1. **Additions to the Agenda**
   - Discussion of Ayde Mill Road was requested to be added to the agenda.

2. **Public Comment**
   - No public comments.

3. **New Business**
   **RM Zoning Presentation - Bill Dermody, Sr. City Planner for St. Paul**
   - RM stands for “multi-family” zoning district
   - RM is a zoning district that was created in 1975 and has not been updated since then
   - St. Paul is undergoing an RM zoning study due to pressures regarding residential development, housing density and public housing
   - Presentation gave overview of:
     - RM1, RM2 and RM3 types of housing
     - Differences between RM and T districts for zoning purposes
     - Proposed RM text amendments to housing code
       - Change intent statements
       - Regulate density by FAR (floor area ratio)
       - Eliminate parking minimums within ¼ mile of University Ave and within a ½ mile of some transit methods (green line and certain bus routes)
       - Eliminate max lot coverage of 35%
       - Apply most T design standards to RM to encourage increased building standards and landscaping minimums
       - CUP (conditional use permit) for additional height in RM2 (up to 70ft or 6 stories)—without this the max height would be 50ft
   - Planning Commission will discuss these proposed changes, but all comments need to be in writing and submitted by April 30th by 12 noon.
   - Requested that SHA submit comments
   - Board comments/discussion regarding presentation and zoning impacts to the Summit Hill neighborhood
     - RM2—the height limit of 50ft (5 stories) has been controversial due to the height of the building. Why didn’t we look at having fewer setbacks with shorter heights (i.e. 3 stories)?
       - Bill requested SHA provide feedback to city on this point
     - How are heights vs. stories determined?
       - Decided to focus on height vs. stories since it’s easier for developers and public to understand
     - Are you concerned about developers buying up multiple lots to build taller buildings?
       - Yes, that is a concern. That concern is partially address by adopting the T-district design standards, but it would continue to be a concern
with the proposed amendments

- The East Grand Ave overlay has additional height restrictions, would these proposals supersede any overlay plans?
  - The proposed changes would keep the East Grand Ave overlay intact but would like feedback from SHA on whether that overlay should stay intact.
- If these amendments are passed, has the city gotten feedback that developers are going to immediately take advantage of these changes? Where did these proposed changes come from?
  - The revisions came from general affordable housing concerns and the 2010 comprehensive plan’s goals to add more condensed housing.
  - Have heard from some developers but Bill thinks the revisions will result in hundreds of units, not thousands of units.
- SHA has a fair number of RT1 and RT2 lots, but looking at those zones, it’s cheaper to build fourplexes than large apartment buildings, which would lead to lower rents.
  - There may be a follow up study at some point for the RT1 and RT2 districts
- Doe the proposed text amendments change anything regarding the quality and design of building? Or do the amendments just as a bare minimum of design standards?
  - The proposed changes adopt T design standards and the Historic District standards would still apply
- ZLU is calling a board meeting Tuesday, April 14 to finalize comments to these proposed changes. ZLU is encouraging the board to attend and ZLU will send around the comments for board approval by email to get comments submitted to the city by the April 30th deadlines.

Financial discussion regarding COVID-19

- Abhi Andley gave overview of financial aide programs available to SHA
- SHA qualifies for a paycheck protection program that allows SHA to borrow money for things like payroll, taxes, rent and utilities.
  - The “loan” would not be required to be paid back as long as you use the monies for payroll in a certain amount of time.
  - Abhi put in application, but we have not made any commitments of taking money if we were granted.
  - Abhi suggested we apply for these funds in case the house tour is impacted by COVID-19.
  - If we are granted monies, then we should have a board resolution to accept such monies.
- Monica gave an overview of money disbursement of city grant money
  - The city is allowing SHA to re-do work plan to account for lost objectives that we were not able to complete due to COVID-19 and add additional categories of tasks completed due to COVID-19.
  - Abhi also briefly discussed changes to FMLA that would affect SHA if Monica was unable to work under FMLA. We will discuss these changes on our next EC meeting.

Comments to Ayde Mill Road Proposal

- ZLU circulated a proposed letter to send to the city regarding the proposed three lane changes to Ayde Mill Road
- ZLU committee watched the city video and ZLU came to the conclusion that their proposal is the best proposal, but want to encourage the city to interact directly with SHA regarding the proposed changes
The board discussed the proposed letter:
- Rene suggested added language that if a cheaper solution presented itself given the financial implications of COVID-19.
- Katy Bergstrom commented that as a board it's our objective to comment on is the city's impacts to the neighborhood, not fiscal oversight.
- David Kratz offered some suggested edits to the letter, which the board discussed and finalized revised language to the letter.
- Denise Aldrich made a motion: Motion that pending grammatical review, the letter edited by David Kratz be sent to the City on behalf of SHA.
  - David Kratz seconded the motion, motion passed unanimously.

4. Committee Reports
- Development Committee—Katie Bergstrom
  - Two food drives for the Hallie Q. Brown food shelf. First weekend collected over 400lbs of food and the second weekend collected over 200lbs of food.
  - Plant Sale—a number of organizations are cancelling plant sales, so SHA is seeing an uptick in our plant sales.
  - Garage Sale has been cancelled as well as the Progressive Dinner.
  - House tour—we won't make a decision to cancel until a later date.
- Environment Committee—Karrie
  - Have 10 sales total, 5 are by board members. Total sales are about $1,100.
  - In regards to paper orders, we have to submit orders in an excel file by April 17th.
  - The greenhouse is not sure how many plants they'll be able to supply last minute due to our late order.
- Pedestrian Safety/Traffic Calming Committee—Bridget Ales
  - SHA has had 10 requests for mirrors for alley ways. Once COVID-19 is over will start installing mirrors, hopefully in May.
- Communications—Mark Lindley
  - Newsletter: concerned about advertiser fall off due to COVID-19. Discussed either donating advertising space or a “pay what you can”.
  - The Sunday e-newsletter is continuing to get good open rates of 40%.
- ZLU—Denise Aldrich
  - Three big topics
    - Ayde Mill Road
    - RM Zoning
    - Substantial changes to parking code requirements
      - There is a draft letter that is being circulated for editing and it will be submitted to the board for approval to submit to the city once its finalized.
- Neighborhood Comp Plan Committee—David
  - Next meeting will be on April 22. Usually meet the first and third Wednesday of every month.
  - Been talking to different district counsels regarding their comp plans to get some perspectives.
  - At the last meeting Denise presented on project management software to become more efficient.
- Policy & Procedure—Rachael Spiegel
  - No updates
- House Tour—Holly
  - Still sitting at 7 confirmed houses with one VIP location.
• Have not been able to recruit additional houses due to COVID-19.
• Have not heard from any homeowners regarding cancellation.
• Discussed the potential of postponing the house tour to the Spring of 2021 and/or potentially combining the house tour with Ramsey Hill’s house tour.

5. **ED Report**
   - There is a lot in progress with the City right now.
   - Monica has been sharing information she gets from City with GABA.

Meeting adjourned at 9:14pm.