



SAINT PAUL
MINNESOTA

1-4 Unit Housing Study

Community Engagement Summary:
What We've Heard So Far
Summer 2021 – Spring 2022



**PROJECT
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Section 1: Introduction

1. Study Background

The 1-4 Unit Housing Study is a zoning study that is evaluating the potential to create additional small, neighborhood-scale housing types that are missing across Saint Paul (including duplexes, triplexes, fourplexes, townhomes, and cottage homes clustered around a common courtyard or green space) in response to current housing needs and future demands.

The study is divided into two phases:

- Phase 1 focused on enabling physically smaller homes and removing some barriers to the construction of accessory dwelling units (ADUs) and went into effect on March 5, 2022.
- Phase 2, the broader and more in-depth part of the work, is focused on evaluating the potential for additional zoning flexibility to support greater housing diversity (including duplexes, triplexes, fourplexes, townhomes, and cottage homes clustered around a common courtyard or green space) in single-family, two-family, and townhouse zoning districts.

2. Community Engagement Overview

This report summarizes the engagement activities outside of the state-required public hearings and the feedback gathered through the Phase 2 virtual engagement sessions and online survey.

The goals for the study's community engagement events and activities include:

- To inform the community about the study's scope and driving policies and the city's housing and household context
- To consult the community about their preferences for and opinions on housing types, where specific housing types should be allowed, and potential policy changes to allow more housing throughout the city.

Engagement Thus Far

Between summer 2021 and spring 2022, City staff held and attended virtual events, attended the City-hosted Safe Summer Nights events and offered an online survey and other virtual engagement activities during the community engagement and technical analysis stage of the study. Section 2 in this report provides more information on the specific engagement events, activities, and promotion.

Staff will use the feedback gathered to help identify community values, concerns, and preferences to inform the drafting of zoning code text amendments to support greater housing diversity.

Engagement Moving Forward

The engagement activities and opportunities to provide feedback for Phase 2 do not end with this report. Throughout summer 2022, project staff will continue to work on a draft of zoning code text amendments. This work will be informed by learnings from the engagement process and ongoing technical analysis. During this time, there will be many opportunities for the community to stay engaged on what staff is proposing, including Safe Summer Nights events, webinars and presentations at District Councils and other organizations.

After the Planning Commission officially releases the proposed Phase 2 zoning code text amendments, they will hold a public hearing, in which all members of the public can submit official testimony through

written comments or verbally at the hearing. Following a recommendation on the proposed amendments to City Council, the public will have another opportunity to provide official testimony at a public hearing held at City Council.

To stay updated on engagement opportunities and the proposed zoning code text amendments anticipated for late fall, visit the project [website](#) and engagement [website](#), and [sign up for email updates](#). Opportunities will also be promoted through the engagement channels described in Section 2 of this report. To provide feedback and ask questions outside of engagement events and public hearings, send an email to 1to4HousingStudy@stpaul.gov.

Section 2: Events and Engagement Techniques

1. Engagement Subcommittee

An engagement subcommittee made up of five District Council staff members and one District Council Board Member convened with project staff to collaborate on Phase 2 engagement. The subcommittee met in November 2021 and January 2022 to brainstorm ideas, review the project team’s proposed engagement techniques for the Engage Saint Paul engagement website and assist with the planning for the virtual engagement sessions.

2. Websites

Project Website

The project website (www.StPaul.gov/1to4HousingStudy) is hosted on the City of Saint Paul’s website and contains information on the project background, scope, engagement opportunities, recordings of past events and the official project documents and FAQs.

Engage St. Paul Engagement Website

The engagement website (www.EngageStPaul.org/1to4HousingStudy) has an EngagementHQ platform and contains information sheets with photo examples on neighborhood-scale housing, how the City can add more housing, and housing development considerations, an interactive reference map of Saint Paul, Phase 2 Virtual Engagement Session recordings and virtual tools to provide input for Phase 2.

The engagement tools included the online survey, an idea board for participants to post ideas and photos of neighborhood-scale housing that fits in well with participants’ neighborhoods and the type of housing that could be ideal for participants’ households in 15-20 years, and a stories page for participants to share the types of neighborhood-scale housing participants’ have lived in. The feedback received through the ideas tool and stories tool as of May 13, 2022, is included in **Appendix C**.

3. In-Person Events

In-person engagement was limited due to the COVID-19 pandemic. The table below provides details about the Safe Summer Nights activities attended during Summer 2021.

Event	Date	Topic	Number of people engaged (estimate)	Materials and engagement opportunities
Safe Summer Nights at Rice	June 17, 2021	Study scope and background; 1-4	45	<ul style="list-style-type: none">Study overview board“How Many Housing Units does Each Building have?” activity

Street Recreation Center		unit housing types		<ul style="list-style-type: none"> 2 staff members present
Safe Summer Nights at Battle Creek Recreation Center	July 15, 2021	Study scope and background; 1-4 unit housing types; zoning	45	<ul style="list-style-type: none"> Study overview board "How Many Housing Units does Each Building have?" activity Housing types allowed by zoning and map of nearby area 2 staff members present
Safe Summer Nights at Langford Recreation Center	July 22, 2021	Study scope and background; 1-4 unit housing types; zoning	35	<ul style="list-style-type: none"> Study overview board "How Many Housing Units does Each Building have?" activity Housing types allowed by zoning and map of nearby area 1 staff member present
Safe Summer Nights at Conway Recreation Center	August 5, 2021	Study scope and background; 1-4 unit housing types; zoning	45	<ul style="list-style-type: none"> Study overview board "How Many Housing Units does Each Building have?" activity Housing types allowed by zoning and map of nearby area 3 staff members present

4. Virtual Events

Most stakeholder group meetings and broad engagement events were held virtually due to the COVID-19 pandemic. The table below provides a summary of the virtual events hosted and meetings attended.

Event Details	Date	Topic	Number of people engaged (estimate)	Materials and engagement opportunities
Sustain St. Paul meeting	February 23, 2021	Study overview	25	Presentation; Q&A
Highland District Council (D15) Community Development Committee meeting	June 15, 2021	Study overview; missing middle housing	10	Presentation; Q&A
Southeast Community Organization (D1) Land Use Committee meeting	September 13, 2021	Study overview; Proposed Phase 1 amendments	5	Presentation; Q&A
District Council Board Member 101 Training	September 16 and 17, 2021	Study overview; Opportunity to collaborate on Phase 2 engagement	35	Presentation
Macalester-Groveland Community Council (D14) Housing and Land Use Committee meeting	September 22, 2021	Study overview; Proposed Phase 1 amendments	20	Presentation; Q&A
Phase 1 Webinar	September 28, 2021	Study overview; Proposed Phase 1 amendments	30	Presentation; Q&A
Payne Phalen Planning Council (D5) meeting	October 6, 2021	Study overview; Proposed Phase 1 amendments	5	Presentation; Q&A
Como Park (D10) Land Use Committee meeting	November 3, 2021	Study overview; Proposed Phase 1 amendments	10	Presentation; Q&A

Summit Hill (D16) Zoning and Land Use Committee meeting	November 9, 2021	Study overview	10	Presentation; Q&A
Phase 2 Virtual Engagement Session #1 – southwest region (co-hosted by Macalester Groveland Community Council and the Highland District Council)	February 1, 2022	Study overview; Small group discussions on housing types and households, adding more housing, opportunities for more housing, and housing development considerations; Promotion of online survey	41	Presentation; Mentimeter live polling; Small group discussions
Phase 2 Virtual Engagement Session #2 – northwest and central region (co-hosted by Hamline Midway Coalition, the Como Community Council, and the North End Neighborhood Organization)	February 10, 2022	Study overview; Small group discussions on housing types and households, adding more housing, opportunities for more housing, and housing development considerations; Promotion of online survey	27	Presentation; Mentimeter live polling activity; Small group discussions
Saint Paul Area Association of Realtors (SPAAR) presentation	February 24, 2022	Study overview; Discussion topics; Promotion of online survey	4 live; unknown number watched the recording	Presentation; Q&A
Phase 2 Virtual Engagement Session #3 – east side neighborhoods and west side (co-hosted by Dayton's Bluff Community Council, the Southeast Community Organization, and the Greater East Side Community Council)	March 2, 2022	Study overview; Small group discussions on housing types and households, adding more housing, opportunities for more housing, and housing development considerations; Promotion of online survey	28	Presentation; Mentimeter live polling; Small group discussions

Phase 2 Virtual Engagement Sessions

Three virtual engagement sessions were held on Zoom in February and March 2022. Each session was co-hosted by two to three adjacent District Councils and advertised that it was focused on a region of the city (due to some discussion topics potentially being focused on a specific area based on who was in attendance). Each session was open to everyone.

The sessions included an overview presentation and Mentimeter live polling ice-breaker activity led by project staff, followed by small group discussions facilitated by city staff and full group report-outs. The small group discussions included facilitated discussion of two to four discussion topics. The report-outs provided an opportunity for the volunteer note-takers in each group to share the main points of what was discussed. The presentation and small group discussion slides from Session #3 are included in **Appendix A**.

Session Discussion Topics

The small group discussion topics and sub-questions included:

- **Topic 1:** Housing Types and Households
 - What factors are most important to you when choosing a home to live in?
 - What household types would most benefit from additional neighborhood-scale housing?

- What neighborhood-scale housing types are missing from or needed in your neighborhood?
- **Topic 2:** What should the City do to add more housing?
- **Topic 3:** Within urban neighborhoods, where are the opportunities for more housing?
- **Topic 4a:** Housing Development Considerations: New Construction
 - What lot characteristics and building elements are most important?
- **Topic 4b:** Housing Development Considerations: Conversions
 - What lot characteristics and building elements are most important?
- **Topic 4c:** Housing Development Considerations: Design Elements
 - What building or site plan design elements do you think should be encouraged or mandated for neighborhood-scale housing types?

Participation

An estimated total of 96 non-staff participants were in attendance for at least some part of one of the three sessions. Participants that shared the neighborhood they live in via the Mentimeter live poll or the Zoom chat represented all neighborhoods except the W 7th-Fort Road neighborhood and the Downtown neighborhood.

5. Phase 2 Online Survey

The online survey, hosted on the engagement website, was open from January 28, 2022, through March 28, 2022. The survey provided an opportunity for the community to provide input for Phase 2 and share opinions about housing types, where they should be allowed, and potential policy changes to allow more housing throughout the city.

It included 24 questions, including six “checkbox” questions where participants were asked to check all options that apply, one “ranking” question where participants were asked to prioritize answers from a list, eight “Likert” questions where participants were asked to select an option that represented their opinions on level of importance or unimportance, agreement or disagreement, or benefit, two open-ended questions, and seven demographic questions. Some questions included links to information sheets and an interactive map hosted on the engagement website to help provide additional information to the participants to make an informed selection. Every question was optional to complete. The complete survey and information sheets are included in **Appendix B**.

Participation

The goal of the survey was to engage and receive input from as many members of the broader public as possible. It was not a statistically valid survey, meaning that the respondent sample is not statistically representative of the Saint Paul population. In total, 561 respondents completed at least one question.

Most people who completed the survey (95%) indicated they live in a Saint Paul zip code. Within Saint Paul, certain zip codes were disproportionately represented in the responses (see **Table 8**). Compared to city demographic information, survey respondents were more likely to be homeowners and white.

6. Promotion

The Phase 1 webinar, Phase 2 virtual engagement sessions and online survey and engagement website activities were advertised via the project website, GovDelivery bulletins, and through the City’s social media networks (Facebook, Twitter, Nextdoor). The survey was also promoted at the virtual engagement sessions and District Councils, City Councilmembers, and other organizations promoted

these events through their networks. In addition, project staff promoted the study, engagement sessions, and survey during an interview that aired multiple times in February 2022 on WFNU-LP Frogtown Community Radio.

The groups listed below were contacted and invited to participate in the online survey and virtual engagement sessions and share with their networks and the communities they serve. Project staff also offered to attend a meeting at their organization to present on the study.

- District Councils
- Saint Paul Area Chamber of Commerce (SPACC)
- Midway Chamber of Commerce
- East Side Area Business Association (ESABA)
- Payne Arcade Business Association (PABA)
- Minnesota Black Chamber of Commerce
- Minnesota Latino Chamber of Commerce
- Minnesota Hmong Chamber of Commerce
- Minnesota American Indian Chamber
- India Chamber of Commerce
- Asian Economic Development Association (AEDA)
- African Economic Development Solutions (AEDS)
- Hmong American Partnership (HAP)
- Comunidades Latinas Unidas En Servicio (CLUES)
- Lao Family Community of Minnesota
- Oromo Community of MN
- Isuroon
- Somali American Parent Association
- Metropolitan Consortium of Community Developers
- Dayton's Bluff Neighborhood Housing Services (DBNHS)
- NeighborWorks Home Partners
- Neighborhood Development Alliance (NeDA)
- North East Neighborhoods Development Corporation (NENDC)
- Rondo Community Land Trust
- Twin Cities Habitat for Humanity
- MN Homeownership Center
- Family Housing Fund
- Sustain St. Paul
- The Alliance
- Housing Justice Center

Section 3: Summary of Feedback Received

1. Phase 2 Virtual Engagement Sessions

This section includes the combined summarized feedback for each topic from all three of the virtual engagement sessions. Notes from the small group discussions were originally taken by city staff facilitators and volunteer note-takers and were combined by project staff for the purpose of this report. The presentation and small group discussion slides from Session #3 are included in **Appendix A**.

Topic 1: Housing Types and Households

Factors for choosing a home

- Neighborhood/location characteristics
 - Safety
 - Respectful neighbors, racial and socio-economic diversity
 - Walkability – ability to walk to a variety of amenities - parks, nature, trails, services, restaurants/bars, grocery store, schools, retail
 - Proximity to work, highways
 - Close to transit, but not necessarily on a transit route
- Home characteristics
 - Affordability – property taxes are high, construction costs are high, duplexes, triplexes, and quadplexes seem to be more affordable than other apartment types
 - Energy efficiency and quality of home
 - Scale of the home to fit lifestyle
 - Type of home, amount of maintenance required, front door that opens to outside – ex: preference for fourplex or townhome without long hallways over a large apartment building, desire to own a home and have a yard over a place without a private yard, preference for small multi-family or townhome that doesn't require yard maintenance
 - Outdoor space – private yard, shared outdoor space, or very small private outdoor space to allow residents to be outside and grow some plants
 - Off street parking for convenience, moving car when it snows
 - Exterior design characteristics - front porches to allow space to gather and add design charm
- Interior/layout characteristics
 - Two bathrooms, bathroom on same floor as main bedroom, office in the home, enough bedrooms for families, windows/natural light

Household types benefitting from additional neighborhood-scale housing and neighborhood-scale housing types that are missing

- **New homeowners/younger demographic in 20s-30s:** More affordable, starter home options
- **Smaller (1-2 person) households:** Cluster developments to allow for community feel, smaller-scale, quality units, ADUs, townhomes
- **Downsizing retirees/seniors** (people who do not want to maintain a single-family home anymore): More townhomes/rowhomes (most options are in the suburbs), cluster developments, cooperative housing, and shared communities to enhance quality of living, one-level/accessible living options in fourplexes
- **Families:** More family-size units in multi-family, duplex, triplexes, ADUs to allow for flexibility and extra space

- **Multi-generational households:** ADUs would allow for the older generation to age in place and also have family to take care of them living on the property, larger homes with enough space for everyone or duplexes/triplexes that allow private space for older relatives
- **Everyone:** Lower-cost housing, more options for homeownership, renters, and owner-occupied multi-unit where rental income can be used towards mortgage, flexibility to add another unit (such as an ADU) to an existing home, engaged, present landlords
- **Types missing overall:** Non-single-family homes, townhouses (allow for privacy without a lot of maintenance), duplexes, triplexes, fourplexes, ADUs, cluster homes, tiny homes and smaller units
- **Concerns of increased density**
 - Impacts to existing charm of neighborhood
 - Standard of living being decreased
 - Increased traffic and impact on the transportation system
 - Environmental concerns – stormwater management, loss of trees
 - Impacts to city services
 - Parking availability and transit options needing to be increased

Topic 2: What should the City do to add more housing?

A. Make it easier to convert existing homes into small-scale multi-family such as duplexes, triplexes, and fourplexes

- Often does not change what it looks like from the street, and it allows the housing type to be flexible
- Often results in landlords living on site
- Can result in modest and affordable units and provides economic benefit to owners
- Using existing spaces is more sustainable/environmentally friendly

B. Allow the construction of new small-scale multi-family, such as duplexes, triplexes, and fourplexes, in more places

- Many neighborhoods have duplexes and triplexes that predate the code change in the 1970s, and they fit in well with the neighborhood

C. Allow the construction of new single-family attached (twinhomes and townhomes) in more places

- Habitat Homes on Maryland Ave were mentioned as positive model for design
- Good option for increasing homeownership opportunities

D. Allow the construction of new single-family detached homes by allowing cluster or cottage developments (a group of homes arranged around a common courtyard) in more places

- Allow low-cost modular housing on city owned lots near transit as transitional housing
- Good option for creating more shared spaces to form community
- Concern for unused space inviting more litter
- Corner lots could be good for this option
- Large, 3+ acre lots present opportunity for this option

E. Allow the construction of a new single-family detached home behind another single-family detached home on the same lot, or on its own separate lot by making it easier to subdivide an existing lot into two

- Good option for reasonably-sized lots and corner lots
- Questioning this option because it could be difficult to provide enough access to the back home

- There are some really deep lots on the East Side that present opportunities for this option

F. Allow accessory dwelling units (ADUs) on lots paired with a duplex, triplex, or fourplex

- Questioning this option because it could look especially small compared to a three-story building

G. Allow multiple accessory dwelling units (ADUs) on a lot, in addition to a single family detached home

- Concern for replacing existing lawn/green space with concrete/housing and how that would impact the environment
- Want to keep existing trees

Ideas for Encouraging These Housing Types

- Property tax deferrals (10-year?) to encourage ADUs and multi-family investments
- Tax breaks to incentivize conversions of single-family homes to multi-family
- Tools that everyone can understand and implement (not just developers who have money to hire specialists)
- Simplifying the complicated zoning regulations
- Incentivize building on vacant lots

Topic 3: Within urban neighborhoods, where are the opportunities for more housing?

Locations for Duplex/Triplexes/Fourplexes

- Should not just be allowed on high-speed, busy roads, but on quiet streets close to the other amenities that single-family homes already have access to
- Could be allowed anywhere, provided that they fit within the lot and still provide for green space
- A few blocks off of busy arterials could be a good location for these housing types because arterials are not pleasant to walk along
- Corner lots could be good for fourplexes within residential neighborhoods
- Should be allowed everywhere because it's difficult to differentiate between them and single-family homes
- Vacant lots within current neighborhoods are good for these options
- If these were allowed in more places, there could be conversions of single-family to these options

Locations for Cottage/Cluster Developments

- Like idea, but unsure where there would be lots that are large enough
- Could be allowed on existing single-family home lots

Locations for Townhomes/Twinhomes/Rowhomes

- Rowhomes along Randolph and Ford Pkwy are attractive examples
- Like idea, but unsure where there would be multiple lots to combine for multiple townhome units
- Could be a good option for neighborhood nodes
- Bad suburban design: shared long driveway along the street, garages facing the street, no character and basic design
- Good urban design: garages and parking not seen from the street, more character that fits in with styles of the neighborhood

Locations for All Options

- There are opportunities for all options everywhere within urban neighborhoods

- To support neighborhood nodes and transit, more people are needed
- Important for increasing equity because the only option in some neighborhoods are expensive single-family homes
- There should not be limitations on where these housing types should be built
- Want options that benefit individual residents and the city, not just large-scale developers
- The fewer rules, the better, when it comes to zoning changes
- Focus on building “up” rather than “out” everywhere. Tearing down two single-family homes for a triplex is not the solution
- Some preference for using existing structures over new construction
- Desire more information sharing on what housing options are allowed to be built in different areas
- Neighborhood nodes/transit areas
 - Should not just be near neighborhood nodes because some neighborhoods do not have many, but they could be areas to focus density
 - Suggestion for increasing density as you get closer to transit areas
 - Higher density along collector (secondary) streets and lower density in broad areas
 - Only increasing density in transit areas could have a negative impact for these residents as transit areas/busier streets are more polluted and dangerous for pedestrians

Topic 4a: Development Considerations: New Construction

Design Elements

- Buildings should reflect what is on the block and be consistent with neighborhood
- Do not want multifamily housing to crowd other mixed housing types
- Mix of heights can add character, historical design
- Fences on corner lots need to encourage safety and visibility

Lot Characteristics

- Lot size should be consistent with surrounding area
- The size of units within neighborhood-scale housing (1-bedroom, 2-bedroom, 3-bedroom) should determine how much space is provided on the lot
- Allowing for higher-density new construction along major roads/minor arterials is important
- Corner lots are appropriate locations for duplexes and triplexes
- Alley access for parking in the rear yard becomes important if there is no on-street parking available
- Relationship to exterior outdoor open space (size of side or rear yard) is not as important as adding more units and public open space/park adjacency could be taken into consideration
- Consider lower setbacks (like 5’ or 10’ in front and rear) and allowing for flexibility to let the property owner figure out the best configuration based on the lot characteristics (ex: trying to preserve a tree)
- Neighborhood-scale housing could be effective when closer to the street than single-family housing
- Setback requirements should be due to functional/safety purposes, not aesthetic/style purposes
- Row homes are a desired type, and those have no side yard setbacks
- Backyard setbacks are easier to accommodate more housing units than side yard setbacks

Topic 4b: Development Considerations: Conversions

Design Elements

- Desire for quality conversions resulting in good layouts and consistent look with the existing structure and neighborhood. Be sensitive to the design and size of front additions; done poorly these detract from neighborhood charm and character
- Smaller homes are more likely candidates for adding an ADU to the lot and less likely to be able to be converted to more units. Really small units should be well sound-proofed
- Bigger homes are better for converting the home to add additional units
- For multi-family on corner lots, entrance to units should be on the side of the streets they face
- Maintaining relatively consistent front setback for additions is essential to maintaining neighborhood character and more important than the number of units in the structure
- Rear additions that end up connecting the house to the detached garage in the rear yard can be intrusive in areas with smaller structures, but may be more appropriate in areas with very large houses near commercial and/or transit

Lot Characteristics and Proximity to Transit

- Conversions would be more effective if there is enough space on the lot for yards and parking
- Additions to homes on corner lots are potentially more appropriate than additions to a mid-block property
- Need for alley access depends on whether people have cars, the demand for on street parking, and proximity to transit
- More access points are better, but the lack of an alley shouldn't prohibit conversions
- Side yards are less important than front or rear yards
- Suggestion to be careful about creating too many regulations and requirements that discourage modest density increases
- Suggestion for the closer the property is to transit, more units can be added

Topic 4c: Development Considerations: Design Elements

Design elements and setback requirements

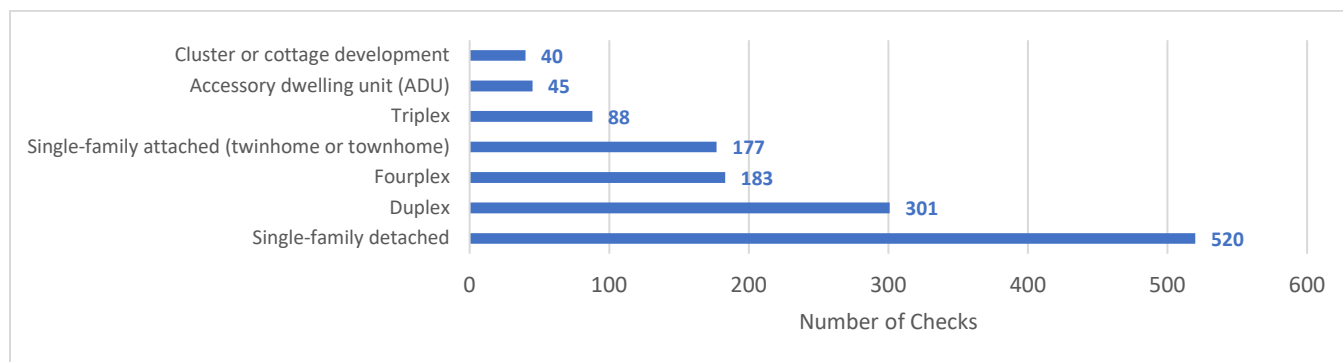
- Elements should be consistent with other buildings in the neighborhood
- Building height is a key design characteristic that makes a building feel overwhelmingly large
- Historic structures and modern development can work well together if done properly. It would be good to have some flexibility in allowed/required design elements
- Human-scale elements are important (e.g., windows, transparency, porches, stoops, primary building entrances, building articulation, etc.)
- Front setback requirements could be reduced or be more flexible, as long as a somewhat consistent building frontage exists on the street (i.e., buildings could be closer to the street as long as it's contextual); this helps provide more space in the back for a yard or parking
- Garages and driveways along the street are less ideal
- Families need access to green space

2. Phase 2 Online Survey

This section summarizes the results of the Phase 2 online survey. The complete survey and information sheets referenced in the survey questions are included in **Appendix B**.

Question 1: Of the following housing types, check all that you've lived in.

Figure 1. Housing Types that Respondents have Lived In



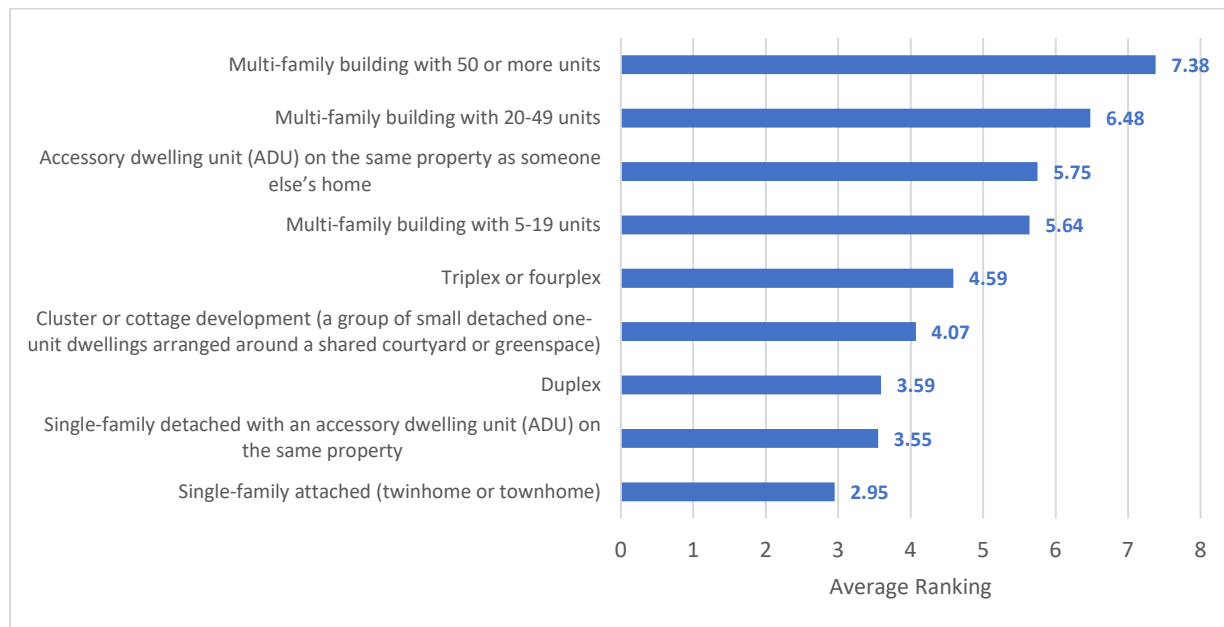
Respondents were asked to select (check) all the housing types that they've in. The list of options includes the housing types that are being evaluated in the study. **Figure 1** shows the number of checks for each housing type, representing the number of respondents that have lived in that housing type.

Of the 551 respondents that answered this question, 94% (520) have lived in a single-family attached home, 55% (301) have lived in a duplex, 33% (183) have lived in a fourplex, and 32% (177) have lived in a single-family attached (twinhome or townhome).

Fewer numbers of respondents have lived in triplexes (8%, 88), accessory dwelling units (8%, 45), and cluster or cottage homes (7%, 40).

Question 2: Rank the following housing types in the order of how well they would suit your household (with 1 being the best suited for your household and 9 being the least suited for your household)

Figure 2. Ranking of Housing Types in Terms of Household Suitability



Respondents were asked to rank a list of housing types in the order of how well the housing type would suit their household. **Figure 2** shows the average ranking for each housing type. The lower the ranking, the better suited the housing type was for more respondents' households.

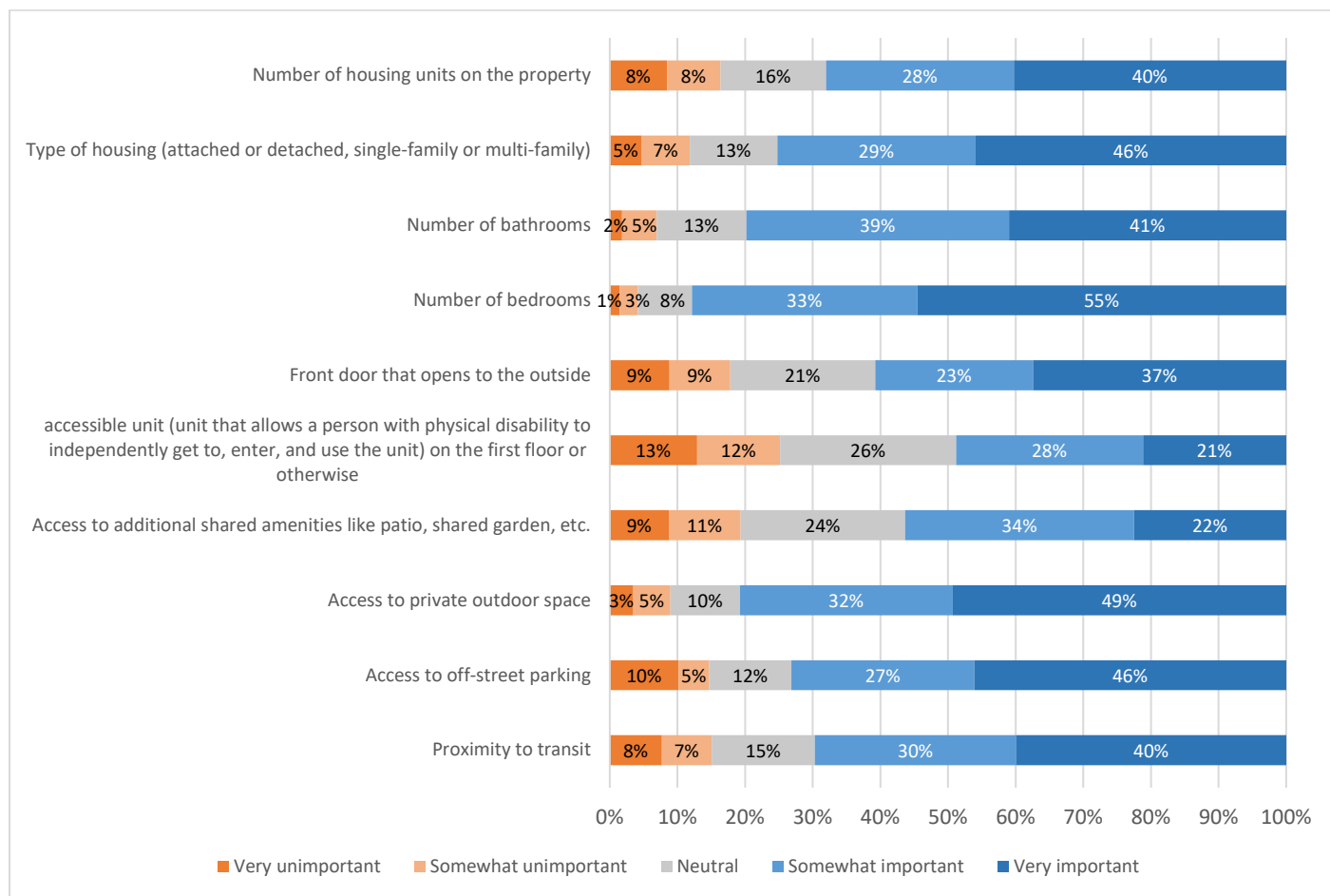
Respondents ranked single-family attached as the top housing type in terms of suitability, followed by single-family attached with an ADU on the same property, duplex, cluster or cottage development, and triplex or fourplex.

The housing types with the highest ranking – those that were considered to be the least suited for respondents' households – were the multi-family building options with 5+ units and an ADU on the same property as someone else's home.

In terms of the breakdown of the housing types that were ranked as the number one option best suited for respondents' households, 39% of respondents ranked single-family attached as the number one type, 27% ranked single-family detached with an ADU on the same property as the number one type, and 13% ranked cluster or cottage development as the number one type.

Question 3: When choosing a home to live in, how important are the following factors in your decision?

Figure 3. Importance of Factors When Choosing a Home



Respondents were asked to rate how important each factor listed is in choosing a home. **Figure 3** shows the percentage of respondents that rated each factor a level of importance on the scale of “very unimportant” to “very important”.

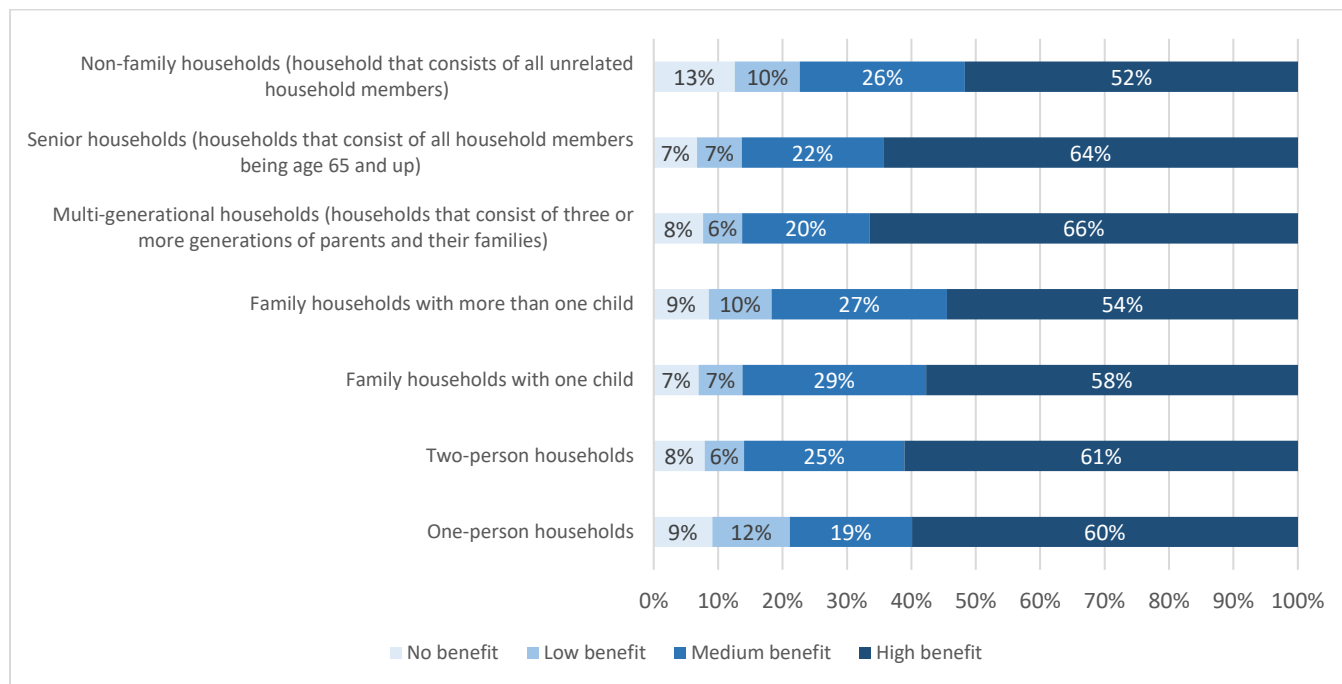
All factors, except accessible unit (unit that allows a person with physical disability to independently get to, enter, and use the unit) on the first floor otherwise, were rated “somewhat important” or “very important” by at least 50% of respondents.

The top three important factors with the highest percentages of a “very important” rating were number of bedrooms (55%), access to private outdoor space (49%), and a tie between type of housing (46%) and access to off-street parking (46%).

The factors with the highest percentages of a “somewhat unimportant” or “very unimportant” rating were accessible unit (25%), access to additional shared amenities like patio, shared garden, etc. (20%), and the front door that opens to the outside (18%).

Question 4: In your opinion, would the following household types benefit from additional neighborhood-scale housing? View this information sheet to learn about neighborhood-scale housing.

Figure 4: Benefit of Additional Neighborhood-Scale Housing to Certain Household Types



Respondents were asked to give their opinion on whether the addition of the neighborhood-scale housing types would be a list of household types. **Figure 4** shows the percentage of respondents that selected the level of benefit for each household type on the scale of “no benefit” to “high benefit”.

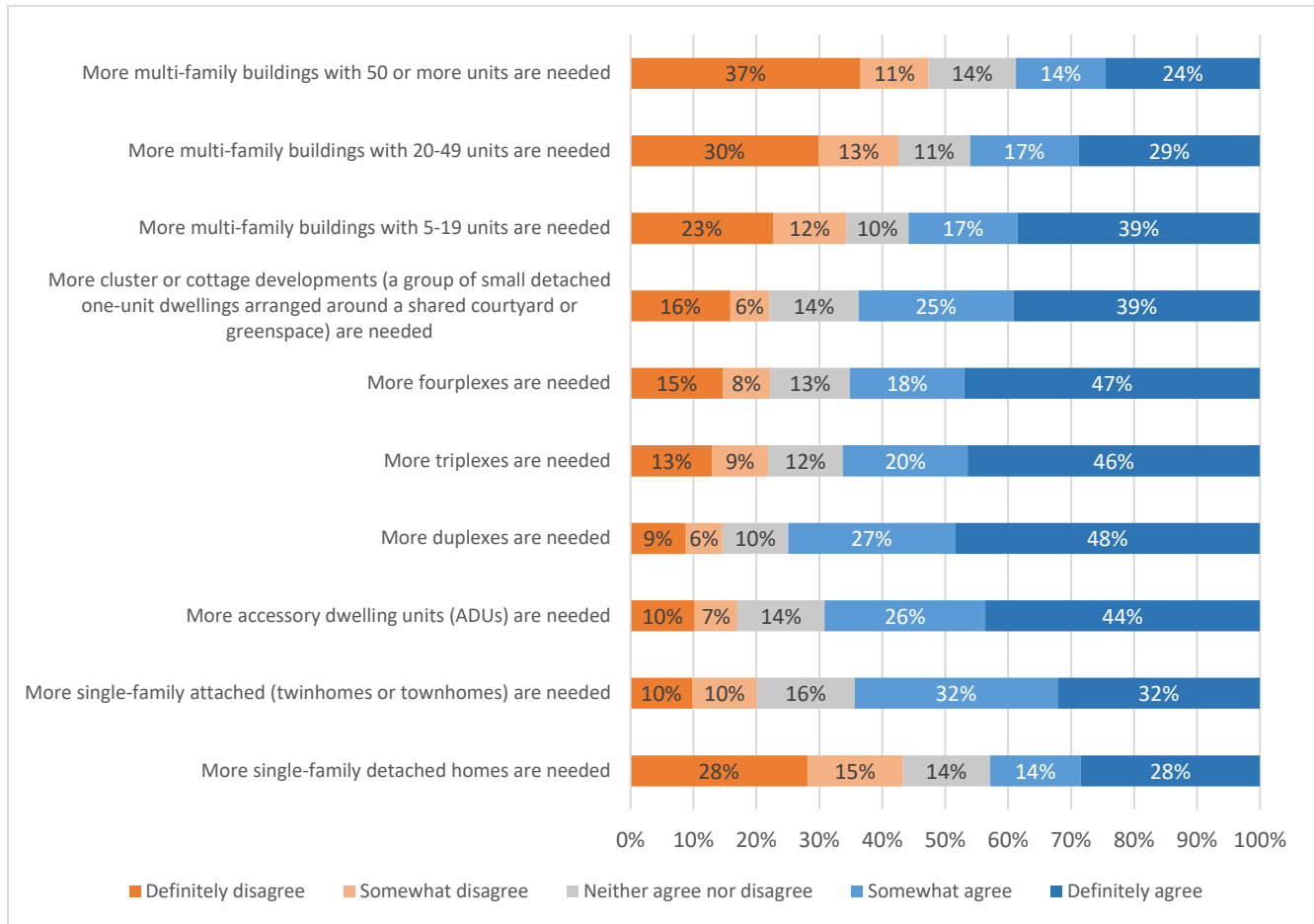
All household types were rated to have a “medium benefit” or “high benefit” with the addition of additional neighborhood-scale housing by at least 77% of the respondents.

The top five household types with the highest percentage of “high benefit” rating were multi-generational households (66%), senior households (64%), two-person households (61%), one-person households (60%) and family households with one child (58%).

The top three household types with the greatest percentage of “no benefit” or “low benefit” rating were non-family households (23%), one-person households (21%), and family households with more than one child (18%).

Question 5: Do you agree or disagree with the following statements about housing types being needed in your neighborhood? View this information sheet to learn about neighborhood-scale housing.

Figure 5. Rating of Housing Types Needed



Respondents were asked if they agree or disagree with statements about specific housing types being needed in their neighborhood. **Figure 5** shows the percentage of respondents that selected the level of agreement for each statement on the scale of “definitely disagree” to “definitely agree”.

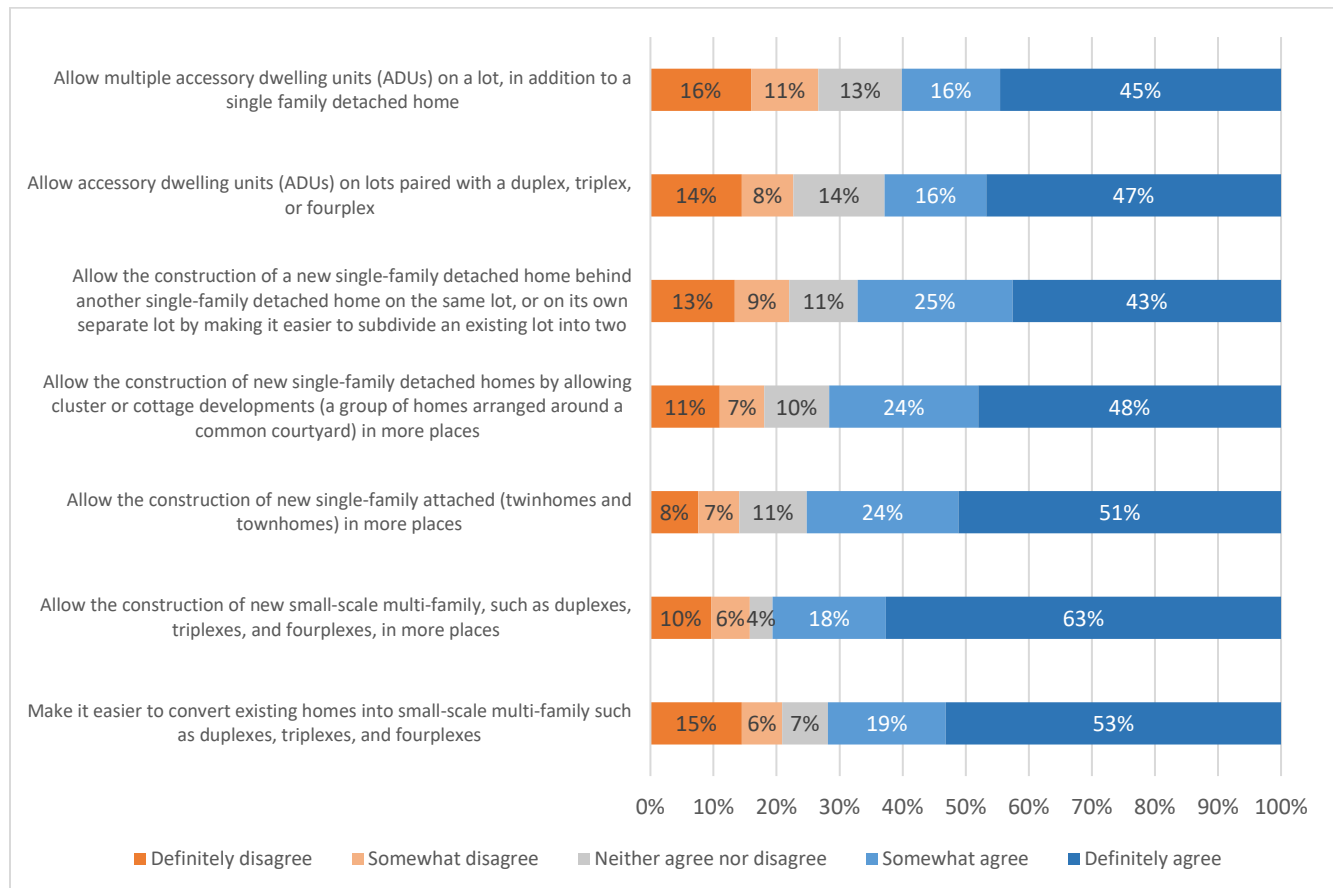
All statements were rated “somewhat agree” or “definitely agree” by at least 50% of the respondents, except for the statements regarding single-family attached, multi-family buildings with 20-49 units, and multi-family buildings with 50 or more units.

The top five statements with the highest percentage of “definitely agree” ratings were the statements regarding duplexes (48%), fourplexes (47%), triplexes (46%), accessory dwelling units (44%), and a tie between cluster or cottage developments (39%) and multi-family buildings with 5-19 units (39%).

The top three statements with the highest percentage of “somewhat disagree” and “definitely disagree” ratings were the statements regarding multi-family buildings with 50 or more units (47%), single-family detached (43%), and multi-family buildings with 20-49 units (43%).

Question 6: Saint Paul needs more housing. *This information sheet offers policy change ideas for adding more housing.* Do you agree or disagree that the City should implement the following policy changes to allow more housing?

Figure 6. Rating of Policy Change Ideas for Adding More Housing



Respondents were asked if they agree or disagree with a list of policy changes that the City could implement to allow more housing. **Figure 6** shows the percentage of respondents that selected the level of agreement for each policy change on the scale of “definitely disagree” to “definitely agree”.

All policy change ideas were rated “somewhat agree” or “definitely agree” by at least 60% of the respondents.

The top three policy change ideas with the highest percentage of “definitely agree” ratings were “Allow the construction of new small-scale multi-family, such as duplexes, triplexes, and fourplexes, in more places” (63%), “Make it easier to convert existing homes into small-scale multi-family such as duplexes, triplexes, and fourplexes” (53%), and “Allow the construction of new single-family attached (twinhomes and townhomes) in more places” (51%).

The top three policy change ideas with the highest percentage of “somewhat disagree” and “definitely disagree” ratings were “Allow multiple accessory dwelling units (ADUs) on a lot, in addition to a single family detached home” (27%), “Allow accessory dwelling units (ADUs) on lots paired with a duplex, triplex, or fourplex” (23%),

and “Allow the construction of a new single-family detached home behind another single-family detached home on the same lot, or on its own separate lot by making it easier to subdivide an existing lot into two” (22%).

Questions 7-11

Question 7: View this reference map. Within Saint Paul’s residential neighborhoods, where do you think duplexes should be permitted? Check all that apply.

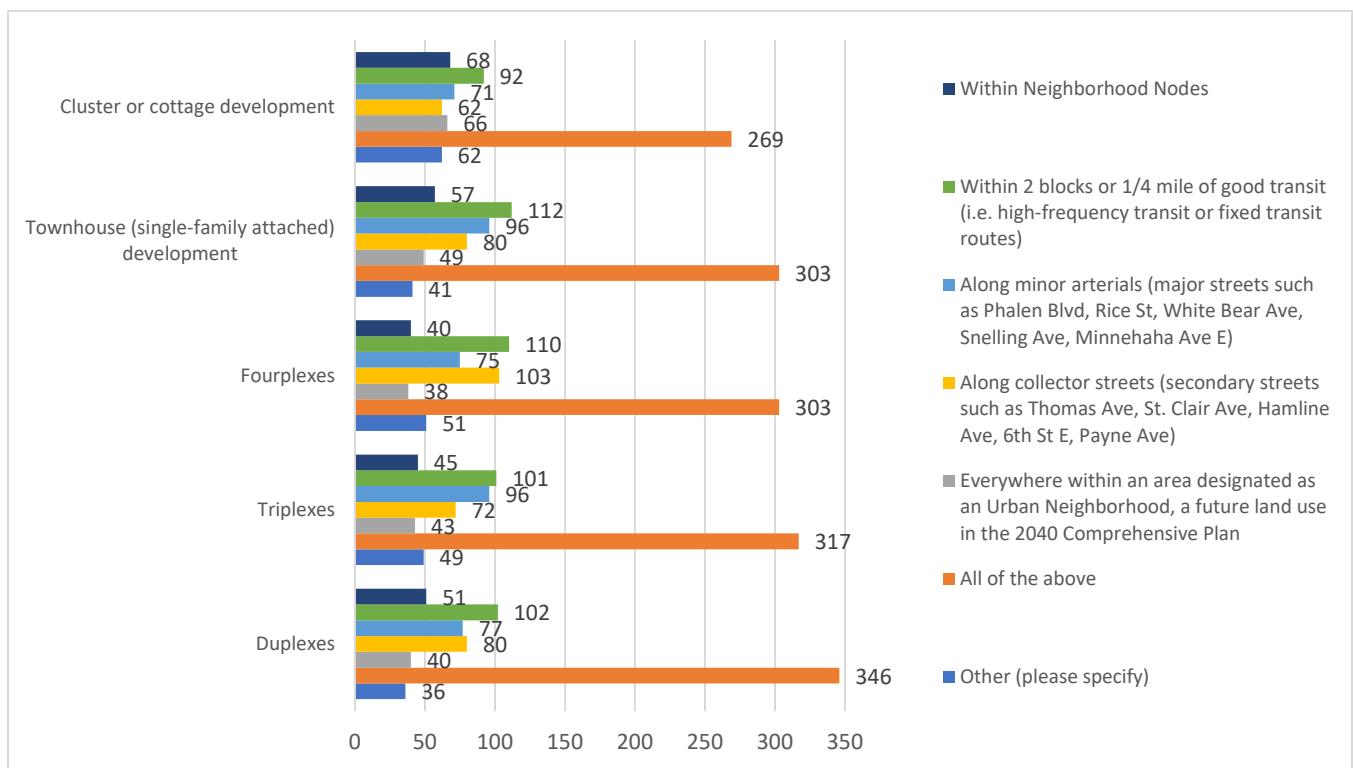
Question 8: View this reference map. Within Saint Paul’s residential neighborhoods, where do you think triplexes should be permitted? Check all that apply.

Question 9: View this reference map. Within Saint Paul’s residential neighborhoods, where do you think fourplexes should be permitted? Check all that apply.

Question 10: View this reference map. Within Saint Paul’s residential neighborhoods, where do you think townhouse (single-family attached) developments should be permitted? Check all that apply.

Question 11: View this reference map. Within Saint Paul’s residential neighborhoods, where do you think cluster or cottage developments (a group of small detached one-unit dwellings arranged around a shared courtyard or greenspace) should be permitted? Check all that apply.

Figure 7. Locations for Housing Types to be Permitted



For questions 7-11, respondents were asked to view a reference map and select (check) from the list of geographies where they think that a specific housing type should be permitted within Saint Paul’s residential neighborhoods. Each geography option was illustrated in the interactive reference map, and respondents were able to select multiple geographies and specify a write-in answer if they selected “Other (please specify)”. **Figure 7** shows the number of checks for each geography broken up by the housing type. To avoid double-counting geographies selected, if a respondent selected “all of the above”, then that respondent’s checks for the other geographies were not included in Figure 7.

For all housing types, “All of the above” was the most selected geography. Of the 531-550 respondents who answered questions 7-11, 63% (346) selected “All of the above” for where duplexes should be permitted, 58% (317) selected “All of the above” for where triplexes should be permitted, 56% (303) selected “All of the above” for where fourplexes should be permitted, 57% (303) selected “All of the above” for where townhouse (single-family attached) developments should be permitted, and 51% (269) selected “All of the above” for where cluster or cottage developments should be permitted.

Comparing the respondents’ selections for the “Within Neighborhood Nodes” geography, cluster or cottage development (68), townhouse (single-family attached) development (57), and duplexes (51) had top three greatest number of checks.

Comparing the respondents’ selections for the “Within 2 blocks or 1/4 mile of good transit (i.e. high-frequency transit or fixed transit routes)” geography, townhouse (single-family attached) development (96), triplexes (96), and duplexes (77) had top three greatest number of checks.

Comparing the respondents’ selections for the “Along minor arterials (major streets such as Phalen Blvd, Rice St, White Bear Ave, Snelling Ave, Minnehaha Ave E)” geography, triplexes (96), townhouse (single-family attached) development (96), duplexes (77) had the top three greatest number of checks.

Comparing the respondents’ selections for the “Along collector streets (secondary streets such as Thomas Ave, St. Clair Ave, Hamline Ave, 6th St E, Payne Ave)” geography, fourplexes (103), townhouse (single-family attached) development (80), and duplexes (80) had the top three greatest number of checks.

Comparing the respondents’ selections for the “Everywhere within an area designated as an Urban Neighborhood, a future land use in the 2040 Comprehensive Plan” geography, cluster or cottage development (66), townhouse (single-family attached) development (49), and triplexes (43) had the top three greatest number of checks.

Write-in Responses for “Other (please specify)”

In addition to or instead of selecting from the list of geographies, respondents could select “Other (please specify)” and specify a response by writing in. Responses to each question were categorized and grouped based on common themes in **Tables 1-5**. While most responses offered a type of geography, location, or lot characteristic, some responses offered a desire that did not directly provide an answer to the question; these themes are indicated in the tables as “desire:”. A response could contain several themes; therefore, the sum of responses does not equal the total number of responses.

Table 1. Categorized “Other” Response Themes for Question 7: Within Saint Paul’s residential neighborhoods, where do you think duplexes should be permitted?

Theme of Response	Number of Responses
Citywide/everywhere	16
They should not be permitted anywhere and/or there should not be more of this type constructed	9
In all residential and traditional neighborhood zones	5
In areas where they are allowed currently or exist already	3
Desire: Want for housing to meet setback requirements	2
Depends on if they are rentals or owner-occupied	2
Not in single-family neighborhoods	2
In the suburbs	2

Not in industrial areas	1
Depends on the neighborhood character	1
Depends on the climate impact/loss of trees	1
Desire: Existing housing to not be torn down	1
On empty lots	1
Desire: Build highest and best use in neighborhood nodes and near transit	1
In Highland Park and Macalester-Groveland neighborhoods	1
On non-arterial streets; not the busiest/least desirable streets	1
Scattered throughout the city with a maximum number allowed within a certain distance of each other	1
On lots large enough to allow street access to all units	1
Desire: Housing to use a form-based design	1
On University Avenue	1

Table 2. Categorized “Other” Response Themes for Question 8: Within Saint Paul’s residential neighborhoods, where do you think triplexes should be permitted?

Theme of Response	Number of Comments
Should not be permitted anywhere and/or there should not be more of this type constructed	16
Citywide/everywhere	9
In all residential and traditional neighborhood zones	5
In the suburbs	3
In areas where they are allowed currently or exist already	2
Depends on if they are rentals or owner-occupied	2
Only on major arterials, such as University Avenue	2
On non-arterial streets; not the busiest/least desirable streets	2
Not in single-family neighborhoods	1
Desire: Want for housing to meet setback requirements	1
On corner and larger lots in Urban Neighborhoods	1
Depends on the block	1
Desire: Existing housing to not be torn down	1
On empty lots	1
Not in industrial zoning districts	1
In current RT1 zoning districts	1
In Highland Park, Macalester-Groveland, and Saint Anthony Park neighborhoods	1
Not in industrial areas	1
On minor arterial and collector streets	1
Scattered throughout the city with a maximum number allowed within a certain distance of each other	1
On lots large enough to allow street access to all units	1
On Summit Avenue	1
Desire: Housing to use a form-based design	1
Should not be permitted unless they meet strict size regulations consistent with the immediate neighborhood	1

Table 3. Categorized “Other” Response Themes for Question 9: Within Saint Paul’s residential neighborhoods, where do you think fourplexes should be permitted?

Theme of Comment	Number of Comments
Should not be permitted anywhere and/or there should not be more of this type constructed	18
Citywide/everywhere	14
In areas where they are allowed currently or exist already	5
In all residential and traditional neighborhood zones or anywhere homes are currently permitted	4
On non-arterial streets; not the busiest/least desirable streets	3
Not in single-family neighborhoods	3
Depends on if they are rentals or owner-occupied	2
Desire: Existing housing to not be torn down	2
In the suburbs	2
Desire: Want for housing to meet setback requirements	2
In Cathedral Hill	1
Close to transit routes	1
On corner and larger lots in Urban Neighborhoods	1
On empty lots	1
Scattered throughout the city with a maximum number allowed within a certain distance of each other	1
On lots large enough to allow street access to all units	1
Desire: Housing to use a form-based design	1
Not in industrial areas	1
Should not be permitted unless they meet strict size regulations consistent with the immediate neighborhood	1

Table 4. Categorized “Other” Response Themes for Question 10: Within Saint Paul’s residential neighborhoods, where do you think townhouse (single-family attached) developments should be permitted?

Theme of Comment	Number of Comments
Citywide/everywhere	14
Should not be permitted anywhere and/or there should not be more of this type constructed	8
In areas where they are allowed currently or exist already	6
In all residential and traditional neighborhood zones or anywhere homes are currently permitted	3
Close to public schools	1
On corner and larger lots in Urban Neighborhoods	1
Depends on the design	1
On empty lots	1
Desire: Environmental concerns to be a part of the building and site plan review process	1
Ford Development	1
In Highland Park, Macalester-Groveland, and Saint Anthony Park neighborhoods	1
Desire: Existing housing to not be torn down	1
Not in single-family neighborhoods	1
Not in industrial areas	1
Desire: Want for housing to meet setback requirements	1
Depends on if they are rental or owner-occupied	1
Midtown	1
In the suburbs	1

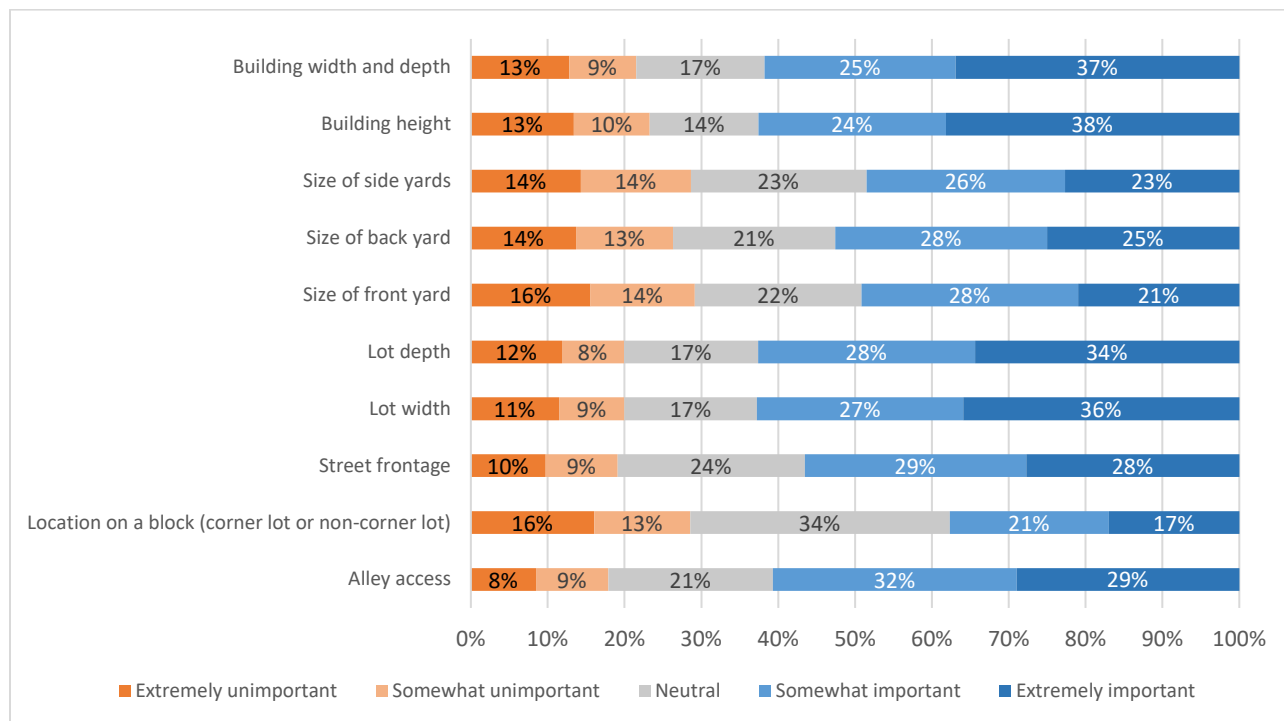
Should not be permitted unless they meet strict size regulations consistent with the immediate neighborhood	1
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Table 5. Categorized “Other” Response Themes for Question 11: Within Saint Paul’s residential neighborhoods, where do you think cluster or cottage developments (a group of small detached one-unit dwellings arranged around a shared courtyard or greenspace) should be permitted?

Theme of Comment	Number of Comments
Should not permitted anywhere and/or there should not be more of this type constructed	24
Citywide/everywhere	10
In the suburbs	5
In areas where they are allowed currently or exist already	4
Desire: Not be required to be owner-occupied and have Homeowners Association	3
On empty lots	2
On non-arterial or local streets	2
On Summit Avenue	2
In all residential and traditional neighborhood zones or anywhere homes are currently permitted	1
On corner and larger lots in Urban Neighborhoods	1
In large redevelopment areas	1
Should not be permitted if they take away backyards	1
Not in single-family neighborhoods	1
Desire: Oriented as a greenway or along a car-free street	1
Close to transit routes	1
Not in industrial areas	1
Should not be permitted unless they fit into the street grid	1
Should not be permitted unless restricted to residents ages 55 years and up and adjacent neighbors approve	1

Question 12: Think about a vacant lot or a lot that could be redeveloped with a duplex, triplex, or fourplex or a large single-family home that could be renovated into a duplex, triplex, or fourplex. How important are the following lot characteristics and building elements when considering the development of a duplex, triplex, or fourplex? View this information sheet for visual descriptions.

Figure 8. Importance of Lot Characteristics and Building Elements when Considering the Development of a Duplex, Triplex, or Fourplex



Respondents were asked to rate how important a list of lot characteristics and building elements is when considering the development of a duplex, triplex, or fourplex. **Figure 8** shows the percentage of respondents that rated each factor on the scale of “extremely unimportant” to “extremely important”.

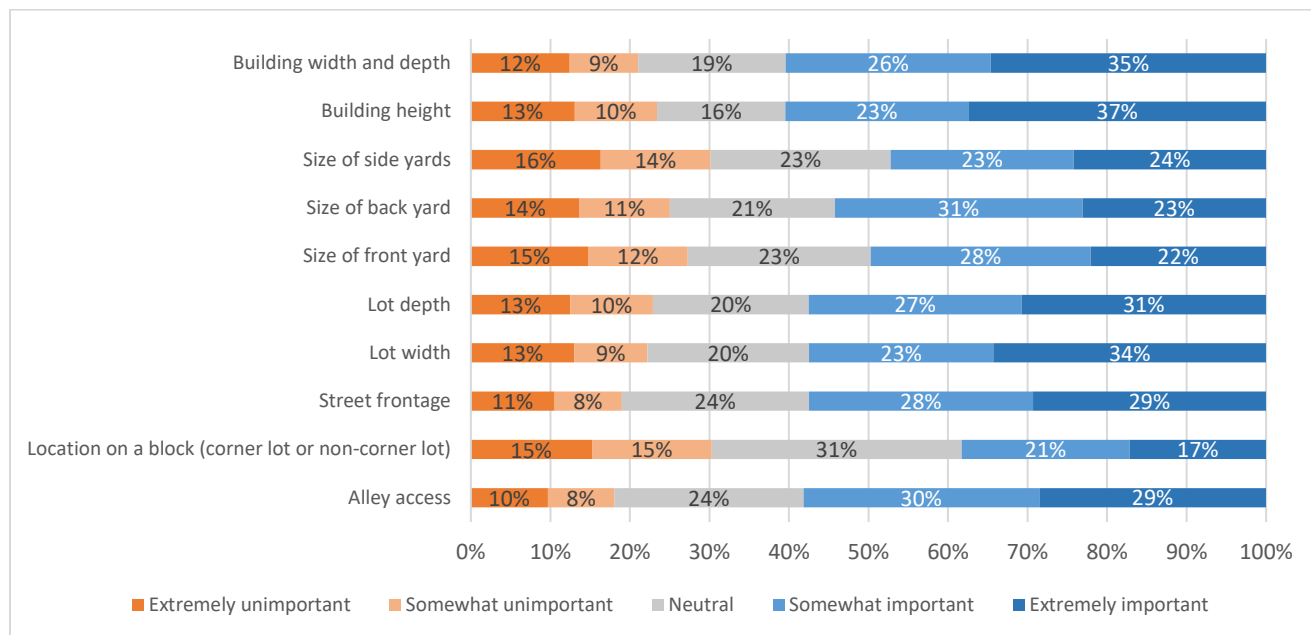
All characteristics and elements listed, except location on a block (corner lot or non-corner lot), size of front yard, and size of side yards were rated “somewhat important” or “extremely important” by at least 50% of respondents.

The top five important characteristics and elements with the highest percentages of a “extremely important” rating were building height (38%), building width and depth (37%), lot width (36%), lot depth (34%), and alley access (29%).

The top three least important characteristics and elements with the highest percentages of a “somewhat unimportant” or “extremely unimportant” rating were size of side yards (29%), size of front yard (29%), location on a block (corner lot or non-corner lot) (29%).

Question 13: Think about a vacant lot or lots that could be redeveloped with a townhouse (single-family attached) development. How important are the following lot characteristics and building elements when considering the development of a townhouse development? View this information sheet for visual descriptions.

Figure 9. Importance of Lot Characteristics and Building Elements When Considering the Development of a Townhouse Development



Respondents were asked to rate how important a list of lot characteristics and building elements is when considering the development of a townhouse development. **Figure 9** shows the percentage of respondents that rated each factor on the scale of “extremely unimportant” to “extremely important”.

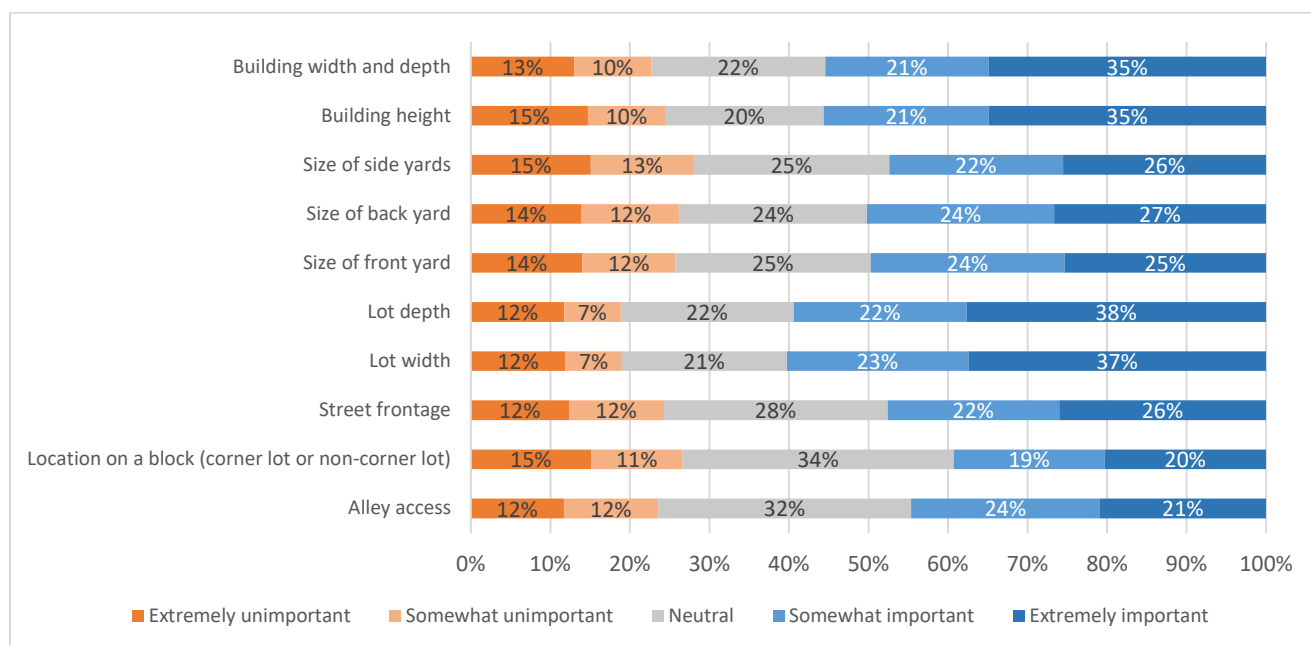
All characteristics and elements listed, except location on a block (corner lot or non-corner lot) and size of side yards were rated “somewhat important” or “extremely important” by at least 50% of respondents.

The top five important characteristics and elements with the highest percentages of a “extremely important” rating were building height (37%), building width and depth (35%), lot width (34%), lot depth (31%), and a tie between street frontage (29%) and alley access (29%).

The top three least important characteristics and elements with the highest percentages of a “somewhat unimportant” or “extremely unimportant” rating were size of side yards (30%), location on a block (corner lot or non-corner lot) (30%), and size of front yard (27%).

Question 14: Think about a vacant lot or lots that could be redeveloped with a cluster or cottage development (a group of small detached one-unit dwellings arranged around a shared courtyard or greenspace). How important are the following lot characteristics and building elements when considering the development of a cluster or cottage development? View this information sheet for visual descriptions.

Figure 10. Importance of Lot Characteristics and Building Elements When Considering the Development of a Cluster or Cottage Development



Respondents were asked to rate how important a list of lot characteristics and building elements is when considering the development of a cluster or cottage development. **Figure 10** shows the percentage of respondents that rated each factor on the scale of “extremely unimportant” to “extremely important”.

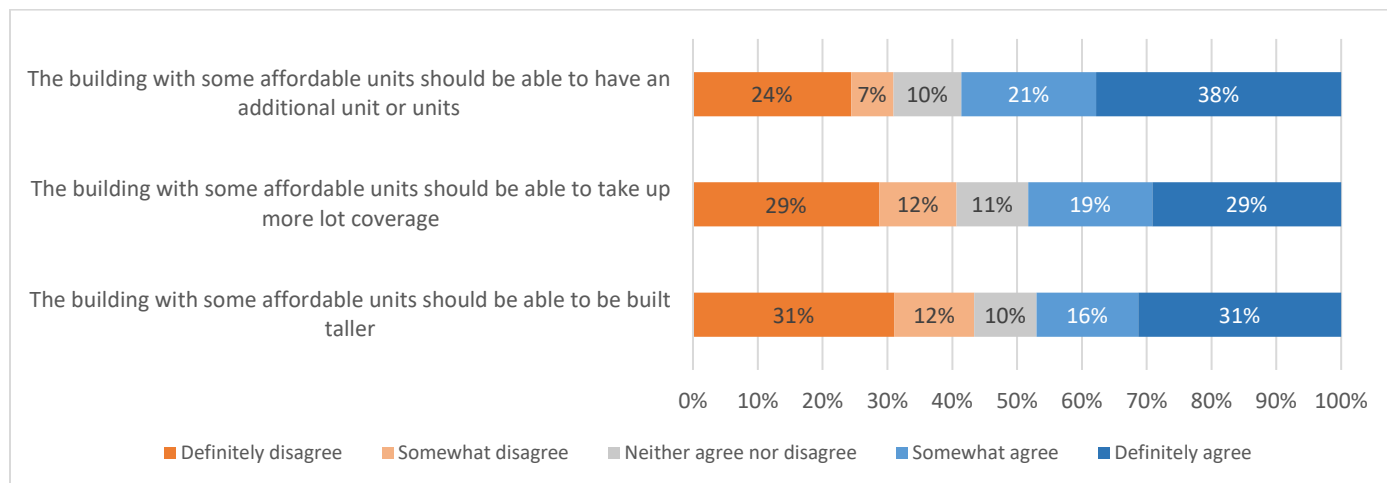
All characteristics and elements listed, except size of side yards, street frontage, location on a block (corner lot or non-corner lot) and alley access were rated “somewhat important” or “extremely important” by at least 50% of respondents.

The top five important characteristics and elements with the highest percentages of a “extremely important” rating were lot depth (38%), lot width (37%), building width and depth (35%), building height (35%), and size of back yard (27%).

The top three least important characteristics and elements with the highest percentages of a “somewhat unimportant” or “extremely unimportant” rating were size of side yards (28%), location on a block (corner lot or non-corner lot) (27%), and a tie between size of back yard (26%) and size of front yard (26%).

Question 15: Think about if the developer of a small multi-family building agreed to rent out a number of the units at a rent affordable to a low- to moderate-income household. Do you agree or disagree that City should allow this building to be slightly taller and/or larger than another small multi-family building that does not provide any affordable units?

Figure 11. Level of Agreement about Potential Benefits for Buildings with Some units Affordable to a Low- to Moderate-Income Household



Respondents were asked if they agree or disagree with statements about three different potential benefits that a developer could receive if a number of the units in the building were affordable to a low- to moderate-income household. **Figure 11** shows the percentage of respondents that selected the level of agreement for each policy change on the scale of “definitely disagree” to “definitely agree”.

Of the three statements, “The building with some affordable units should be able to have an additional unit or units” had the greatest percentage of respondents select “somewhat agree” or “definitely agree” (59%), followed by “The building with some affordable units should be able to take up more lot coverage” (48%), and “The building with some affordable units should be able to be built taller” (47%).

Question 16: This study is evaluating the potential for more neighborhood-scale housing options in more parts of the city. What concerns, if any, do you have about allowing more neighborhood-scale housing in your neighborhood?

This open-ended question prompted respondents to write about their concerns for allowing more neighborhood-scale housing in their neighborhood. Responses were categorized and grouped based on common themes in **Tables 6**. Some response themes focus on concerns and are distinguished in the table with “concern:”. Other response themes focus on a hope or desire for housing, which are distinguished with “desire:”. A response could contain several themes; therefore, the sum of responses does not equal the total number of responses.

Table 6. Categorized Response Themes for Question 16

Theme of Response	Number of Responses
Concern: Housing will not fit with neighborhood character	56
Concern: Lack of or decrease in available parking	50
No concerns, expressed support for more housing	47
Concern: Affordability of housing	46
Concern: Height/size/scale of housing	33
Concern: Density and/or overcrowding issues	28
Concern: Lack of preservation and creation of homeownership opportunities	26
Desire: Greater variety of housing types	24
Concern: Increase in noise/pollution/trash	23
Concern: Not moving quickly or going far enough and that the code will be too restrictive for new housing	22
Concern: Increased traffic/congestion	20
Concern: Lack of property maintenance and/or bad neighbors	20
Concern: Increase in crime/safety issues	19
Desire: Quality housing units and use of quality building materials	19
Concern: That zoning code amendments will only benefit developers and/or there will be an increase in non-local developers	18
Concern: Preservation of green/open space and negative environmental impacts	18
Concern: Inequitable distribution of new/affordable housing	13
Loss of viable housing/historic housing stock	12
None	11
Concern: Loss of sunlight and/or privacy	9
Concern: Neighbors will block housing development	9
Desire: Maintain single-family-only neighborhoods	9
Concern: Infrastructure handling greater demands as a result of increased density	8
Concern: Declining neighborhoods and/or property values	7
Concern: Low-income housing looking physically different from market-rate housing	7
Desire: Decreased zoning requirements and/or lowered costs for development	6
Desire: Private outdoor space	6
Desire: Housing for families	5
Concern: Displacement of residents and gentrification	5
Desire: Simpler zoning code and/or more resources for developers	5
Desire: Increased transit quality and access	3
Desire: Target higher-density to nodes/transit routes/main streets or place limit on number of multi-family properties on a block	3
Concern: City does not enforce the zoning code regulations	2
Desire: Commercial/mixed-use development incorporated into neighborhoods	2

Concern: Condo associations' negative impact to neighborhoods	1
Concern: Cottage homes clustered around a central green space would look out of place in neighborhoods	1
Concern: Negative environmental impacts of larger development's underground parking and landscaping practices	1
Concern: Homelessness	1
Desire: Improved transit and bike routes	1
Concern: Increased taxes	1
Concern: Multi-family development won't get built due to rent control policy	1
Concern: How well District Councils are engaged in this study	1
Desire: More townhouse developments	1
Desire: Use existing vacant lots and units before building new development	1
Desire: City to help fill vacant commercial spaces	1
Desire: Promote walkability	1

Question 17: What building or site plan design elements do you think should be encouraged or mandated for neighborhood-scale housing types?

This open-ended question prompted respondents to write about the building or site plan design elements that should be mandated or encouraged for neighborhood-scale housing. Responses were categorized and grouped based on common themes in **Tables 7**. A response could contain several themes; therefore, the sum of responses does not equal the total number of responses.

Table 7. Categorized Response Themes for Question 17

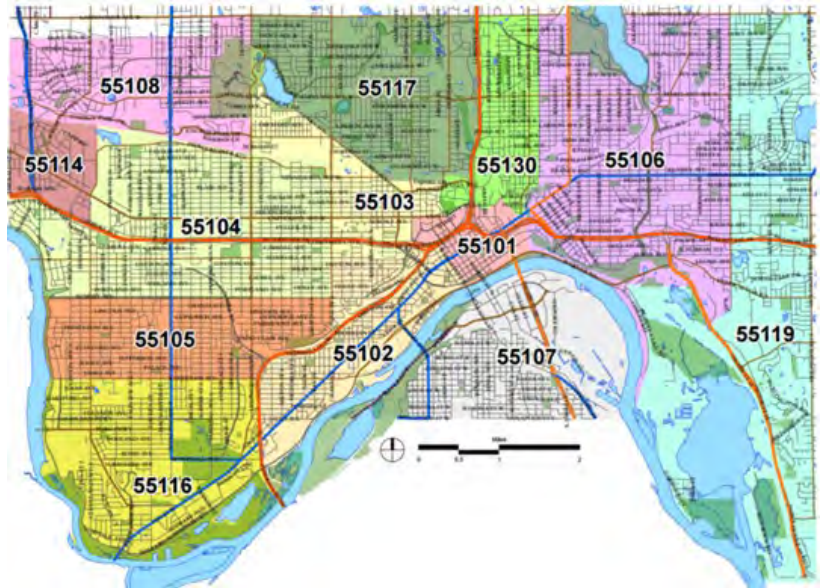
Theme of Response	Number of Responses
Fit into the neighborhood in terms of style, material use, and/or scale	57
Include yard space or form of private outdoor space	55
Height/size limits	48
Include sustainable/environmentally-friendly elements	27
Include parking for residents	26
Greater flexibility and fewer requirements in zoning and/or the zoning code should be simpler	23
No minimum parking requirement, less space should be used for cars, and/or there should be narrower/fewer curbcuts	23
Affordable and/or include low-income housing	22
More duplexes	20
More single-family homes	20
Maintain access to air, sunlight, and/or privacy	19
Match setbacks of adjacent properties and/or existing setback standards should be maintained	18
Attractive and include decorative architectural features	17
Greater diversity of housing types	17
More cottage homes clustered around a common green space	16
Landscaping and native plants and/or maintain existing trees	16
More townhome developments and twinhomes	14
None	13
Use of quality materials and construction methods	13
Density targeted to arterials, transit corridors, neighborhood nodes, and/or commercial areas	13
Encourage walkability and/or inclusion of sidewalks	13
More triplexes	12
Include bike parking and/or bike facilities should be improved	10
More fourplexes	10

Include human-scale elements along street-facing building facades such as porches, awnings, thoughtfully-placed windows, doors	10
Meet accessibility requirements and/or be universally designed	9
Safe homes and neighborhoods; security elements	9
Encouragement of transit use and increased transit access	9
More ADUs	8
Encourage owner-occupied units and/or increased opportunities for homeownership	8
Reduced or no setback standards	8
Encourage conversions and use of existing properties; limit tear-downs	7
Addition of mixed-use development within neighborhoods	7
Housing for multi-generational families and/or features that allow for aging in place	5
Limiting variances	4
Housing for families and/or with more bedrooms	3
Focus on community	3
Eliminate minimum lot size per unit zoning requirements	3
Use of design standards from Traditional Neighborhood District or Summit Hill Historic District or develop a form-based code	3
Maintain existing zoning code requirements	3
Property management and maintenance requirements	3
Eliminate the need for separate utility hookups for multiple structures on a lot	2
Higher-density housing is emphasized and incentivized	2
Encourage development on vacant lots and new construction	2
Adjacent homeowners/neighbors should have a say in development plans	2
Increase the percent of lot coverage that housing is allowed to occupy	2
Soundproofing for housing units	2
Standardized plans for neighborhood-scale housing types	2
Taller or denser properties permitted on corner lots	2
In-unit washer and dryer	2
ADUs permitted on lots with duplexes	1
At-grade egress window wells	1
Inclusion of elements that fit the need of the population the housing is being built for	1
Maximum frontage width	1
Decrease the percent of lot coverage that housing is allowed to occupy	1
Consideration of those experiencing homelessness	1
Standards that match single-family home standards	1
Use of lot size standards to determine the housing type permitted	1
Multiple access points	1
Do not permit housing units behind existing units or allow for subdivision of lots for this use	1
Pitched or greenscape roofs	1
Rewarding better design with permit rebates or credits	1
Allow sixplexes	1
Underground parking	1
Updated housing	1

Question 18: Please enter your zip code

Table 8. Zip Code of Respondents

Zip Code	Count	Percentage
55104	109	24.5%
55105	71	16.0%
55116	45	10.1%
55102	42	9.4%
55106	38	8.5%
55108	26	5.8%
55117	24	5.4%
55119	18	4.0%
55107	16	3.6%
55130	15	3.4%
55103	10	2.2%
55101	7	1.6%
55114	1	0%
Minneapolis	4	0.9%
Twin Cities Metro	19	4.3%
Total	445	100.0%



Question 19: What is your gender identity?

Table 9. Gender Identity of Respondents

Gender Identity	Count	Percentage
Female	260	51%
Male	198	39%
Nonbinary	11	2.2%
Fluid	2	0.4%
Transgender	2	0.4%
Queer	2	0.4%
Genderqueer	2	0.4%
M/F	1	0.2%
Two Spirit	1	0.2%
N/A	26	5%
Total	505	100%

Question 20: With which race do you most identify?

Table 10. Race of Respondents

Race	Count	Percentage
American Indian or Alaskan Native	0	0.0%
Asian	22	4.1%
Black or African American	37	6.8%
Native Hawaiian or Other Pacific Islander	6	1.1%
White or Caucasian	358	66.2%
Two or more races	27	5.0%
Some other race, ethnicity, or origin	11	2.0%
Prefer not to say	80	14.8%
Total	541	100%

Question 21: Do you consider yourself Hispanic or Latino/a/x?

Table 11. Hispanic or Latino/a/x Ethnicity of Respondents

Hispanic or Latino/a/x	Count	Percentage
Yes	25	5%
No	440	82%
Not sure	4	1%
Prefer not to say	67	13%
Total	536	100%

Question 22: Please select your age

Table 12. Age of Respondents

Age	Count	Percentage
Under 18	0	0%
18 to 24	10	2%
25 to 34	96	18%
35 to 44	176	34%
45 to 54	82	16%
55 to 64	71	14%
65 to 74	71	14%
75 or over	18	3%
Total	524	100%

Question 23: Do you have a permanent residence?

Table 13. Respondents' Status of Residence

Have Permanent Residence	Count	Percentage
Yes	495	90%
No	24	4%
Prefer not to say	30	5%
Total	549	100%

Question 24: Do you rent or own your permanent residence?

Table 14. Respondents' Tenure of Permanent Residence

Rent or Own Permanent Residence	Count	Percentage
Rent	78	16%
Own	401	81%
Prefer not to say	15	3%
Total	594	100%

Section 4: Appendix

Appendix A: Phase 2 Virtual Engagement Sessions

Session #3 Engagement Session Presentation and Small Group Discussion Slides

Appendix B: Phase 2 Online Survey

Survey questions

Information sheets

Appendix C: Engagement Website Tool Feedback as of May 13, 2022

Ideas tool responses

Stories tool response

Appendix A: Phase 2 Virtual Engagement Sessions

Session #3 Engagement Session Presentation and Small Group Discussion Slides



SAINT PAUL
MINNESOTA

1-4 Unit Housing Study

Virtual Engagement Session #3 – March 2, 2022

Presentation to begin at 6:35

The full group portions of this meeting will be recorded

Thanks to Dayton's Bluff Community Council, Greater East Side Community Council, and Southeast Community Organization co-hosting and helping with notetaking!

Project team:

Emma Siegworth, City Planner
Michael Wade, City Planner
Josh Williams, Principal City Planner
Luis Pereira, Planning Director

Additional staff facilitators:

Kady Dadlez, Senior City Planner
Spencer Johnson, Senior City Planner

To participate in the ice-breaker polling activity:

Use your smart phone
or computer and go to
www.menti.com

Enter the code
2439 6439



Or use QR code

OR

**Type your
answers in
the zoom chat**



Tonight's Schedule

- Ice-breaker polling activity and presentation
- Small group discussions and full group report-outs
- Wrap-up and next steps

To participate in the ice-breaker polling activity:

Use your smart phone
or computer and go to
www.menti.com

Enter the code

2439 6439



Or use QR code

OR

Type your
answers in
the zoom chat



Why are we doing the 1-4 Unit Housing Study?



Low
rental
vacancy
rates



Many
households
experiencing
housing cost
burden



Accommodate
community
growth



Accommodate
the diverse
needs of
residents



Support
broadened
housing
choices



Address
the city's
housing
shortage



Implement
policies from
the 2040
Comprehensive
Plan



Carry out
actions called
for City Council
Resolution 18-
1204



What is the policy direction for this study?

CITY COUNCIL RESOLUTION 18-1204

- Calling for action to “**create and preserve housing that is affordable at all income levels**, address racial, social and economic disparities in housing, and create infrastructure needed to stabilize housing for all in Saint Paul.”
- Called for “Zoning studies by the Planning Commission to explore ways to increase density in residential districts including... analysis on **allowing more multi-unit buildings (i.e. triplexes and fourplexes) along transit routes and in neighborhood nodes in single-family zoning districts**”

2040 COMPREHENSIVE PLAN

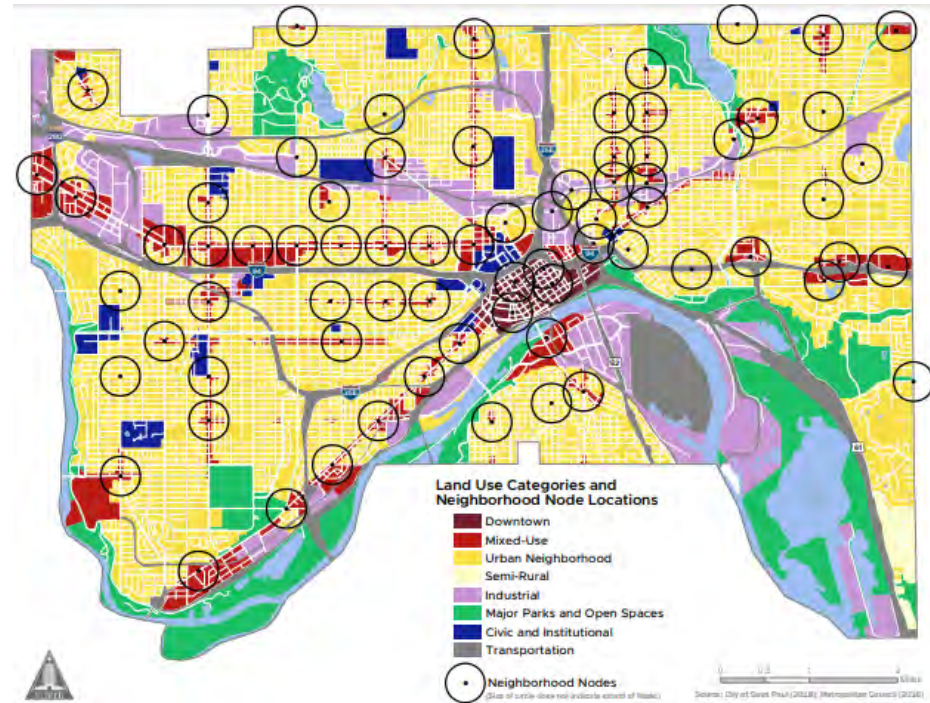
- LU-1. Encourage **transit-supportive density** and direct **the majority of growth** to areas with ... transit capacity.
- LU-30. Focus growth at Neighborhood Nodes using the following principles: 1. **Increase density toward the center of the node and transition in scale to surrounding land uses.**
- H-48. Expand permitted housing types in Urban Neighborhoods to include **duplexes, triplexes, town homes, small-scale multi-family** ...to allow for neighborhood-scale density increase, broadened housing choices and intergenerational living.
- H-49. Consider **amendments to the zoning code** to permit **small single-family houses and duplexes** to facilitate the creation of small-home development types, such as **pocket neighborhoods and cottage communities.**



What is the policy direction for this study?

2040 COMPREHENSIVE PLAN

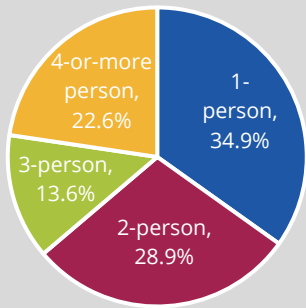
- LU-1. Encourage **transit-supportive density** and direct **the majority of growth** to areas with ... transit capacity.
- LU-30. Focus growth at Neighborhood Nodes using the following principles: 1. **Increase density toward the center of the node** and **transition in scale to surrounding land uses**.
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- H-49. Consider **amendments to the zoning code** to permit **small single-family houses and duplexes** to facilitate the creation of small-home development types, such as **pocket neighborhoods and cottage communities**.





What's the household and housing context?

Who are we?



**Saint Paul
Household Types**
ACS 2019 5-Year Estimates



Households with at least one person under 18

1%



Households with at least one person over 60

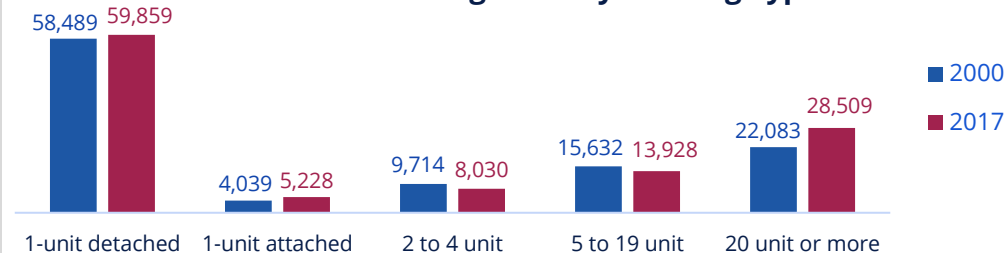
7%



Extended family and multi-generational living arrangements

What are the housing options today?

Number of Housing Units by Housing Type



50% of housing units are in single-family detached



31% of housing units are in buildings with 20 units or more



11% of housing units are in 2-to-4-unit buildings



What is the study evaluating in the zoning code?

Phase 1 – Passed by City Council on 1/19/22*

- Allowing for physically **smaller homes**



- Allowing **more than one residential building per lot**



- Allowing accessory dwelling units (**ADUs**) on **smaller lots**



- Allowing **larger-sized** accessory dwelling units (**ADUs**)



*Effective on Mar. 5, 2022

Phase 2 – Phase we are in currently

- Allowing a **greater diversity of single-family developments**, such as:



Townhomes



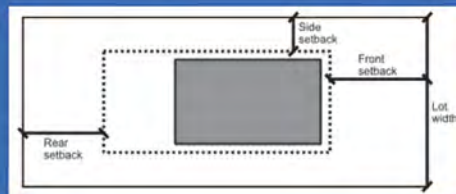
Cluster developments

- Allowing **duplexes** and **triplexes** in more places



- Allowing **fourplexes** in some places

- Changing **dimensional standards** and other zoning requirements to **facilitate this greater range of housing**, such as:



- Reduction of **minimum lot size/width standards** or elimination paired with FAR standards
- Reduction of **setback requirements**
- Increasing **maximum lot coverage**
- Consideration of **maximum lot sizes** to regulate the degree of redevelopment and protect against displacement

- Consideration of **affordable housing incentives**

- Amendments to **cluster development** requirements and **accessory dwelling unit (ADU)** requirements to support greater flexibility of use



What is Neighborhood-Scale Housing?

- Compatible in scale with single-family neighborhoods
- Already exists in many of Saint Paul's urban neighborhoods
- Generally, 1-3 stories
- Could be rented or owned

Single-Family Detached

One-unit, free-standing detached dwelling.



Single-Family Attached

One-unit dwellings that are individually owned attached to one or more one-unit dwellings by sharing a common wall or walls.



Twinhome: Building with two single-family attached units



Townhouse development: Building with more than two single-family attached units

Duplex

Two-unit dwelling typically with the units side-by-side with a shared wall or stacked directly on top of one another.



Triplex

Three-unit dwelling with the units sharing a wall or stacked above one another.



Fourplex

Four-unit dwelling typically with two units on the ground floor and two units stacked directly above them.



Cluster or Cottage Development

A group of small detached one-unit dwellings arranged around a shared courtyard or greenspace.



Accessory Dwelling Unit (ADU)

A second dwelling unit subordinate to a principal single-family dwelling, within or attached to a single-family dwelling or in a detached accessory building on the same lot.





Small Group Discussions

- You will be randomly placed in a “room” with other participants, a city staff facilitator, and note-taker

Round 1

- **Topic 1:** Housing Types and Households
OR **Topic 2:** What should the City do to add more housing? (*20 minutes*)
- Report-out with entire group (*5-8 minutes*)

Round 2

- **Topic 3:** Within urban neighborhoods, where are the opportunities for more housing?
OR **Topic 4a, 4b, 4c:** Housing Development Considerations (*20 minutes*)
- Report-out with entire group (*5-8 minutes*)



1. Housing Types and Households

- What factors are most important to you when choosing a home to live in?
- What household types would most benefit from additional neighborhood-scale housing?
- What neighborhood-scale housing types are missing from or needed in your neighborhood?

Single-Family Detached

One-unit, free-standing detached dwelling.



Single-Family Attached

One-unit dwellings that are individually owned attached to one or more one-unit dwellings by sharing a common wall or walls.



Twinhome: Building with two single-family attached units



Townhouse development: Building with more than two single-family attached units

Duplex

Two-unit dwelling typically with the units side-by-side with a shared wall or stacked directly on top of one another.



Triplex

Three-unit dwelling with the units sharing a wall or stacked above one another.



Fourplex

Four-unit dwelling typically with two units on the ground floor and two units stacked directly above them.



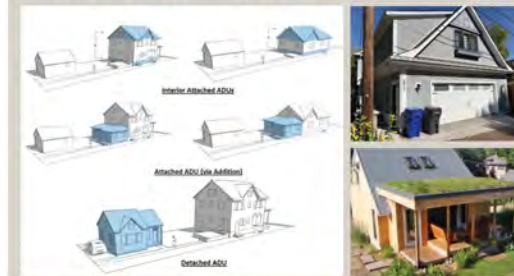
Cluster or Cottage Development

A group of small detached one-unit dwellings arranged around a shared courtyard or greenspace.



Accessory Dwelling Unit (ADU)

A second dwelling unit subordinate to a principal single-family dwelling, within or attached to a single-family dwelling or in a detached accessory building on the same lot.





2. What should the City do to add more housing?

A

Make it easier to **convert existing homes into small-scale multi-family** such as duplexes, triplexes, and fourplexes



B

Allow the construction of **new small-scale multi-family, such as duplexes, triplexes, and fourplexes**, in more places



C

Allow the construction of **new single-family attached (twinhomes and townhomes)** in more places



D

Allow the construction of new single-family detached homes by **allowing cluster or cottage developments** (a group of homes arranged around a common courtyard) in more places



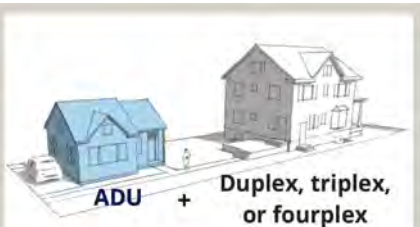
E

Allow the construction of a **new single-family detached home behind another single-family detached home** on the same lot, or on its own separate lot by making it easier to subdivide an existing lot into two



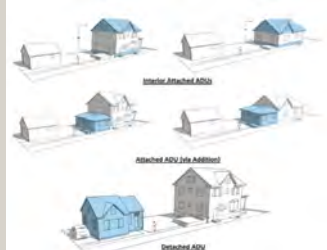
F

Allow accessory dwelling units (**ADUs**) on lots paired with a **duplex, triplex, or fourplex**



G

Allow **multiple accessory dwelling units (ADUs)** on a lot, in addition to a single family detached home





Round 1 Report-Out: Topics 1 + 2

Topic 1

1. Housing Types and Households

- What factors are most important to you when choosing a home to live in?
- What household types would most benefit from additional neighborhood-scale housing?
- What neighborhood-scale housing types are missing from or needed in your neighborhood?

Single-Family Detached



Single-Family Attached

One-unit dwellings that are individually owned attached to one or more one-unit dwellings by sharing a common wall or walls.



Duplex

Two-unit dwelling typically with the units side-by-side with a shared wall or stacked directly on top of one another.



Triplex

Three-unit dwelling with the units sharing a wall or stacked above one another.



Fourplex

Four-unit dwelling typically with two units on the ground floor and two units stacked directly above them.



Cluster or Cottage Development

A group of small detached one-unit dwellings arranged around a shared courtyard or greenspace.



Accessory Dwelling Unit (ADU)

A second dwelling unit subordinate to a principal single-family dwelling, within or attached to a single-family dwelling or in a detached accessory building on the same lot.



Topic 2

2. What should the City do to add more housing?

A

Make it easier to convert existing homes into small-scale multi-family such as duplexes, triplexes, and fourplexes

**B**

Allow the construction of new small-scale multi-family, such as duplexes, triplexes, and fourplexes, in more places

**C**

Allow the construction of new single-family attached (twinhomes and townhomes) in more places

**D**

Allow the construction of new single-family detached homes by allowing cluster or cottage developments (a group of homes arranged around a common courtyard) in more places

**E**

Allow the construction of a new single-family detached home behind another single-family detached home on the same lot, or on its own separate lot by making it easier to subdivide an existing lot into two

**F**

Allow accessory dwelling units (ADUs) on lots paired with a duplex, triplex, or fourplex

**G**

Allow multiple accessory dwelling units (ADUs) on a lot, in addition to a single family detached home





3. Within urban neighborhoods, where are the opportunities for more housing ?

Consider these housing types:

Duplex



Triplex



Fourplex



Single-Family Attached

One-unit dwellings that are individually owned attached to one or more one-unit dwellings by sharing a common wall or walls.



Twinhome:
Building with two single-family attached units



Townhouse development:
Building with more than two single-family attached units

Cluster or Cottage Development

A group of small detached one-unit dwellings arranged around a shared courtyard or greenspace.



Consider these geographies:

- Within Neighborhood Nodes
- Within 2 blocks or ¼ mile from good transit (high-frequency or fixed route)
- Along minor arterials:
 - (major streets such as Phalen Blvd, Rice St, White Bear Ave, Snelling Ave, Minnehaha Ave E)
- Along collector streets:
 - (secondary streets such as Thomas Ave, St. Clair Ave, Hamline Ave, 6th St E, Payne Ave)
- Everywhere within an area designated as an Urban Neighborhood



4a. Development Considerations: New Construction

Think about a vacant lot or a lot that could be redeveloped with a neighborhood-scale housing type:

- Duplex, triplex, or fourplex
- Townhouse (single-family attached) development
- Cluster development (a group of small detached one-unit dwellings arranged a shared courtyard or greenspace)
- **What lot characteristics and building elements are most important?**

ALLEY ACCESS



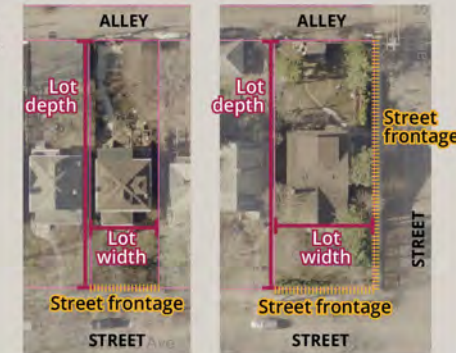
LOCATION ON A BLOCK



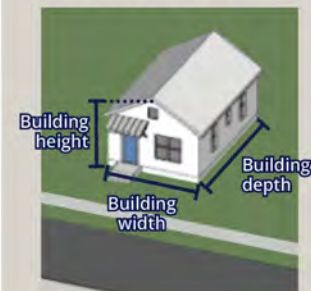
YARDS



STREET FRONTAGE, LOT WIDTH, AND LOT DEPTH



BUILDING HEIGHT, WIDTH, AND DEPTH



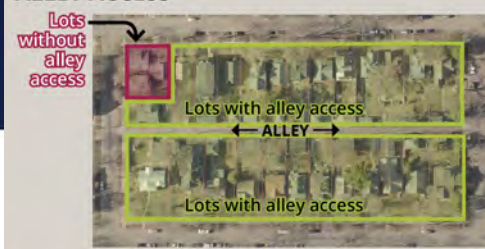


4b. Development Considerations: Conversions

Think about a larger single-family home that could be converted into a duplex, triplex, or fourplex.

- What lot characteristics and building elements are most important?

ALLEY ACCESS



LOCATION ON A BLOCK



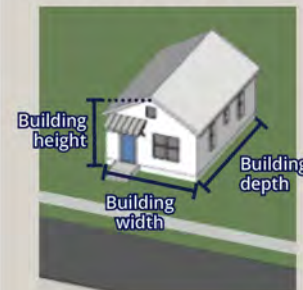
YARDS



STREET FRONTAGE, LOT WIDTH, AND LOT DEPTH



BUILDING HEIGHT, WIDTH, AND DEPTH





4c. Development Considerations: Design Elements

What building or site plan design elements do you think should be encouraged or mandated for neighborhood-scale housing types?

Elements to consider:

- Porches
- Door and window placement
- Walkways and sidewalks
- Attached or detached garages
- Tradeoffs between a larger front yard and a larger backyard
- Building height

Single-Family Detached

One-unit, free-standing detached dwelling.



Single-Family Attached

One-unit dwellings that are individually owned attached to one or more one-unit dwellings by sharing a common wall or walls.



Twinhome: Building with two single-family attached units



Townhouse development: Building with more than two single-family attached units

Duplex

Two-unit dwelling typically with the units side-by-side with a shared wall or stacked directly on top of one another.



Triplex

Three-unit dwelling with the units sharing a wall or stacked above one another.



Fourplex

Four-unit dwelling typically with two units on the ground floor and two units stacked directly above them.



Cluster or Cottage Development

A group of small detached one-unit dwellings arranged around a shared courtyard or greenspace.



Accessory Dwelling Unit (ADU)

A second dwelling unit subordinate to a principal single-family dwelling, within or attached to a single-family dwelling or in a detached accessory building on the same lot.





Round 2 Report-Out: Topics 3 + 4a,4b,4c

Topic 3



3. Within urban neighborhoods, where are the opportunities for more housing?

Consider these housing types:

Duplex



Triplex



Fourplex



Single-Family Attached

One-unit dwellings that are individually owned, attached to one or more detached dwellings by sharing a common wall or walls.

Townhome

Building with two or three family attached units.



Townhouse development

Building with three or four single family attached units.



Cluster or Cottage Development

A group of small detached one-unit dwellings arranged around a shared courtyard or green space.



Consider these geographies:

- Within Neighborhood Nodes
- Within 2 blocks or ¼ mile from good transit (high-frequency or fixed route)
- Along minor arterials:
 - (major streets such as Phalen Blvd, Rice St, White Bear Ave, Snelling Ave, Minnehaha Ave E)
- Along collector streets:
 - (secondary streets such as Thomas Ave, St. Clair Ave, Hamline Ave, 6th St E, Payne Ave)
- Everywhere within an area designated as an Urban Neighborhood

Topic 4a, 4b, 4c



4a. Development Considerations: New Construction

Think about a vacant lot or a lot that could be redeveloped with a neighborhood-scale housing type:

- Duplex, triplex, or fourplex.
- Townhouse (single-family attached) development.
- Cluster development (a group of small detached one-unit dwellings arranged a shared courtyard or greenspace).

• What lot characteristics and building elements are most important?

LOCATION ON A BLOCK



YARDS




STREET FRONTAGE, LOT WIDTH, AND LOT DEPTH



BUILDING HEIGHT, WIDTH, AND DEPTH






4b. Development Considerations: Conversions


Think about a larger single-family home that could be converted into a duplex, triplex, or fourplex.

- What lot characteristics and building elements are most important?


LOCATION ON A BLOCK




YARDS



STREET FRONTAGE, LOT WIDTH, AND LOT DEPTH



BUILDING HEIGHT, WIDTH, AND DEPTH





4c. Development Considerations: Design Elements

What building or site plan design elements do you think should be encouraged or mandated for neighborhood-scale housing types?

Elements to consider:

- Porches
- Door and window placement
- Walkways and sidewalks
- Attached or detached garages
- Tradeoffs between a larger front yard and a larger backyard
- Building height

Single-Family Detached

One-unit, free-standing detached dwelling.



Single-Family Attached

One-unit dwellings that are individually owned, attached to one or more detached dwellings by sharing a common wall or walls.



Duplex

Two-unit dwelling attached to the street by one or two shared walls or shared side walls.



Triplex

Three-unit dwelling attached to the street by one or two shared walls or shared side walls.



Fourplex

Four-unit dwelling attached to the street by one or two shared walls or shared side walls.



Cluster or Cottage Development

A group of small detached one-unit dwellings arranged around a shared courtyard or greenspace.



Accessory Dwelling Unit (ADU)

A second dwelling unit subordinate to a principal single-family dwelling, which is attached to a single-family dwelling or is a detached accessory building on the same lot.





Study Timeline and Next Steps

- **Engagement activities and technical analysis:** Through Spring 2022
 - Visit the project website: www.stpaul.gov/1to4HousingStudy
 - Visit the project's Engage St. Paul engagement website: www.engagestpaul.org/1to4HousingStudy
 - Take the survey and share with others!
- **Text amendment drafting:** Spring-Summer 2022
- **Planning Commission and City Council Process:** Fall-Winter 2022
- **Questions?** Email 1to4HousingStudy@stpaul.gov

Appendix B: Phase 2 Online Survey

Survey questions

Information sheets








1-4 Unit Housing Study Engagement Website

Engage Saint Paul

1-4 Unit Housing Study Survey

Of the following housing types, check all that you've lived in.

(Choose all that apply)

- ☐  Single-family detached
- ☐  Single-family attached (twinhome or townhome)
- ☐  Accessory dwelling unit (ADU)
- ☐  Duplex
- ☐  Triplex
- ☐  Fourplex
- ☐  Cluster or cottage development

Rank the following housing types in the order of how well they would suit your household (*with 1 being the best suited for your household and 9 being the least suited for your household*).

(Rank each option)

- Single-family attached (twinhome or townhome)
- Cluster or cottage development (a group of small detached one-unit dwellings arranged around a shared courtyard or greenspace)
- Single-family detached with an accessory dwelling unit (ADU) on the same property
- Accessory dwelling unit (ADU) on the same property as someone else's home
- Duplex
- Triplex or fourplex
- Multi-family building with 5-19 units
- Multi-family building with 20-49 units
- Multi-family building with 50 or more units

When choosing a home to live in, how important are the following factors in your decision?

Questions	Very important	Somewhat important	Neutral	Somewhat unimportant	Very unimportant	Not applicable (N/A)
Proximity to transit						
Access to off-street parking						
Access to private outdoor space						
Access to additional shared amenities like patio, shared garden, etc.						
accessible unit (unit that allows a person with physical disability to						

1-4 Unit Housing Study Engagement Website

Engage Saint Paul

independently get to, enter, and use the unit) on the first floor or otherwise						
Front door that opens to the outside						
Number of bedrooms						
Number of bathrooms						
Type of housing (attached or detached, single-family or multi-family)						
Number of housing units on the property						

In your opinion, would the following household types benefit from additional neighborhood-scale housing? *View this [information sheet](#) to learn about neighborhood-scale housing.*

Questions	High benefit	Medium benefit	Low benefit	No benefit	Unsure/no opinion
One-person households					
Two-person households					
Family households with one child					
Family households with more than one child					
Multi-generational households (households that consist of three or more generations of parents and their families)					
Senior households (households that consist of all household members being age 65 and up)					
Non-family households (household that consists of all unrelated household members)					

Do you agree or disagree with the following statements about housing types being needed in your neighborhood? *View this [information sheet](#) to learn about neighborhood-scale housing.*

Questions	Definitely agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Definitely disagree
More single-family detached homes are needed					
More single-family attached (twinhomes or townhomes) are needed					
More accessory dwelling units (ADUs) are needed					
More duplexes are needed					
More triplexes are needed					
More fourplexes are needed					
More cluster or cottage developments (a group of small detached one-unit dwellings arranged around a shared courtyard or greenspace) are needed					
More multi-family buildings with 5-19 units are needed					
More multi-family buildings with 20-49 units are needed					
More multi-family buildings with 50 or more units are needed					

Saint Paul needs more housing. *This [information sheet](#) offers policy change ideas for adding more housing.* Do you agree or disagree that the City should implement the following policy changes to allow more housing?

1-4 Unit Housing Study Engagement Website

Engage Saint Paul

that the City should implement the following policy changes to allow more housing.

Questions	Definitely agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Definitely disagree
Make it easier to convert existing homes into small-scale multi-family such as duplexes, triplexes, and fourplexes					
Allow the construction of new small-scale multi-family, such as duplexes, triplexes, and fourplexes, in more places					
Allow the construction of new single-family attached (twinhomes and townhomes) in more places					
Allow the construction of new single-family detached homes by allowing cluster or cottage developments (a group of homes arranged around a common courtyard) in more places					
Allow the construction of a new single-family detached home behind another single-family detached home on the same lot, or on its own separate lot by making it easier to subdivide an existing lot into two					
Allow accessory dwelling units (ADUs) on lots paired with a duplex, triplex, or fourplex					
Allow multiple accessory dwelling units (ADUs) on a lot, in addition to a single family detached home					

View this [reference map](#). Within Saint Paul's residential neighborhoods, where do you think **duplexes** should be permitted? *Check all that apply.*

(Choose all that apply)

- ☐ Within Neighborhood Nodes
- ☐ Within 2 blocks or 1/4 mile of good transit (i.e. high-frequency transit or fixed transit routes)
- ☐ Along minor arterials (major streets such as Phalen Blvd, Rice St, White Bear Ave, Snelling Ave, Minnehaha Ave E)
- ☐ Along collector streets (secondary streets such as Thomas Ave, St. Clair Ave, Hamline Ave, 6th St E, Payne Ave)
- ☐ Everywhere within an area designated as an Urban Neighborhood, a future land use in the 2040 Comprehensive Plan
- ☐ All of the above
- ☐ Other (please specify)

View this [reference map](#). Within Saint Paul's residential neighborhoods, where do you think **triplexes** should be permitted? *Check all that apply.*

(Choose all that apply)

- ☐ Within Neighborhood Nodes
- ☐ Within 2 blocks or 1/4 mile of good transit (i.e. high-frequency transit or fixed transit routes)
- ☐ Along minor arterials (major streets such as Phalen Blvd, Rice St, White Bear Ave, Snelling Ave, Minnehaha Ave E)
- ☐ Along collector streets (secondary streets such as Thomas Ave, St. Clair Ave, Hamline Ave, 6th St E, Payne Ave)
- ☐ Everywhere within an area designated as an Urban Neighborhood, a future land use in the 2040 Comprehensive Plan
- ☐ All of the above
- ☐ Other (please specify)

View this [reference map](#). Within Saint Paul's residential neighborhoods, where do you think **fourplexes** should be permitted? *Check all that apply.*

(Choose all that apply)

- ☐

1-4 Unit Housing Study Engagement Website

Engage Saint Paul

- ☐ Within Neighborhood Nodes
- ☐ Within 2 blocks or 1/4 mile of good transit (i.e. high-frequency transit or fixed transit routes)
- ☐ Along minor arterials (major streets such as Phalen Blvd, Rice St, White Bear Ave, Snelling Ave, Minnehaha Ave E)
- ☐ Along collector streets (secondary streets such as Thomas Ave, St. Clair Ave, Hamline Ave, 6th St E, Payne Ave)
- ☐ Everywhere within an area designated as an Urban Neighborhood, a future land use in the 2040 Comprehensive Plan
- ☐ All of the above
- ☐ Other (please specify)

View this [reference map](#). Within Saint Paul’s residential neighborhoods, where do you think **townhouse (single-family attached) developments** should be permitted? *Check all that apply.*

(Choose all that apply)

- ☐ Within Neighborhood Nodes
- ☐ Within 2 blocks or 1/4 mile of good transit (i.e. high-frequency transit or fixed transit routes)
- ☐ Along minor arterials (major streets such as Phalen Blvd, Rice St, White Bear Ave, Snelling Ave, Minnehaha Ave E)
- ☐ Along collector streets (secondary streets such as Thomas Ave, St. Clair Ave, Hamline Ave, 6th St E, Payne Ave)
- ☐ Everywhere within an area designated as an Urban Neighborhood, a future land use in the 2040 Comprehensive Plan
- ☐ All of the above
- ☐ Other (please specify)

View this [reference map](#). Within Saint Paul’s residential neighborhoods, where do you think **cluster or cottage developments (a group of small detached one-unit dwellings arranged around a shared courtyard or greenspace)** should be permitted? *Check all that apply.*

(Choose all that apply)

- ☐ Within Neighborhood Nodes
- ☐ Within 2 blocks or 1/4 mile of good transit (i.e. high-frequency transit or fixed transit routes)
- ☐ Along minor arterials (major streets such as Phalen Blvd, Rice St, White Bear Ave, Snelling Ave, Minnehaha Ave E)
- ☐ Along collector streets (secondary streets such as Thomas Ave, St. Clair Ave, Hamline Ave, 6th St E, Payne Ave)
- ☐ Everywhere within an area designated as an Urban Neighborhood, a future land use in the 2040 Comprehensive Plan
- ☐ All of the above
- ☐ Other (please specify)

Think about a vacant lot or a lot that could be redeveloped with a **duplex, triplex, or fourplex** or a large single-family home that could be renovated into a **duplex, triplex, or fourplex**. How important are the following lot characteristics and building elements when considering the development of a **duplex, triplex, or fourplex**? View this [information sheet](#) for visual descriptions.

Questions	Extremely important	Somewhat important	Neutral	Somewhat unimportant	Extremely unimportant
Alley access					
Location on a block (corner lot or non-corner lot)					
Street frontage					
Lot width					
Lot depth					
Size of front yard					
Size of back yard					
Size of side yards					

1-4 Unit Housing Study Engagement Website

Engage Saint Paul

Building height					
Building width and depth					

Think about a vacant lot or lots that could be redeveloped with a **townhouse (single-family attached) development**. How important are the following lot characteristics and building elements when considering the development of a **townhouse development**? View this [information sheet](#) for visual descriptions.

Questions	Extremely important	Somewhat important	Neutral	Somewhat unimportant	Extremely unimportant
Alley access					
Location on a block (corner lot or non-corner lot)					
Street frontage					
Lot width					
Lot depth					
Size of front yard					
Size of back yard					
Size of side yards					
Building height					
Building width and depth					

Think about a vacant lot or lots that could be redeveloped with a **cluster or cottage development (a group of small detached one-unit dwellings arranged around a shared courtyard or greenspace)**. How important are the following lot characteristics and building elements when considering the development of a **cluster or cottage development**? View this [information sheet](#) for visual descriptions.

Questions	Extremely important	Somewhat important	Neutral	Somewhat unimportant	Extremely unimportant
Alley access					
Location on a block (corner lot or non-corner lot)					
Street frontage					
Lot width					
Lot depth					
Size of front yard					
Size of back yard					
Size of side yards					
Building height					
Building width and depth					

Think about if the developer of a small multi-family building agreed to rent out a number of the units at a rent affordable to a low- to moderate-income household. Do you agree or disagree that City should allow this building to be slightly taller and/or larger than another small multi-family building that does not provide any affordable units?

Questions	Definitely agree	Somewhat agree	Neither agree nor disagree	Somewhat disagree	Definitely disagree
The building with some affordable units should be able to be built taller					
The building with some affordable units should be able to take up more lot coverage					
The building with some affordable units should be able to have an additional unit or units					

1-4 Unit Housing Study Engagement Website

Engage Saint Paul

This study is evaluating the potential for more [neighborhood-scale housing](#) options in more parts of the city. What concerns, if any, do you have about allowing more neighborhood-scale housing in your neighborhood?

What building or site plan design elements do you think should be encouraged or mandated for [neighborhood-scale housing types](#)?

Please enter your zip code

What is your gender identity?

With which race do you most identify?

- (Choose any one option)
- ☐ American Indian or Alaskan Native
- ☐ Asian
- ☐ Black or African American
- ☐ Native Hawaiian or Other Pacific Islander
- ☐ White or Caucasian
- ☐ Two or more races
- ☐ Some other race, ethnicity, or origin
- ☐ Prefer not to say

Do you consider yourself Hispanic or Latino/a/x?

- (Choose any one option)
- ☐ Yes
- ☐ No
- ☐ Not sure
- ☐ Prefer not to say

Please select your age

- (Choose any one option)
- ☐ Under 18
- ☐ 18 to 24
- ☐ 25 to 34

1-4 Unit Housing Study Engagement Website

Engage Saint Paul

- ☐
- 35 to 44
- ☐
- 45 to 54
- ☐
- 55 to 64
- ☐
- 65 to 74
- ☐
- 75 or over

Do you have a permanent residence?

(Choose any one option)

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

Answer this question only if you have chosen Yes for Do you have a permanent residence?

Do you rent or own your permanent residence?

(Choose any one option)

- ☐ Rent
- ☐ Own
- ☐ Prefer not to say

WHAT IS NEIGHBORHOOD-SCALE HOUSING?



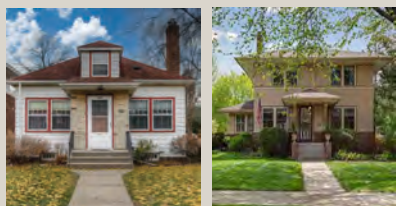
SAINT PAUL
MINNESOTA

Neighborhood-scale housing is housing that is compatible in scale with single-family neighborhoods and already exists in many of Saint Paul's urban neighborhoods. These housing types are generally one to three stories tall and could be owner- or renter- occupied.

Neighborhood-scale housing types that are being evaluated in this study include:

Single-Family Detached

One-unit, free-standing detached dwelling.



Single-Family Attached

One-unit dwellings that are individually owned attached to one or more one-unit dwellings by sharing a common wall or walls.



Twinhome: Building with two single-family attached units



Townhouse development: Building with more than two single-family attached units



Duplex

Two-unit dwelling typically with the units side-by-side with a shared wall or stacked directly on top of one another.



Triplex

Three-unit dwelling with the units sharing a wall or stacked above one another.



Fourplex

Four-unit dwelling typically with two units on the ground floor and two units stacked directly above them.



Cluster or Cottage Development

A group of small detached one-unit dwellings arranged around a shared courtyard or greenspace.



Accessory Dwelling Unit (ADU)

A second dwelling unit subordinate to a principal single-family dwelling, within or attached to a single-family dwelling or in a detached accessory building on the same lot.



1-4 UNIT HOUSING STUDY:

HOW CAN SAINT PAUL ADD MORE HOUSING?



SAINT PAUL
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Saint Paul needs more housing for its growing and diverse community. Below are a variety of policy changes that the City could implement to add more housing:

Make it easier to convert existing homes into small-scale multi-family such as duplexes, triplexes, and fourplexes



Allow the construction of new small-scale multi-family, such as duplexes, triplexes, and fourplexes, in more places



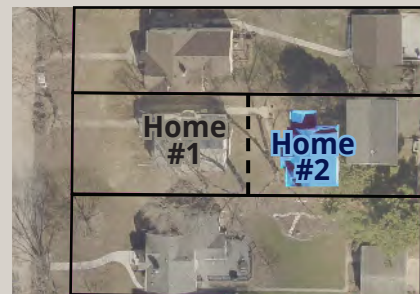
Allow the construction of new single-family attached (twinhomes and townhomes) in more places



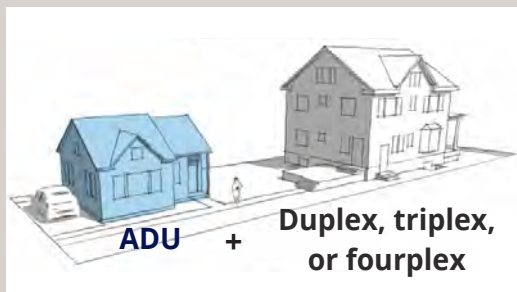
Allow the construction of new single-family detached homes by allowing cluster or cottage developments (a group of homes arranged around a common courtyard) in more places



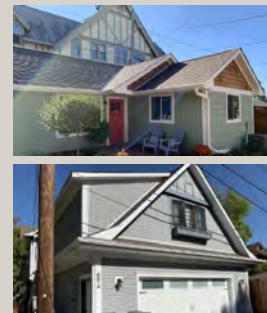
Allow the construction of a new single-family detached home behind another single-family detached home on the same lot, or on its own separate lot by making it easier to subdivide an existing lot into two



Allow accessory dwelling units (ADUs) on lots paired with a duplex, triplex, or fourplex



Allow multiple accessory dwelling units (ADUs) on a lot, in addition to a single family detached home



LOT CHARACTERISTICS & BUILDING ELEMENTS



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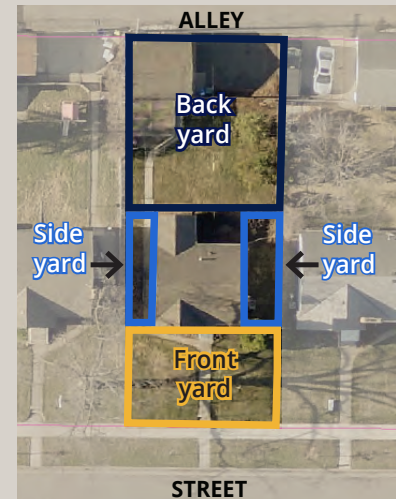
ALLEY ACCESS



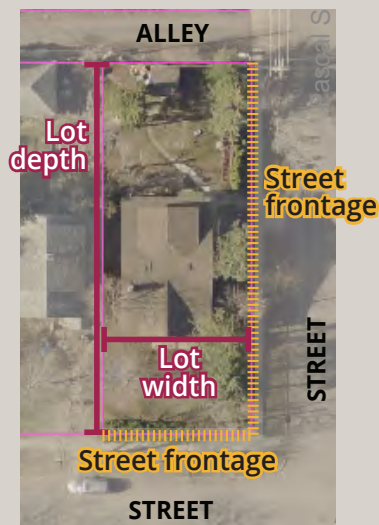
LOCATION ON A BLOCK



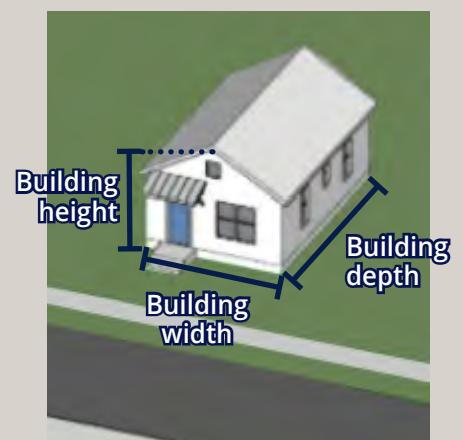
YARDS



STREET FRONTAGE, LOT WIDTH, AND LOT DEPTH



BUILDING HEIGHT, WIDTH, AND DEPTH



Appendix C: Engagement Website Tool Feedback as of May 13, 2022

Ideas tool responses

Stories tool response

IDEAS

Imagine what type of neighborhood-scale housing might be ideal for your household in 15-20 years. Tell us about it!

Visitors 10	Contributors 2	CONTRIBUTIONS 2
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<div>27 February 22</div> <div>Patty Mac</div> <div>VOTES 0</div>	<div>An accessory/auxiliary building in the backyard.</div> <div>Having an accessory/auxiliary building in the backyard would be great (actually it would have been really great the last two years) when teens age up into young adults. They could move into the accessory building for independence and autonomy. If they go to college it would be a great place to live then (if they aren't on campus) and then after - as a way to live cheaply, and mostly independently, as they pay off student loans, save up for a car or for a down payment on a house or ?? As we, the parents, age - it could reverse and parents or grandparents could be in the accessory dwelling, staying close for assistance, but still being somewhat autonomous - as well as being close by to help with the family, like child care or ??</div>
<div>06 April 22</div> <div>Lmarsh</div> <div>VOTES 0</div>	<div>In 20 years, we'll be in our late 70s. An Accessory Dwelling Unit might enable us to provide lodging for at-home assistance/provider.</div>

IDEAS

What's an example of neighborhood-scale housing that you think fits in well with your neighborhood?

Visitors 34	Contributors 19	CONTRIBUTIONS 37
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14 February 22 StrongTownsFan VOTES 5	<h3>Fine grain urbanism</h3> <p>Fine grain urbanism is a pattern of many smaller buildings. It is preferable over fewer, larger buildings because it implies: 1. Diverse ownership. Each individual lot typically has a different owner. 2. Lower cost of entry. If we ignore the underlying price of land (small lots in general should be cheaper because you are buying less land), it takes less money to build a shop or a home on a small narrow lot, than building an entire apartment complex. 3. More destinations within walking distance. An important part of good urbanism is fitting as much as possible within walking distance, so naturally fitting more in gives you more choices to walk to. 4. Greater resilience to bad buildings. Bad buildings can make less of an impact when they are limited in size. https://www.andrewalexanderprice.com/blog20151021.php#.Ygrd-CROKEc</p>
14 February 22 StrongTownsFan VOTES 6	<h3>Many small owners</h3> <p>"The built environment is the physical manifestation of the economy. If we just see a small collection of corporate land developers do all of the building and a large rental class, then what does that say about who actually owns the wealth in the city?" https://www.strongtowns.org/journal/2021/4/23/how-to-fight-those-boxy-buildings</p>
25 March 22 Ola VOTES 0	<h3>Apt or renovated buildings with modifications- lower cabinets bathrooms nice access grounds and app cooking- none in this state - priority c</h3>
01 April 22 Cezeta VOTES 2	<h3>Keep multi-unit buildings in scale with the neighborhood and stop granting variances to the height ordinance.</h3> <p>St. Paul Planning Commission and City Council--the four story height limit is in ordinance for a reason. Stop permitting taller and taller structures. They do block light and views.</p>

IDEAS

What's an example of neighborhood-scale housing that you think fits in well with your neighborhood?

02 April 22 Ccspaeth	VOTES 1	Stop allowing the demolition of hundred year old homes in favor of 4 and 5 story apartment buildings. That's not in line with livability.
04 April 22 Merriam Park resident	VOTES 0	Show some respect for home owners instead of what seems to be a single-minded focus on renters.
04 April 22 Merriam Park resident	VOTES 3	Pave the streets that are in terrible shape
09 April 22 Kat	VOTES 1	Brick Town Houses + Duplexes/Triplexes Similar to those found on the East Coast, these would fit in with our historic and beautiful city.
09 April 22 Kat	VOTES 2	Homes within scale and style of existing area that have charm and greenery
13 April 22 L.S.	VOTES 3	"House Duplexes" Duplexes that look like existing single-family homes. They should not stand out in design, size, and scale. They fit in seamlessly.
20 April 22 I want nice neighborhoods	VOTES 1	Change zoning laws to allow everything from single family homes to (smaller) apartments in the same place. Where are used to live, this was actually kind of the way it was, it didn't mess with the vibes of the place, or it's "character". If anything it added to it. I've looked into it. Currently if they were to tear down the larger buildings and try to replace them they wouldn't be allowed to. Personally I think that's really weird. And the more I've looked into zoning laws the more weird it seemed.

Development That Safeguards Existing Dwellers

by Lmarsh,
06 Apr 2022

We've lived across the country over the last 30 years: the D.C. metro, Austin, Texas metro, Los Angeles, and St. Paul for 15 years. The pattern we see that sadly repeats over and over, is that in established neighborhoods, as the housing stock ages, developers come in to raze existing dwellings and build the biggest, most profitable replacement dwellings they can. The result of this turnover is that existing owners/dwellers begin to get priced out of their homes, due to subsequent ratched-up property values which raise property taxes. For example: we bought our house at the very end of 2013. In 2015, a double-lot a block and a half down from us was sold to a developer. That developer razed the existing house, divided the lot and built two \$450K+ single-family homes on it. We paid less than half that sum for our house; but, our property taxes jumped up significantly in 2016 and beyond.

I'd like to see a rubric explored and executed that would guide planning and permits to gauge the effects on average property values/taxes in a zone/neighborhood before granting a go-ahead. If a developer or owner wants to do a project that will result in their property selling/being valued for more than say, 50% than surrounding dwellings/units within a defined area, then let's question whether this is healthy for the existing dwellers -- and, how to set guidelines and regulations to keep folks from becoming property-taxed out of their homes, especially as they age/retire.

