

**MINUTES OF THE ZONING COMMITTEE**  
**Thursday, July 30, 2020 - 3:30 p.m.**

PRESENT: Baker, DeJoy, Grill, Hood, Lindeke, and Rangel Morales  
EXCUSED: Edgerton and Ochs  
STAFF: Josh Williams, Samantha Langer, Allan Torstenson, and Peter Warner

The meeting was chaired by Commissioner Baker. He stated that the chair of the Planning Commission had determined that due to the COVID-19 pandemic it is neither practical nor prudent for the Zoning Committee to meet in person, and therefore the meeting was being conducted remotely, with all members of the Zoning Committee attending the meeting remotely and the public able to submit comments by noon on the day before the meeting and monitor the meeting remotely. All written testimony is published online and made available to the Zoning Committee members for review before the meeting.

**Kimball Court Supportive Housing Expansion - 20-046-445 - Conditional use permit for a building addition to expand an existing supportive housing facility with modification of condition to increase the number of facility residents from 79 to 98 residents., 545 Snelling Ave N, NW corner at Charles Avenue**

Josh Williams presented the staff report with a recommendation of approval with conditions for the conditional use permit. He said District 11 submitted a letter recommending approval, and there were 9 letters in support, and 6 letters in opposition. Of the letters that were in opposition there were several that expressed concerns about the project, but they would be willing to support if additional conditions were added. Main concerns included the lack of parking, clustering of congregate living facilities, lack of staffing at the facility, building design, loitering and trash. One letter also mentioned public intoxication and urination. He suggested that the applicant address these issues during the public hearing. He also noted that there was a letter of support from Sharon Wagner that did not include an address, so it has been removed from public record.

Chris Dettling, Beacon Interface Housing Collaborative, 2610 University Avenue, Saint Paul, said he is the Director of Housing Development and he has worked in the affordable housing industry for 25 years. Mr. Dettling said Kimball Court is an existing single room occupancy development that has had a conditional use permit (CUP) since the mid 1980's. The rental units are smaller than efficiencies and do not include kitchens. Only a few include private bathrooms. On each floor there is a shared kitchen and shared bathrooms for the residents. He said that because there is a CUP already in place, and they want to add units, they need to request a modification. Their goals for the expansion are to create a new at grade entrance, a bigger lobby with a staffed front desk, and community space. With this addition they also have an opportunity to add spaces for supportive services, community rooms, and more staff offices. Overall, they will provide a greater level of service at the development. Currently their staff service provider partners, Avivo, are working in cramped conditions in the building. They also intend to add more units. Some of the residents are long term residents. They appreciate the community they have built and the services that are provided but would like to have a rental unit that provides more privacy and more independent living. Currently the housing market is unaffordable, and Kimball Court has provided a continuum of affordability. The largest rooms are 299 square feet and rent for around \$400. They propose to add 26 new units that will include 18 microunits at 307 square feet with a full bath and small kitchen, and six traditional

efficiencies at 417 square feet that will have kitchen and bath. The rents for these units will be around \$800 per month. Mr. Dettling addressed concerns raised by the neighborhood, and he said they will increase staff. He said the concern about building design was related to a third-floor outdoor patio on the alley side of the building that would look over neighbors' homes, and after speaking with neighbors, they have decided to remove that from the design.

In response to Commissioner Grill asking about the concerns about people congregating in the alley, Mr. Dettling said they are aware of some complaints and staff is addressing the situation of people gathering in the alley. They have asked staff to pay closer attention to the properties next door. He also said that they have more staff on site than a regular apartment building and they have cameras in the building and the exterior. He said if issues do keep happening it will be a lease violation and residents will be asked to leave. He said this development serves folks that have low incomes, histories of homelessness, mental and chemical health issues, and things happens sometimes, but their goal is to have staff onsite so that residents do get the support they need to improve their health, keep stable housing and not cycle back into homelessness. They recently switched property managers and there may be have been a hiccup in the last six months during transition, but they have a new team in place, and they are optimistic that they will have better communications with the immediate neighbors.

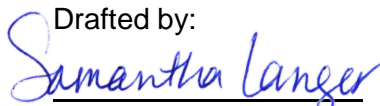
In response to Commissioner DeJoy, Mr. Dettling confirmed that there will be an increase to staff onsite once the addition is built and all units are leased.


The public hearing was closed.

Commissioner Kristine Grill moved approval with conditions of the conditional use permit. Commissioner Anne DeJoy seconded the motion.

The motion passed by a vote of 5-0-0.

Adopted                      Yeas - 5              Nays - 0              Abstained - 0

Drafted by:  
  
Samantha Langer  
Recording Secretary

Submitted by:  
  
Joshua Williams (Sep 1, 2020 11:09 CDT)  
Josh Williams  
City Planner

Approved by:  
  
Dan Edgerton (Sep 1, 2020 17:10 CDT)  
Dan Edgerton  
Chair









# Kimball Court Supportive Housing minutes

Final Audit Report

2020-09-01

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