

city of saint paul
planning commission resolution

file number 21-22

date April 30, 2021

Resolution to Recommend the Initiation of an Inclusionary Zoning Study and consideration of other related zoning text amendments to the Legislative Code

WHEREAS, the Saint Paul Zoning Code, found in chapters 60 through 69 of the Saint Paul Legislative Code, is established to promote and to protect the public health, safety, morals, aesthetics, economic viability and general welfare of the community; and

WHEREAS, Section 61.801(a) of the Zoning Code calls for periodic review of said code to reflect current city policies, to address current technology and market conditions, and to bring the zoning code up-to-date; and

WHEREAS, the Metropolitan Council forecasts that Saint Paul will grow by 12,700 households and 29,100 people by 2040; and

WHEREAS, Saint Paul faces a critical housing shortage that had been generally below a five percent "full occupancy" vacancy rate for rental markets from 2014 through the fourth quarter of 2019, increasing to an average 6% vacancy in 2020; and

WHEREAS, many Saint Paul households are cost-burdened, with 22.5% of renter households paying more than 30% of monthly income for housing, and an additional 24.9% of renter households paying more than 50% of monthly income for housing (considered "severely cost-burdened"), so that all together, 47.5% of all renter households are cost-burdened in Saint Paul; and

WHEREAS, the housing cost-burdens have deepened and housing shortages have continued due to the pandemic, particularly impacting low income households; and

WHEREAS, the 2040 Saint Paul Comprehensive Plan, in Policy H-16, calls for the city and developer stakeholders to "increase housing choice across the city to support economically diverse neighborhoods by pursuing policies and practices that maximize housing and locational choices for residents of all income levels"; and

WHEREAS, the 2040 Saint Paul Comprehensive Plan, in Policy H-39, calls for the city to "Promote preservation of existing income-restricted affordable housing units to ensure continued affordability of those units"; and Policy H-40 calls for the city to "Prioritize preservation of income restricted and naturally-occurring affordable housing in areas with improved/improving transit and/or planned reinvestment to reduce resident displacement"; and

moved by Grill

seconded by Holst

in favor Unanimous

against _____

WHEREAS, the City Council, in Resolution 18-1204, requested “further study and legal analysis from city staff of the following policies or concepts,” including “impacts and advantages of a citywide and/or targeted inclusionary zoning policy”; and

WHEREAS, PED staff began work on an Inclusionary Zoning Study in 2019, the work of which was paused in 2020; and

WHEREAS, the Saint Paul Planning Commission respectfully requests that a funding source be identified and prioritized by the Mayor and City Council in 2021, and if not, in 2022, to support an Inclusionary Zoning market feasibility study consultant, and that PED staff be allocated to resume this zoning study; and

NOW, THEREFORE, BE IT RESOLVED, that the Saint Paul Planning Commission, under the authority of the City's Legislative Code, recommends the initiation of the Inclusionary Zoning Study, and respectfully requests that the City of Saint Paul dedicate staff resources and identify and prioritize any available funding source(s) for the study, as well as consider other related zoning text amendments to the Legislative Code.