost conviction and faith that we must look after our fellow citizens, particularly those most in need.

I attended the zoom meeting last week and may return to hear more testimonials next week.

We must move this forward!

Respectfully,

Jill Thompson

Langer, Samantha (CI-StPaul)

From: Julie Borgerding July <jborgj@outlook.com>
Sent: Wednesday, December 30, 2020 2:24 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Support for provincial house at St Catherine's and freedom house on West 7th Street.

Hello,

I write to support the use of the provincial house at St Catherine's for Project Home's housing of homeless families, and to support the use of freedom house for daytime use for homeless people.

My name is Julie Borgerding July 1111 Montreal Av, St Paul, 55116.

Thanks.

Langer, Samantha (CI-StPaul)

From: Jill Roesler <jmroesler@gmail.com>
Sent: Tuesday, January 05, 2021 3:55 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home (Interfaith Action)

Good afternoon,

I'm writing to express my full and earnest support for Project Home (Interfaith Action) as they seek to lease the space at 1880 Randolph Avenue. It is incredible to think of the work that those with Project Home have done to transform the lives of those experiencing homelessness, and I sincerely hope they can continue doing so in this beautiful neighborhood. I live about 9 blocks from the location, and have no qualms when it comes to safety, as I've noticed many neighbors express. In fact, I see it as a privilege to be able to help change the lives of those who need it, and I hope that the Mac-Groveland neighborhood embraces that privilege by allowing Project Home (Interfaith Action) to lease the space.

Thank you,
Jill Roesler

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- Jill Roesler
jmroesler@gmail.com
(507)525-4347

Langer, Samantha (CI-StPaul)

From: Janet Warwick <omajanet@usfamily.net>
Sent: Tuesday, December 29, 2020 10:39 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Support the Relocation of Project Home to the Provincial House

Notice to all Zoning Committee Members:

During the current reign of Covid in our lives, much has changed. My congregation, Gloria Dei on Snelling Avenue, was unable to host overflow homeless guests during the month of December 2020 as our church is closed due to COVID restrictions.

Where are the homeless to be housed when so many churches are closed due to the pandemic and therefore not able to host Project Home? With so many people losing jobs, how much of an increase has there been in homelessness in St. Paul?

We need a solution.

Thank you to the St. Joseph Sisters for offering their Provincial House at 1884 Randolph to house the homeless. The building is in a good location offering easy access. It is spacious and welcoming.

In my mind there is no option but for the City of St. Paul to accept this generous offer from the St. Joseph Sisters whose mission is to build justice in our community.

Project Home is an important program operating under the umbrella of Interfaith Action of Greater St. Paul. Interfaith Action offers other important programs to make lives of St. Paul citizens better. In previous years I have volunteered as an English language learner tutor at Neighborhood House through Interfaith Action. I have also been a monetary donor to various programs offered by Interfaith Action. That organization has a strong track record for organizing social service projects. Gloria Dei contributes funds for Project Home on a regular basis.

I urge the Zoning Committee to approve the use of the Provincial House of the St. Joseph Sisters at 1884 Randolph to provide housing for the homeless.

Janet Warwick
1181 Edgumbe Road, No. 902
Saint Paul, MN 55105

Phone: 651-224-5909

Langer, Samantha (CI-StPaul)

From: Karen Tarrant <ktarrant@tl-attorneys.com>
Sent: Tuesday, December 29, 2020 4:07 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Provincial House/Project Home

Dear Sir or Madam,

I live at 1361 Prior Avenue South, St. Paul, MN about 1 mile from the site for the new proposed family homeless shelter on St. Catherine's campus.

I am very much in favor of this. I have volunteered with Project Home at the various church sites that it has rotated through over the years. It is a well run program. I have never seen or heard of the families causing any problems.

It is also desperately needed. My heart would go out to the little children in the program and their parents. I knew that these families were the overflow that could not be handled at the other family shelter but I had not realized until the town hall meeting that many families were still not able to be helped between the family shelter and Project Home. We need more of these shelters. I want to live in a society that takes care of its children.

I do understand the fear that drives NMIBY responses. But these are not realistic fears for a program like this. There will be no off street parking issues. The people in the shelter will not be wandering the neighborhood or looking to cause trouble. There will be no noise or other disruption. One is more at risk for those kinds of problems if a family with teenagers moves in next door.

Please approve this application.

--

Karen L. Tarrant
Tarrant & Liska, PLLC
1570 Concordia Avenue, Suite 200
St. Paul, MN 55104
651-698-5506
ktarrant@tl-attorneys.com

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Langer, Samantha (CI-StPaul)

From: Kelli <kelli_mccully@hotmail.com>
Sent: Tuesday, December 29, 2020 6:42 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: I Support the Provincial House Project

To the members of the Zoning Committee,

I would like to express my support for the Provincial House project with Interfaith Action and the Sisters of St. Joseph of Carondelet. What a perfect use of an underutilized building! Our neighborhood does not have enough opportunities for unhoused people to gain housing and this is a perfect alignment of the Sisters' historic work on behalf of underserved members of our community.

Thank you for taking my comment,
Kelli McCully
2018 Fairmount Avenue
763-245-3786

Langer, Samantha (CI-StPaul)

From: Kelly Russ <kelly.mosteller@gmail.com>
Sent: Tuesday, January 05, 2021 6:17 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Use of Provincial House for Project Home

Zoning Committee,

First, thank you for your important work, and happy New Year!

I live about 1/2 mile away from the Provincial House near St. Catherine University on Randolph Avenue, and I want to express my wholehearted support for the use of the Provincial House for families experiencing homelessness in Saint Paul. Project Home is a well-run and impactful program that helps our neighbors in difficult and vulnerable times. Using the Provincial House for this purpose provides a stable foundation for these families and helps enrich our neighborhood.

Please approve the Conditional Use Permit requested in support of this initiative. Thank you again for your work, and I look forward to learning of your enthusiastic approval!

Best regards,
Kelly Russ

Langer, Samantha (CI-StPaul)

From: Klejment, Anne <AMKLEJMENT@stthomas.edu>
Sent: Thursday, January 14, 2021 9:28 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Approve rezoning for Project Home @ 1880 Randolph

Dear Committee Members,

As a ward 3 resident, I heartily support rezoning of the CSJ Provincial offices @ 1880 Randolph for use as housing for homeless families. Children need decent housing to thrive and this building would be appropriate and its location is a convenient one for families who might depend upon public transportation.

Do not send email. Thanks!

Sincerely,

Anne Klejment
2018 Stanford Ave



Langer, Samantha (CI-StPaul)

From: Lynn Ihlenfeldt <lynn.ihlenfeldt@gmail.com>
Sent: Wednesday, December 30, 2020 7:50 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Cc: Tom Ihlenfeldt
Subject: Support for Project Home's Relocation

Greetings zoning committee,

We are long time residents of the Mac Groveland neighborhood of St. Paul and members of Fairmount Avenue United Methodist Church.

We have volunteered with Project Home for many years, helping with overnight food, company and shelter for guest families, hosted at our church and other facilities around St. Paul. We have found it to be an effective and well run program that gives families a significant opportunity to get back on their feet. One morning after an overnight volunteer shift, Lynn sat with a mom and her kids at breakfast while they happily chatted about their new place...home, job, school....that was their last morning in the shelter. What a neat success to participate in.

The Provincial house location seems ideal to us - consistent space that doesn't require moving monthly, access to transit and parking, some outdoor space for children and a wonderful neighborhood.

We would be proud and happy to claim Project Home as an addition to our neighborhood.

Tom and Lynn Ihlenfeldt
2134 Wellesley Ave,
St Paul, MN 55105

Lynn: 651 231 5074
Tom: 651 357 5625

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Lynn Ihlenfeldt
651.231.5074
[Lynn.ihlenfeldt@gmail.com](mailto:lynn.ihlenfeldt@gmail.com)

Langer, Samantha (CI-StPaul)

From: Lindsey Wollschlager <lwollschlager@gmail.com>
Sent: Tuesday, December 29, 2020 8:25 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Support for Project Home relocation to 1880 Randolph Avenue

I am writing in support of the Project Home proposal to create a family shelter at 1880 Randolph Avenue. There is a shortage of family shelter spaces in the city as it is. In addition, this location is in a safe, lovely area, close to transit and other amenities. In other words, perfect for families in distress.

Sincerely,

Lindsey Johnson
1302 Palace Ave, St Paul, MN 55105

Langer, Samantha (CI-StPaul)

From: Laura Bohen <ljbohen@gmail.com>
Sent: Wednesday, February 17, 2021 11:12 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Homeless Shelter at Sisters of St josph

I am writing in strong support of allowing the Sisters of St Joseph to open units at the Carondelet center in Highland Park for use by homeless families. This is a humanitarian effort that should be completely supported and I urge the zoning committee to allow them to serve our St Paul families in this way.

Laura Bohen
1737 Colvin Ave
St Paul MN
55116

Langer, Samantha (CI-StPaul)

From: Linda Forsberg <lforsberg@netzero.net>
Sent: Sunday, January 03, 2021 3:23 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Interfaith Action: Project Home

Hello,

As a neighbor to Provincial House, I'm writing to highly recommend establishing a permanent shelter for the guest families from Project Home.

Before COVID, I often volunteered in the churches and synagogues that took turns hosting guest families awaiting permanent housing. I looked forward to meeting and interacting with people who were living a life completely different than my own, but often reflected my own values.

On the way home one evening, my 16 yr old grandson who had also volunteered remarked, " I really liked how the parents relate to their children." He had noticed the warmth and bond of each family who had to carry their home with them.

I hope you will approve the leasing of Provincial House to Project Home for temporary housing of our potential neighbors.

Thank you,
Linda Forsberg
651-333-0461

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Proud Boys Plan to Attend Trump Rallies 'Incognito'

<http://thirdpartyoffers.netzero.net/TGL3241/5ff235b57070b35b4586fst04duc2>

On COVID Toll, Trump Gets Pushback

<http://thirdpartyoffers.netzero.net/TGL3241/5ff235b593f8935b4586fst04duc3>

Langer, Samantha (CI-StPaul)

From: Marie Hanson <mariehanson63@gmail.com>
Sent: Tuesday, December 29, 2020 3:17 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home

I would like to support the idea of Project Home moving to Provincial House. I have volunteered with them when they were located at Gloria Dei in Decembers in past years. They would be good neighbors.

Thank you,

Marie Hanson
740 Mississippi River Blvd. S, Apt. 7E
St Paul, MN

Langer, Samantha (CI-StPaul)

From: Mary Johnson <mejohns50@aol.com>
Sent: Wednesday, December 30, 2020 7:57 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home family shelter

To whom it may concern:

I am writing in support of the proposal to relocate Project Home's family shelter to 1880 Randolph Ave, the Provincial House of the Sisters of St Joseph. I have been a past volunteer with Project Home and know the program to be a well run and needed asset to the homeless in our community. I live close by to this location and would not have any objection to this program being located in my neighborhood.

Sincerely,
Mary Ellen Johnson
2126 Juliet Ave
St Paul, Mn 55105

Sent from my iPhone

Langer, Samantha (CI-StPaul)

From: Marcia D SwinneyShay <iowanana7477@gmail.com>
Sent: Wednesday, December 30, 2020 8:46 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Homeless housing at St Joseph of Carondelet

I am in favor of the proposal to relocate Project Home to the Provincial House at 1880 Randolph. Young families need a place to call home.

Thank you.

Marcia Swinney-Shay
1934 James Ave, St Paul, MN 55105

Langer, Samantha (CI-StPaul)

From: Mary Jean Mulherin <mjmulherin@yahoo.com>
Sent: Tuesday, January 05, 2021 6:16 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: RE: Project Home/CSJ/Interfaith Action

As the granddaughter of immigrants who came to St Paul at the turn of the last century I have deep roots in St Paul and have lived here for many years, raised a family here, have adult children and grandchildren living here, and am a Highland Park Senior High and Metro State U graduate. I have also volunteered with Project Home at an ecumenical array of faith communities over many years.

I wholeheartedly support this effort to provide shelter for homeless families in St Paul. I live in the Mac Groveland neighborhood which borders the Highland Park neighborhood where this proposed shelter would be located. We are in Covid crisis time and I am greatly concerned with the number of homeless people we presently have and the many more homeless individuals and families we will have when families loose their current housing. We need to approve all viable housing options for families and work to make them secure in the moment and so encourage their ability to move forward with their lives.

I hope that this effort passes the Zoning Commission's approval and applaud this collaborative effort to reduce, maybe even eliminate, the shelter wait list for homeless families. As Paul Wellstone said, "We all do better, when we all do better."

Mary Jean Mulherin
1181 Edgcumbe Rd #203
St Paul MN 55105

Langer, Samantha (CI-StPaul)

From: Carol McCarty <cjmccarty@comcast.net>
Sent: Thursday, February 04, 2021 11:39 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home

Our church, along with other churches in the area have worked with and helped out Project Home in past years. They play an important role in providing shelter for homeless families. I hope and pray that you will allow them to lease the Provincial House near Randolph and Fairview Ave. This space will provide safe shelter for up to 20 families. This space is critical in this time of mounting homelessness.

Carol McCarty
[1615 Highland Pkwy.](#)
[St. Paul, MN 55116](#)
Sent from my iPad.

Sent from my iPad.

Langer, Samantha (CI-StPaul)

From: Naomi Kritzer <naomi.kritzer@gmail.com>
Sent: Saturday, December 19, 2020 12:32 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Provincial House conditional use permit (1880 Randolph)

As a resident of Highland Park, I just want to say that I STRONGLY support this proposal. Housing for 22-30 homeless families is not as much as we need, but at least will mean 22-30 families who will not be living in their car or a tent this winter. Please approve this ASAP and get these families into housing.

Thank you,
Naomi Kritzer
1305 Pinehurst Ave
Saint Paul, MN

Langer, Samantha (CI-StPaul)

From: Paul Jacobson <jacqueshotteterre@gmail.com>
Sent: Tuesday, December 29, 2020 3:31 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Cc: Diane Jacobson
Subject: Project Home proposal

Good people of the Zoning Committee,

My wife and I live on Lincoln Ave. in St. Paul and are members of Lutheran Church of the Redeemer in St. Paul, which has hosted Project Home once a month or more for quite a number of years. We strongly support Project Home's proposal to move their site to 1880 Randolph Ave. Project Home has been a very good neighbor wherever it has been and provides a vital service to homeless families in St. Paul.

Thank you!
Paul Jacobson

Langer, Samantha (CI-StPaul)

From: Paul Wyatt <wyatt006@iphouse.com>
Sent: Tuesday, December 29, 2020 11:21 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Support for family shelter at 1880 Randolph Ave.

12-29-2020

Dear Members of the Zoning Committee of the Saint Paul Planning Commission,

I am writing in support of the proposal by Interfaith Action and the Sisters of St. Joseph of Carondelet to use the Provincial House at 1880 Randolph Avenue as a family shelter.

I fully appreciate the good work done by Interfaith Action of Saint Paul to keep families safe when they experience homelessness and to provide resources for these families to regain stable, permanent housing. I have for a number of years volunteered as an overnight host when the program was using space in a group of local churches. I know how important this work is for safety, family stability and educational outcomes for the kids.

As a long-term home owner in Mac-Groveland neighborhood, I have experienced the Sisters of St. Joseph as good neighbors who encourage high ideals in their institutions. This cooperative enterprise, to alleviate the homelessness in Ramsey County, is to be lauded and encouraged in every way we can.

Please take all actions needed to allow and encourage this proposal to become reality.

Thank You!

Paul and Nancy Wyatt

1827 Wellesley Avenue

St. Paul, MN 55105

Langer, Samantha (CI-StPaul)

From: Jacqueline Petersen Morehead <jacqueline51449@gmail.com>
Sent: Thursday, January 14, 2021 3:26 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home & Sisters of St.Joseph Provential House

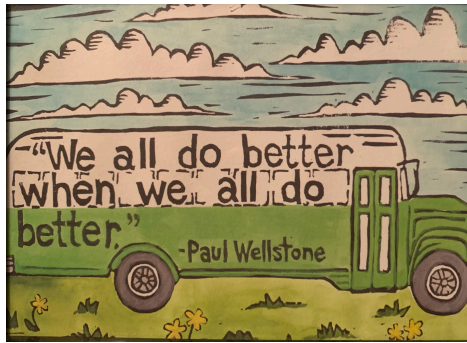
My husband and I have lived at 1932 Bayard Ave., bordering St.Catherine University, for 25 years. We feel fortunate to live near this lovely space and take advantage of the campus grounds all year long.

I have attended both of the town hall sessions sponsored by Ramsey County regarding Project Home & the use of the Sisters of St.Joseph's Provincial House for homeless families.

We are in total support of this project and look forward to welcoming families into the neighborhood.

Thank you.

Jacqueline Petersen
Timothy Morehead



December 29, 2020

Dear Members of the Zoning Committee,

I respectfully ask you to approve the conditional use permit for an emergency housing facility serving 22 to 30 families at 1880 Randolph Avenue. Interfaith Action's collaboration with the Sisters of St. Joseph Carondelet and Ramsey County to provide emergency housing for homeless families epitomizes Senator Paul Wellstone's adage.

Housing families at the Carondelet Provincial House is the 2040 Comprehensive Plan in action. The December 21, 2020 Town Hall brought our community together for a common purpose, to serve our members who are in need. I felt humbled by the expertise and dedication of the presenters. I was grateful for the neighbors' enthusiasm and offers to help. Comments included: "Welcoming yard signs may make the residents feel welcome.", "Use social media to let us know what families need so we can donate." and "We look forward to volunteer opportunities.".

I witnessed the capacity of our citizens to implement the 2040 Plan. It buoyed my faith in the Core Values of our people, and the Plan. Please approve the conditional use permit.

Sincerely,

Cathy Plessner
2038 Summit Avenue

Langer, Samantha (CI-StPaul)

From: ROGER OLSON <murielsolson@yahoo.com>
Sent: Tuesday, December 29, 2020 4:08 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home

Dear Zoning Committee:

I am writing in support of the proposed site for Project Home at the Sisters of St. Joseph Carondolet site.

I feel this is much needed,

I have volunteered at shelters in various churches. I feel that they have been very safe and well run.

Muriel S. Olson
1911 Palace Ave.
St. Paul, MN 55105
651-698-8259 murielsolson@yahoo.com

Langer, Samantha (CI-StPaul)

From: Rosemary Ruffenach <rruffenach@gmail.com>
Sent: Monday, January 04, 2021 7:55 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home zoning

Dear St. Paul city leaders--I support the zoning change to allow the 1884 Randolph building on the St. Catherine's campus to be used as a shelter for the homeless of our community. With even colder weather coming and the current job losses due to covid, now is the time to act. And as the Srs of St. Joseph have offered the use of one of their buildings, the moment could not be more opportune.

Rosemary Ruffenach
1181 Edgcumbe #1212

Langer, Samantha (CI-StPaul)

From: Sean Kennedy <slkennedy500@gmail.com>
Sent: Tuesday, December 29, 2020 9:11 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home

Dear Committee Members,

I live near the Sisters of St. Joseph Provincial House, know some wonderful CSJs, and have volunteered a few times for Project Home. I think these two organizations are kindred spirits and could help our neighbors struggling with homelessness.

Please consider their proposals.

Thank you,
Sean Kennedy

Langer, Samantha (CI-StPaul)

From: Sally Bauer <bauer.sally@gmail.com>
Sent: Tuesday, February 16, 2021 9:53 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Fwd: Support for Provincial House

Hello,

I'm forwarding my previously submitted comments of support for the Provincial House project at St Kates. I'm eager to see the 20 families find shelter in our community and hope this can get approved as soon as possible.

Sally Bauer

----- Forwarded message -----

From: Sally Bauer <bauer.sally@gmail.com>
Date: Wed, Dec 23, 2020 at 9:37 PM
Subject: Support for Provincial House
To: <BethesdaSite@ramseycounty.us>

Hello,

As a very nearby resident to St Kates, I want to pass along my support for the Provincial House project proposed for unsheltered individuals. As we face this economic crisis and the lack of safe housing available for those in need, this project seems very important. I trust the Sisters of St Joseph Carondelet and it's partners to execute this project in a positive way for those who will live in the housing and for the St Kates community and neighboring community.

I hope you'll support this project and get it moved forward as quickly as possible.

Thanks,

Sally Bauer
2087 Hartford Ave

Langer, Samantha (CI-StPaul)

From: Stacey Boucher <stacey.boucher@icloud.com>
Sent: Wednesday, December 30, 2020 1:43 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Support for Project Home

Hello,

My name is Stacey Boucher and I live at 1271 Palace Ave in St. Paul.

I am writing to you in full support of Project Home moving in to the Provincial House.

I am a member of Fairmount Avenue United Methodist Church and we have been a part of this program for many years.

We have provided volunteers to other local sites as well as serving as a host site, most recently in 2019 , when a local site was not able to provide space and we were asked to step in at the last minute. It coincided with the start of our fall programming and while it could have been difficult to make it work, we didn't think twice about saying yes. It gave us the chance to look at things a bit differently and it was actually a pretty easy pivot. It also gave us a chance to offer additional hospitality to the families that were staying with us by including them in our Wednesday dinner and programming. We have only ever had good, positive experiences with the program. The staff are responsive and always have the families best interest in mind.

The service that Project Home provides is so very important to families in a housing crisis because it allows them to be together instead of sent to separate sites.

Thank you for considering this important work and for my chance to speak to its importance in the community.

Stacey Boucher
Stacey.boucher@icloud.com

Langer, Samantha (CI-StPaul)

From: Suzanne Gappa <suzegappa@gmail.com>
Sent: Wednesday, December 30, 2020 10:48 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Support for Project Home at Provincial House

I am writing in support of the proposed relocation of Project Home to Provincial House at 1880 Randolph Avenue.

I am a long-time resident of Highland Park. I am also a member of Messiah Episcopal Church and have served for the past five years as co-coordinator for the Messiah Project Home site.

Project Home is an excellent program serving some of the most at-risk children and families in our community with safe and supportive housing. Each June, Messiah hosts between 16 and 20 individuals every night and an average of eight families each year. The Project Home approach is highly structured and safe for both our guest families and our volunteers. It has provided parish members from Messiah a valuable opportunity to serve some of “the least of these” in our city.

I applaud the Sisters of St. Joseph for opening their doors to this worthy program and I am happy to lend my wholehearted support to this proposed relocation.

Sincerely,

Suzanne Gappa
1480 Edgcumbe Road
Saint Paul, MN 55116
651-334-0236 (mobile)

Sent from my iPad

Langer, Samantha (CI-StPaul)

From: STEVEN WERTZ <sdwerts@msn.com>
Sent: Wednesday, December 30, 2020 12:59 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: In support of Provincial House / Project Home

My name is Steve Wertz and I live at 1449 St. Albans Street North, St. Paul, MN, 55117. I have volunteered for Project Home through my involvement with Fairmount Avenue United Methodist Church, we have hosted families. The work PH does is important in helping its clients and the community, we and the surrounding neighborhood have had no problems in working with them and their clients. I fully support Provincial House.

Thanks,
Steve Wertz
sdwerts@msn.com

Langer, Samantha (CI-StPaul)

From: Tim Brown <timbrownguitar@gmail.com>
Sent: Wednesday, December 30, 2020 11:29 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home

As a neighbor, I am in full support of having the Home family shelter at 1880 Randolph Avenue.

Tim Brown
1900 Palace Avenue
Saint Paul, MN 55105

Langer, Samantha (CI-StPaul)

From: Tom Dietsche <tdietsche@comcast.net>
Sent: Tuesday, January 05, 2021 10:55 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: 1880 Randolph Ave. CUP

To the City of St. Paul Zoning Committee and other agencies,

I recommend approval of a conditional use permit with the City of Saint Paul to use the Provincial House property at 1880 Randolph Avenue as a family shelter, to provide safe shelter for approximately 20 families with children experiencing homelessness.

Like many large cities, Saint Paul has an ever-growing homeless population, made worse by the pandemic. This small step will help some of our most vulnerable citizens. Because these will be families with children, the risk to the neighborhood is very low, and I can see no good reason why anyone with a heart would oppose this project.

Thank you,
Tom Dietsche
435 Mount Curve Blvd.
St. Paul, MN 55105

Langer, Samantha (CI-StPaul)

From: Tina Fahnestock <tinafahnestock@comcast.net>
Sent: Tuesday, December 29, 2020 7:47 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project home support

Dear friends: As members of Gloria Dei we have served to support and work project home for many,many years. We are super excited to have a home for the families that need stable housing come to our neighborhood with the Carondolet and Sisters of St Joseph spearheading this endeavor. We as both educators in St Paul know first hand how our students and families deserve a roof and a hot meal to arrive home to everyday. We plan to volunteer and support this new housing in Highland Park. Our address is 1350 Mississippi River Blvd, St Paul MN 55116, United States. Please work together to make St Paul a great place for our families to thrive!

Tina Fahnestock (she,her,hers)
612-201-6936
Tinafahnestock@comcast.net
Sent from my iPhone

Langer, Samantha (CI-StPaul)

From: bretonteri@gmail.com
Sent: Saturday, December 26, 2020 4:19 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: 20-099-497 Provincial House

This email is **public testimony** regarding the conditional use permit for emergency housing facility serving 22-30 families at 1880 Randolph.

I live on James Avenue, about 2 blocks from the proposed site (contact info in signature block).

I strongly support this project! I am grateful to St. Catherine's University and the Sisters of Carondelet for their generosity and commitment to service. I hope to have the opportunity to volunteer when the facility opens. The exploding homelessness problem in the Twin Cities must be addressed with projects such as these. I welcome to our neighborhood these people in need, I hope the assistance will help vulnerable families get on their feet and find greater financial stability.

Thank you for this opportunity to provide this testimony.

-Theresa Breton

1918 James Avenue
St. Paul, MN 55105
651-645-1025
bretonteri@gmail.com

Langer, Samantha (CI-StPaul)

From: TIMOTHY GODFREY <timothy.godfrey@comcast.net>
Sent: Thursday, December 31, 2020 2:45 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home

I wish to express my support of Project Home's efforts to work with the Sisters of St. Joseph of Carondelet to secure shelter for homeless families and individuals. I believe using the Provincial House for this purpose would be an excellent use of that space & resources. This use would be in line with the guiding principles and goals of both the Sisters and Project Home.

I have been a volunteer with Project Home through House of Hope Presbyterian Church for a number of years. The temporary housing we provide at House of Hope each October is helpful and fills a need. However, use of the Provincial House will much better serve the needs of Project Home and the families they serve.

thank you for your consideration,

Tim Godfrey
1306 Goodrich Avenue
Saint Paul, Minnesota 55105

Langer, Samantha (CI-StPaul)

From: Teleen Saunders <teleen@web1234.com>
Sent: Tuesday, December 29, 2020 6:37 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Project Home Family Shelter

To the St. Paul Planning Commission, Zoning Committee and Secretary,

I am writing in support of the potential new Project Home family shelter proposed for a property owned by the Sisters of St. Joseph of Carondelet. I have roots both within Project Home and the proposed neighborhood. As a member of Gloria Dei Lutheran Church on Snelling Avenue, I have volunteered with Project Home as an overnight host at Gloria Dei and at our sister congregation Mt. Zion. The residents of Project Home are friendly and kind. I have enjoyed getting to know many families over the years. These are people who need help with housing even though many have jobs. These are people with children who are trying to attend school during a time of family crisis. These are people who are working twice as hard to maintain dignity and stability for their families.

I am also a parent of two children who attended St. Paul Academy across the street from the proposed development. Our oldest daughter walked across Cleveland to practice with the SPA dance team on the St. Kate's campus. Both of our children used the theater space at St. Kate's. I feel the addition of Project Home would not hamper in any way the shared use of this space. It is advantageous for our community to develop a sense of compassion and generosity for those at a time of need. When we reach out our hands to our neighbors, we find that hands are also reaching out to us. This is the kind of neighborhood that I desire.

Please vote in support of the new Project Home Family Shelter. The opportunity for a new space in our neighborhood is a blessing for all.

Sincerely,

Teleen M. M. Saunders
825 Ridge Street
St. Paul, MN 55116
Cell/text 612-554-1550

Our happy daughter sharing her phone with a little friend while volunteering with Project Home.

Langer, Samantha (CI-StPaul)

From: Thielen <3klsdal@gmail.com>
Sent: Tuesday, January 05, 2021 10:38 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Conditional Use Permit

We are totally in favor of granting the Conditional Use Permit to enable Interfaith Action of St. Paul to operate Project Home out of the site at 1880 Randolph Avenue. Our church, Fairmount Avenue United Methodist Church, has participated with Project Home in the past and found it to be much needed and well run. As we've seen during the COVID pandemic, there has been a huge increase in the need for helping those experiencing homelessness. We sincerely hope that this project can move forward.

Thank you for your consideration of this request.

Dan Thielen

Judy Thielen

Sent from [Mail](#) for Windows 10

Langer, Samantha (CI-StPaul)

From: Vicki Itzkowitz <vitzkowitz@gmail.com>
Sent: Tuesday, December 29, 2020 5:23 PM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Support for Relocation of Project Home to Randolph Avenue

Greetings:

I would like to add my strong support for the relocation of Project Home to the Randolph Avenue former convent site. As a neighborhood resident and a Project Home volunteer, I see this move as a win/win for all involved: an opportunity for the neighborhood to extend its benefits and live its values and for Project Home to have an ongoing stable base and safe, welcoming setting for the young families it so ably serves.

Sincerely,
Vicki Itzkowitz
1922 Sargent Avenue
St. Paul, MN 55105

Sent from my iPhone

Langer, Samantha (CI-StPaul)

From: Wolfie Browender <wolfiebrowender@yahoo.com>
Sent: Wednesday, December 30, 2020 11:43 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: In Support of Project Home family shelter at 1880 Randolph

Dear PED Zoning Committee:

I am writing to you to voice my wife and my full support for Project Home's family shelter at 1880 Randolph Avenue.

There are many reasons we are in favor of this proposed family shelter. First, Interfaith Action of Greater Saint Paul has an exemplary record of providing safe, secure, comfortable and responsible shelters for members of our community battling homelessness. Other Interfaith Action shelters have provided a necessary service to Ramsey County and Saint Paul in a way that keeps it guests' and community needs and safety well balanced.

Second, the Sisters of St. Joseph Carondelet have worked tirelessly since before Saint Paul was a city on behalf of people who are less fortunate. The Sisters have been amazing neighbors for the nearly 30 years we have lived in the area, always considering the effects their projects will have. There are no better landlords for Project Home guests, neighbors and area businesses of the facility.

Third, Highland Park and Macalester-Groveland have among the fewest number of shelters in Saint Paul and it is past time that we welcome our share. Project Home guests deserve a nice, safe, accessible neighborhood and 1880 Randolph will provide that. The homeless population in Saint Paul has exploded during the Covid Pandemic and Project Home is a easy, smart (partial) solution to a serious problem.

Lastly, adding residents to Saint Paul and specifically, Highland, is a great for the neighborhood, including the potential of more customers for nearby businesses.

In closing, I ask you to please approve the conditional use permit for Project Home's shelter for the good of its guests and because it is the right thing to do.

Thank you.

Wolfie Browender
2159 Niles Avenue
Saint Paul 55116

Sue Browender
2159 Niles Avenue
Saint Paul 55116

Langer, Samantha (CI-StPaul)

From: David Devine <coachdevine@hotmail.com>
Sent: Wednesday, December 30, 2020 9:15 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: 20-099-497 Provincial House public testimony

Placing a homeless shelter in the middle of a residential neighborhood does not help St. Paul follow its mantra of "The Most Livable City in America". People do not flock to, nor live in, St. Paul residential neighborhoods for this purpose. Placing a homeless shelter in a location with limited public transportation, no access to social services and very limited direct access to employment does not make this location ideal for its potential occupants, either. In short, this proposal qualifies as a bad idea all the way around.

On a separate note, it would be interesting to know the financial inflow the Sisters of St. Joseph would be receiving from Ramsey County for renting their building to the county.

David Devine
2003 Palace Avenue
Saint Paul, MN 55105

From: Mark Hoppe <bluewing1929@gmail.com>

Sent: Monday, December 28, 2020 11:24 AM

To: *CI-StPaul_PED-ZoningCommitteeSecretary <PED-ZoningCommitteeSecretary@ci.stpaul.mn.us>; Dadlez, Kady (CI-StPaul) <Kady.Dadlez@ci.stpaul.mn.us>

Subject: 20-099-497 Provincial House

Mark Hoppe
1887 Randolph Avenue
St. Paul, MN 55105

Following are some basic questions to better understand the use being applied for by the Conditional Use Permit.

Please provide written answers to the following questions –

General Overview

1. What is the primary service you will be providing at this facility?
2. What is the primary goal for the families living at this facility?
3. How do you think the impact of this facility will differ from the impact on the community from the current *Sisters of St. Joseph of Carondelet* (SSJC) occupancy of this building?
4. What way can the surrounding community help the location be successful?

Previous Reviewed Locations

5. What were the previous two locations (provide street address and other identifying information) that were reviewed before this facility became a focus?
6. When were they reviewed?
7. Why were they not adequate for this purpose?

Facility Operations

8. The two different notices on this possible homeless shelter from Ramsey County and the City of St. Paul vary by up to 50%. The Ramsey County reference in the Pioneer Press indicates approximately 20 families, but the City of Saint Paul Zoning meeting release says from 22 to 30, which would be an increase of 50% over a 20 family number. Further complicating the issues, is the understanding that the definition of “family” is currently under review by the City of St. Paul to remove anti-immigration bias in housing and health care policies/insurance plans. The number that could be included in a “family” varies greatly. The current option of families according to the City of St. Paul is as follows -

Option 1 : ANY SIX. Any six adults can live together with the minor children in their care.

Option 2 : FAMILY OR FIVE. Any five adults can live together, or any number of adults who are “all related to each other by blood, marriage, guardianship, or domestic partnership”, together with minor children in their care.

Option 3 : FAMILY PLUS FOUR. Any number of adults who are all related to each other by blood, marriage, guardianship or domestic partnership, as well as up to four additional adults and minors in their care.

Because of the significant lack of quantitative definition of the number of adults that could encompass a family, it seems reasonable that Interfaith Action of Greater St. Paul provide more definitive numbers of how many people could potentially be housed at the facility.

Therefore, please provide the following - maximum number of people and a maximum number of people and maximum number of adults who will potentially be housed at the facility -- including those who will live at the facility as staff?

9. Will there be on-site staff? If yes, what will their roles be and how many would be on location at any given time during the day&/or night?

10. Will the facility be a secure facility with limited access? If yes, what will be the limited access and how will this be implemented?

11. Will there be hours of operation hours of the facility? For example, times when residents can enter and leave the facility?

12. What is the typical length of stay at the facility? (Shortest to longest.)

13. Will there be visiting hours at the facility? Will there be limitations on visiting hours and what is the procedure to visit the facility?

14. Will there be any drop-in service provided for people who do not reside in the facility? For example, a "soup kitchen" or other services for non-residents?

15. Smoking Area - It has been indicated that the property is a No Smoking property. Will residents be allowed to smoke? If yes, where? In these situations, the most common place to smoke – if not allowed on private land -- is on the public land (i.e. side walk and associated transit bench) just outside of the property. What action will be taken to ensure the public areas surrounding the facility don't become a smoking areas for residents/staff of the facility? It seems reasonable to expect that the facility provide a smoking area for its residents/staff that does not negatively affect public areas around the potential location.

16. How many people are allowed in this facility by the Certificate of Occupancy?

17. Does the facility meet all the current codes or were any conditions grandfathered that do not meet current code?

18. Does the Conditional Use Permit remain with the property and can it be used by other organizations at the location as long as they comply with the terms outlined by the Conditional Use Permit? If the CUP does have an expiration date, what is it or how/when is it applied?

**Meghan Strom Johnson and Bjorn A. Johnson
534 Fairview Avenue South
Saint Paul, Minnesota 55116**

December 30, 2020

TO: Saint Paul Planning Commission Zoning Committee Members
FROM: Meghan Strom Johnson and Bjorn A. Johnson
RE: File #: 20-099-497 Provincial House

Dear Zoning Committee Members:

I am writing today to submit testimony for the hearing regarding the proposed Conditional Use permit at 1880 Randolph, between Howell Street and Fairview Avenue. Please put this testimony into the record and give it due consideration in making your decision.

We are writing to voice our concerns and opposition to this proposed Conditional Use permit, and would like the following facts and concerns to be considered as reasons for the Saint Paul Planning Commission to deny the application for the above-referenced Conditional Use permit.

-We have lived at our home at 534 Fairview Avenue South, Saint Paul, MN 55116 for 11.5 years, having bought our home in September of 2009. Our home is situated on a block of Fairview Avenue with Carondelet Village, Sisters of St. Joseph of Carondelet, and the campus of Saint Catherine University immediately to the west, and the campus of Saint Paul Academy immediately to the east, immediately abutting the east side of our property. The proposed Emergency Housing/Shelter is therefore very close to our home, and its impact to us as immediate neighbors should be strongly considered.

-While the Sisters of St. Joseph of Carondelet, the Saint Paul Zoning Committee or Ramsey County may not consider the location and presence of the Saint Paul Academy campus to be relevant to consider in this application, to us, individual homeowners living right in between large, ever-expanding economically powerful entities on either side of our property, we feel that it is extremely relevant to consider the presence and impact that both campuses have on the neighborhood and on us as individual homeowners. We as owners of neighboring properties have watched and lived with the impact of constant expansion and construction continue unchecked for more a decade with Carondelet village being constructed on the St. Kate's campus, and the extensive new buildings being constructed at SPA including a parking lot, a theater and a large additional school building, and we feel that we are basically powerless when either of these entities decide they want to build or add something new. We ask that the Zoning Committee consider the constant construction on these two campuses in the last decade. The answer to expansion on either side of our property has always been "YES" and at a certain point, we as neighbors between these campuses are being squeezed out. We ask that the answer to any additional expansion be "NO".

Please consider the following:

-While we do not have access to 911 records or emergency vehicle calls to Carondelet Village, we as residents who live across the street from Carondelet Village can testify with certainty that emergency vehicles, usually including an ambulance and frequently multiple firetrucks are called to Carondelet Village with sirens on many times per week, and sometimes on a daily basis to deal with an emergency. Sometimes this happens more than once in a single day. We welcome and encourage the Commission to look up the records or to obtain them from Carondelet Village. I understand that an emergency vehicle is probably called when a resident dies, but surely there are not residents dying daily, so some other emergency must contribute to the large number of emergency vehicles called to the Carondelet Village facility. Perhaps addressing the constant demand on St. Paul's emergency services should be made a priority at Carondelet Village before that campus add yet another facility which will also require careful monitoring and use of St. Paul's emergency services.

-In addition to the frequent emergency vehicles called to Carondelet, on weekends, at varying times, a loud alarm often sounds, often more than once during a day, and often for 20-30 minutes at a time to alert some sort of emergency is taking place at the Carondelet assisted living facility. This is concerning.

-On April 8, 2020 a loud "Active Shooter" alarm loudly sounded at the campus of Saint Paul Academy at 7:45 a.m. The alarm stated "this is not a drill" and said that people should hide in a locked room and turn off the lights. I have a recording of the alarm taken from inside my house if the Committee is interested in reviewing it. This was another incident that was extremely jarring to me as a neighbor, since if it was a test, there was no warning given to me, and I could only assume there was indeed a school shooting taking place right behind my house as the alarm continued to sound. I again have to ask if these campuses should be allowed to continue to expand with the constant disruption and security issues that continually occur.

-St. Paul Academy owns several residential rental properties on the block of Juno immediately east of Juno, also immediately across the street from the proposed homeless shelter. On Friday, March 1, 2019, a shooting took place at one of the rental houses, resulting in multiple gunshot injuries. We personally heard loud voices followed by a series of gunshots take place from our home, because there was little press coverage, presumably many people don't even know this alarming incident of gun violence occurred. The Zoning Commission needs to think about whether the facilities who are dabbling in multiple markets as both landlords, and educational facilities are really up to the task of safe management of the properties they maintain. My opinion is that waking up to Active Shooter alarms or yelling followed by multiple gunshots at a nearby rental property is not evidence that the facilities nearby my home are doing a good job of maintaining safety of their facilities in this neighborhood.

-The campus of Saint Catherine's has had concerning security incidents, for example, St. Kate's own security officer shot himself in September of 2017, and proceeded to make a false report that he was shot, and cause a lockdown of the campus, and major safety concerns to the neighboring community about a reported shooting on the campus.

-The combined campus of St. Kate's Carondelet Village and Sisters of St. Joseph are able to prevent a tent community from assembling on their campus, because currently, the campus is private. If a residential facility for the homeless is constructed, the area around it will no longer be fully private property, and constitutionally, a semi-public or public area will allow the same rights as the sides of public roadways and parks. As can be seen in many areas around St. Paul and Minneapolis, public parks and the sides of roadways become tent communities for homeless/unhoused individuals. We feel that the safety of the public and the community will be better maintained if the St. Joseph's/Carondelet Village/St. Kate's campus retains its nature as private property so that the public unhoused community does not gain the right to set up a tent community on the combined property.

-As can easily be seen in downtown St. Paul, loitering, drug and alcohol use, drug dealing, mental health issues and large amounts of garbage and crime overflows from emergency shelters. Homeless/unhoused people in the Twin Cities is a growing and evident concern, however, I do not feel that this already overburdened location is the right place to create a new homeless/unhoused residential facility when so many other options exist within this neighborhood.

-I called Kady Dadlez who is referenced in the letter we received from the St. Paul Planning Commission to ask questions about submitting this letter, and she suggested I should include any conditions that I would like in place to allow this project to move forward. I want the Commission to treat me fairly, and not to proceed as if additional expansion in this location is a foregone conclusion, no matter what, without hearing from other viewpoints and giving them genuine consideration. Perhaps the Commission could consider the fact that the Highland Bridge area is being constructed and presents many opportunities for housing additional people in Highland Park. The current proposal is being made within a strained area of a St. Paul neighborhood and who are feeling choked out already. Alternatively, I would suggest that if this project does move forward, that then, the Commission then earmark Saint Kate's and Saint Paul Academy campuses as being complete—they can maintain their current structures, but no more expansion or construction on either campus. Their relentless construction and expansion needs to stop they need to do a good job of maintaining the safety on their properties.

-While representatives from St. Joseph's felt it was fine to come and knock on our door during a pandemic to talk to me in person, when we are not supposed to meet or gather with people outside of our households under the Governor's Safe at Home order was in effect on December 19, 2020, I personally would not go knocking on my neighbors' doors right now. I don't care if the individuals who knocked on my door were masked, they put my personal safety on the line by coming to my house. I am also allergic and afraid of dogs, and I did not appreciate that the people who came on to my property from St. Joseph's brought a dog on to my property with them. To have a multiple people come to my property to talk to me, with a dog right now without warning was very jarring and made me feel that my personal health and safety was not being considered, and that the current state guidelines were not observed.

-I currently pay \$5,986 in property taxes annually, and that number increases every year. I do not believe that it is just for me as a homeowner to foot the bill while these tax-exempt entities are allowed to constantly expand and take over our neighborhood without contributing. We as homeowners shoulder that burden, and we will continue to do so, but please let me remind the Zoning Committee that taxation entitles us to representation, and we are depending on the Zoning

Commission to represent us as taxpayers, not just the interests of the large, tax-exempt yet profitable entities that use our sidewalks, roads, water and impact the environment without having to pay their share of taxes to help support this neighborhood.

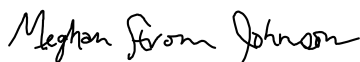
-The timing of this matter being raised at the end of a year and over holidays makes it difficult to respond, and to communicate with our neighbors to hear if they share our concerns about the way St. Kate's/St. Joseph's and SPA impacting this area. This timing is difficult, and because of the pandemic, it is only fair to allow us additional time to safely reach out to our neighbors (not in person) so that we can communicate with each other, and have the time to respond to this proposal both safely, and with sufficient time.


-I need to ask the Commission to consider not only the two large entities that exist side by side, but also the concerns of me and my husband as long-time residents beside these two entities and our neighbors who want to live here as long as we can, who want our property to retain its value in spite of these facilities that are constantly asking to be allowed to expand. This time, we as homeowners need to have the Commission's protection, not just the big guys who live across the street and behind us who have little regard to our wellbeing as homeowners in pursuing this proposal. The Zoning Committee has said "YES" to both of these campuses over and over, and this time, and this time, we ask the Zoning Commission to do its job of sometimes saying "NO". The disruptive presence of these powerful entities in the neighborhood requires balancing the competing needs of the private school/private university/assisted living facility and the public taxpaying residents fairly. In the past 10 years, these two campuses have aggressively expanded, and changed this neighborhood. We ask at this point that what is becoming an over-reach come to an end.

The constant, unchecked expansion to the campuses of St. Joseph's, Carondelet, St. Kates and Saint Paul Academy has to stop. There needs to be a limit to their constant construction and expansion that has gone on continuously for 10 years. We as residents are being squeezed out, our property values will suffer, and we need the Zoning Committee to look out for individual homeowners, not just the institutions that occupy these two campuses. We request that the Conditional Use Permit be denied. This particular neighborhood is already greatly impacted by the ever-expanding reach of St. Joseph's, Carondelet Village, St. Kate's and Saint Paul Academy. It is time for the Zoning Commission to protect the wellbeing of individual homeowners on this street. Please do not just constantly say "yes" to every project and request that crosses the mind of the mighty institutions at the two campuses of St. Josephs/Carondelet and St. Kate's and SPA. They have already overburdened this section of Highland Park.

Thank you for considering this written testimony.

Very best regards,


Meghan Strom Johnson


Bjorn A. Johnson

Langer, Samantha (CI-StPaul)

From: Mary Pat Pearson <mpearson@mnrubber.com>
Sent: Wednesday, December 23, 2020 7:41 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: Conditional Use permit 1880 Randolph Avenue

PED-Zoning Committee,

We are writing in reference to the proposed use of the Provincial House property at 1880 Randolph Avenue as a homeless shelter.

We own a home across the street from this proposed property and are strongly against using this property for a homeless shelter. Highland Park has some of the highest taxes in all of St. Paul and the home owners should have the right to weigh in on decisions such as creating a homeless shelter in their community. This most certainly will decrease the value of all homes in the vicinity of this proposed shelter.

The use of this property to house homeless families will also undoubtedly increase the crime, theft and drug use in the area.

We feel the zoning commission should strongly consider the fact families are sending their single female daughters to attend the College of St Catherine. They are spending more than \$40,000 per year in tuition (our daughter is a St. Kate's graduate) and the safety and security of their daughters is at risk with the potential of this shelter literally being housed on the campus of St. Kates. Also the committee needs to consider the elderly and vulnerable adults living in the Senior living facility next door to this proposed homeless shelter. The safety of these young female students and the vulnerable elderly MUST of the utmost concern to the Zoning Committee.

Furthermore, all of the parents of the students of St Catherine University should be notified of this as it will most likely have an adverse effect on their sending their daughters to St. Catherine University in the future. I certainly know if our daughter was still attending St Kate's we would be very concerned for her safety living on campus next to a homeless shelter. Likely we would have enrolled her in a different university. Also, all residents of the Senior Living home MUST be notified as their personal safety will likely be compromised.

We respectfully ask that you consider these factors before unanimously approving this conditional use permit.

Respectfully submitted,

Charles & Mary Pat Pearson
1933 Randolph Avenue

Langer, Samantha (CI-StPaul)

From: paulzenner@comcast.net
Sent: Wednesday, December 30, 2020 11:58 AM
To: *CI-StPaul_PED-ZoningCommitteeSecretary
Subject: 1880 Randolph-Provincial House

I am a rental property owner directly across the street from the proposed homeless shelter. I realize there is a need for this type of housing but based upon my past experience there tend to be visitors (either short term or long time) which can be disruptive to the facility and the area around it. Many times non residents move in and sometimes don't leave. My question is how will this be controlled so it doesn't become a problem?

A correction that should be made after the last community meeting it was stated by a county or city person that there are 30 people calling for every one apartment. This is not the case anymore as the vacancy rate is going up due to a variety of factors such as the move to homeownership and the fact that many new units have been built. This has diminished the demand for apartments.

Thanks you,

Paul Zenner
585 Portland Avenue
Saint Paul, MN 55102