

Saint Paul Planning Commission retreat on equity (5/3/2019): Top-ranked small group policies or implementation actions: See tables that begin on page 3 for consideration by each Planning Commission committee

# small group votes	Policies or Implementation Actions	Chapt	Goal/ Scale	ApxPg #	Possible next steps champion? (TC = Transp. Cmte; CNPC = Comp & Neighborhood Planning Cmte; ZC = Zoning Cmte; CNC = Communications Cmte; HRA = Housing and Redevelopment Authority)
3	Policy LU-4. Invest in measures that minimize displacement in neighborhoods where the proximity to high-frequency transit has increased redevelopment pressure and/or housing costs.	Land Use (LU)	Citywide	33	ZC, HRA
3	Imp. LU-15. Systematically review and modify the Zoning Code to remove unnecessary hurdles to small-scale commercial and residential development.	(LU)	Short-Term	271	CNPC
2	Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council.	(LU)	Citywide	33	
2	Policy T-1. Prioritize safety and racial and social equity benefits in project selection, followed by support of quality full-time, living wage jobs – both through business support and connection of residents to job centers. Priorities will also be informed by specific modal plans, such as the Bicycle Plan or the forthcoming Pedestrian Plan (See Sidebar and Maps T-1, T-3, T-5, and T-6).	Transpo (T)	Goal 1: Investment reflects City priorities	55	TC
2	Policy H-17. Ensure that the regulatory definitions of family and allowable dwelling types meet the needs of residents and reflect how people want to live, while meeting fair housing requirements.	Housing (H)	Goal 3: Fair and equitable access to housing for all city residents	126	CNPC
2	Policy LU-31. Invest in Neighborhood Nodes to achieve development that enables people to meet their daily needs within walking distance and improves equitable access to amenities, retail and services.	(LU)	Neighborhood Nodes	39	ZC, HRA
2	Policy H-56. Improve the stability and health of communities of concentrated disadvantage by implementing place-based investments, such as public infrastructure, improvements and maintenance.	(H)	Goal 7: Strong neighborhoods that support lifelong housing needs	133	HRA, TC
1	Imp. LU-4. Analyze and consider revisions to the Zoning Code, including dimensional standards, conditional use permit standards and site plan review standards in response to the 2040 Comprehensive Plan.	(LU)	Short-Term	270	CNPC, ZC
1	Imp. H-2. Work with other City departments and external partners, such as nonprofit social service providers, to help build household income and net worth.	(H)	Ongoing	275	HRA
1	Imp. LU-8. Conduct a zoning study of home occupation standards to allow startup businesses that reflect innovations in the business sector, while limiting negative impacts on adjacent parcels and streets.	(LU)	Short-Term	270	CNPC

1	Policy T-35. Pursue fiscally- and environmentally-sustainable models for equitably maintaining transportation infrastructure in Saint Paul, including for right-of-way maintenance, bridges, sidewalks, trails and alley snowplowing.	(T)	Goal 5: Sustainable and equitable maintenance models	72	TC, Parks Commission
1	Imp. LU-12. Initiate a city-wide, comprehensive equitable economic development strategy. It should include local-scaled topics, such as Neighborhood Nodes, as well as regional issues, such as transit and workforce development.	(LU)	Short-Term	270	Planning Commission, CNPC, HRA, local econ. Development organizations, e.g., Greater MSP, SPACC
1	Imp. LU-14. Identify and implement ways in which the City can minimize displacement in neighborhoods where the proximity to high frequency transit has increased redevelopment pressure and/or housing costs.	(LU)	Short-Term	271	TC, HRA
1	Policy LU-42. Promote context-sensitive infill development along arterial and collector streets, at densities similar to Urban Neighborhoods, while preserving the natural features of the area.	(LU)	Goal 3. Equitably-distributed community amenities, access to employment and housing choice		ZC, HRA
1	Policy PR-35. Prioritize safety and equity when filling gaps in the trail and bikeway system to ensure seamless connections throughout the city for pedestrians and bicyclists of all ages and abilities.	Parks, Rec & Open Space (PR)	Goal 5: Strong and Accessible Connections	110	Parks Commission, TC

Zoning Committee follow-up Work Session on Equity: Proposed Review on 8/1

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<p>Policy LU-4. Invest in measures that minimize displacement in neighborhoods where the proximity to high-frequency transit has increased redevelopment pressure and/or housing costs.</p>	Land Use (LU)	Citywide	33	ZC, HRA	<p>*<u>Underway</u>: Anti-displacement Policy Network policy phase</p> <p>*<u>Underway</u>: Naturally Occurring Affordable Housing (NOAH) work: 1) To-date, the City's <u>Rental Rehab Loan Program</u> has targeted 1-4 unit properties in any condition located in ACP50 areas (and category C and D properties located elsewhere). Housing staff are now thinking about how to modify the program to focus on ACP50 areas and neighborhoods vulnerable to displacement – high-frequency transit is one contributing factor in the latter.</p> <p>* <u>Underway</u>: Inclusionary Zoning study – As called for in a City Council resolution from 2018, this would study the “impacts and advantages of a citywide and/or targeted inclusionary zoning policy.”</p>	
<p>Policy LU-3. Prioritize equitable public investments relative to areas of concentrated poverty as defined by the Metropolitan Council.</p>	(LU)	Citywide	33	ZC	<p>*<u>Proposed</u>: City: Explore the creation of qualitative equity guidelines for the Commission to utilize <u>alongside</u> required findings (<i>Note: There are some limits in the Commission making a municipal planning decision based solely on equity guidelines alone, if an application meets all required zoning findings</i>):</p> <p><i>Existing tools/ criteria to consider:</i> - HRA staff-level equity tool (when City/HRA financial assistance is being utilized)</p>	<p><u>Possible qualitative guidelines examples (Y/N answers):</u></p> <ol style="list-style-type: none"> 1. Is the application located in an Area of Concentrated Poverty where 50% or more residents are people of color, indigenous and/or Latinx ethnicity?

					<p>- City's Racial Equity Assessment Toolkit</p> <p>Community entities/District Councils: Encourage community organizations to utilize equity scorecards in reviewing development proposals.</p> <p><i>Existing tool/ criteria to consider:</i></p> <ul style="list-style-type: none"> - WSCO Equitable Development Scorecard 	<ol style="list-style-type: none"> 2. Does the application add affordable housing (as defined by the 2040 Comp Plan) to the area? 3. Does the application help retain or create family-sustaining jobs, compared to what was there before? 4. Does the application involve other community benefits (e.g., energy and efficiency standards that impact residents relative to costs; location of project relative to transit and jobs, etc.)?
<p>Policy LU-31. Invest in Neighborhood Nodes to achieve development that enables people to meet their daily needs within walking distance and improves equitable access to amenities, retail and services.</p>	(LU)	Neighborhood Nodes	39	ZC, HRA	<p>*Underway: Residential analysis as per the 2018 City Council resolution: Three and four-plex opportunity analysis along Transit Corridors and within Neighborhood Nodes</p> <p>*Proposed: Update the District and Small Area Plan Guidelines to reflect 2040 Comp Plan (e.g., to target locations for growth, including affordable housing, missing middle housing, and employment; resiliency actions, etc.)</p> <p>* Proposed - subject to staff time: For planning districts (with ACP50 areas within them) that have not recently updated their District Plans, offer a "Neighborhood Node" development charrette or support – i.e. staff support, one node/year</p>	
<p>Imp. LU-4. Analyze and consider revisions to the Zoning Code, including</p>	(LU)	Short-Term	270	CNPC, ZC	<p>* Underway: RM Residential Multifamily zoning study</p>	

<p>dimensional standards, conditional use permit standards and site plan review standards in response to the 2040 Comprehensive Plan.</p>					<p>* <u>Underway</u>: Definition of Family Zoning study (with DSI) * <u>Proposed</u>: Chapter 66 zoning text amendments in support of density * <u>Proposed</u>: Update Planning Commission’s Duplex-Triplex Conversion Guidelines (with DSI) *CUP standards review and update *Site Plan Review standards review and update (with DSI)</p>	
<p>Policy LU-42. Promote context-sensitive infill development along arterial and collector streets, at densities similar to Urban Neighborhoods, while preserving the natural features of the area.</p>	<p>(LU)</p>	<p>Goal 3. Equitably - distributed community amenities, access to employment and housing choice</p>		<p>ZC, HRA</p>	<p>*<u>Underway</u>: Parking regulations study *<u>Underway</u>: Residential analysis as per the 2018 City Council resolution: Three and four-plex opportunity analysis along Transit Corridors and within Neighborhood Nodes</p>	

Note: Metropolitan Council projects that Saint Paul will grow by 30,000 residents (13,000 households) between 2020 and 2040. The City must accommodate for this growth in housing need. Furthermore, the Metropolitan Council has allocated a share of the projected regional affordable housing need which totals 1,973 units in Saint Paul.

Comprehensive and Neighborhood Planning Committee follow-up Work Session on Equity: Tentative list for discussion on date TBD

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Imp. LU-8. Conduct a zoning study of home occupation standards to allow startup businesses that reflect innovations in the business sector, while limiting negative impacts on adjacent parcels and streets.	(LU)	Short-Term	270	CNPC	TBD	
Imp. LU-12. Initiate a city-wide, comprehensive equitable economic	(LU)	Short-Term	270	Planning Commission,	* <u>Proposed</u> . Possibly to commence in 2021	

development strategy. It should include local-scaled topics, such as Neighborhood Nodes, as well as regional issues, such as transit and workforce development.				CNPC, HRA, local econ dvpt orgs, Greater MSP, SPACC		
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