

# MINUTES OF HOUSING AND LAND USE COMMITTEE MEETING

Wednesday, July 28<sup>th</sup>, 2021 | 6:30pm

**Chair:** Mike Moore

**Secretary:** Meg Arnosti

Meg being absent, Tom Dietsche served as acting secretary.

**Staff:** Alexa Golemo

Attendance: Cindy Radtke, Mike Moore, Cathy Plessner, Meg Arnosti, Dave Pasuik, Tom Dietsch, Cliff K. Julie Kaupa, Gary Huffman, Dawn Huffman, Nora Ptacek, Ross Gregerson, Zuza Pakula, Regina Purins, Kensey Lipstreuer, Ann Dolan, Elizabeth Wefel, Heather Huffman, Gene Johnson.

## AGENDA

Zoom Webinar (6:20 – 6:30 pm Tech Check)

6:30 I. Welcome & Introductions of Committee members

*All committee members introduced themselves with a brief background*

6:36 II. Addition/Deletion of agenda items

*There were no changes to the agenda.*

6:38 III. Approval of June 2021 HLU Meeting Minutes

*The June minutes were approved by a vote of 9-0-1*

6:40 IV. HLU Committee Meeting Accessibility & Inclusivity

- What can staff and committee members do to make HLU meetings more accessible?
- What can staff and committee members do to make HLU meetings more inclusive?

### **Discussion points included:**

*How can we reach more renters and students? (One-third of our residents are renters).  
One channel could be to ask property managers and owners to distribute information to renters.  
Provide a welcoming environment, avoid disparaging comments about various groups.  
Be mindful, and speak as if everyone you're talking about is here at the table.  
Billboard signs? Can MGCC afford one?  
Closed captioning in Zoom? Is that possible?  
More easily accessible introductory materials and tutorials about HLU on our website.  
Personal introductions to friends and neighbors to attend can be very powerful.  
The most valuable members are those with broad housing interests, not just 1-issue advocates.  
Talk to groups you are involved with about MGCC and HLU.  
Explain terminology and acronyms in the agenda? They can be hurdles to participation.  
There are logistical issues with student schedules (academic year) vs MGCC's meeting schedules.  
Put a comprehensive FAQ with definitions of acronyms and special terminology on our website?  
Link to it in the materials distributed to attendees (agendas etc.)  
The student seat is historically the hardest to fill, due mostly to scheduling and school year.  
Perhaps ask for HLU student members who are selected by UST and Macalester College?*

7:00 VI. HLU Topics of Interest List

- Discussion about top 4 topics & planning presentations/discussions

*The top 4 topics from the previously distributed survey are:*

- 1. Missing Middle Housing*
- 2. Comparison 2040 Comp. Plan vs Current Zoning Code*
- 3. St. Paul Climate Plan*

#### 4. Small Businesses & Inclusion in Developments

##### **Discussion points included:**

*Provide access to Russ Stark's webinar from a while ago.*

*St. Paul is still allowing restrictive covenants being placed into deeds (re: student rentals).*

*The timing is good to study issue #1, the city is also looking into it. See:*

*<https://www.stpaul.gov/departments/planning-and-economic-development/planning/current-activities/1-4-unit-housing-study>*

*Retail in new development sounds good, but currently many end up vacant, which doesn't look good.*

*What challenges are developers facing in providing mid-market and business spaces?*

*One problem with mixed retail and residential is the high rent price per sq. ft. that are being charged.*

*Would like a meeting driven by community-voice vs a top-down speech by a guest speaker.*

*The 2040 plan is going to change a lot, so #2 (point-by-point comparison with zoning) would be useless.*

*Would like a community discussion of high vs low density housing, the concept of 'nodes', etc.*

*A conversation on high/low density does not solve the actual problem of not enough housing in St. Paul.*

*Density is an abstract issue. Lack of housing and upcoming evictions are concrete problems.*

*Over the next 20 years, Minnesota is projected to have lower younger populations, which affects projected housing needs, and consequently, how much density will be needed.*

7:20 VII. Motion regarding meeting in August 2021

- Committee meetings generally do not meet in August.

*A motion to suspend the August 2021 HLU meeting was approved by a vote of 13-0-1.*

7:25 VIII. Updates/Announcements

*Everyone needs to sign up for duty at Mac-Grove Fest!!*

*There is an optional signup for senior pickups for the Sept. city cleanup event.*

*All board and committee meetings for August have been cancelled.*

*The Sept. meetings may or may not be in hybrid mode, might be Zoom only.*

7:30 IX. Adjourn

*The meeting was adjourned by the chair at 7:48pm.*