

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, October 5, 2015

Committee Members Present: Cunningham, Chávez, Commers, Dorfman, Elkins, Kramer, Letofsky, Munt, Wulff

Committee Members Absent:

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Chair Cunningham called the regular meeting of the Council's Community Development Committee to order at 4:10 p.m. on Monday, October 5, 2015.

APPROVAL OF AGENDA AND MINUTES

It was moved by Elkins, seconded by Wulff to approve the agenda. Motion carried.

It was moved by Elkins, seconded by Munt to approve the minutes of the September 21, 2015 special meeting of the Community Development Committee. Motion carried.

BUSINESS

A. Consent

2015-234 City of Minneapolis Marcy-Holmes Neighborhood Master Plan Comprehensive Plan Amendment, Review File No. 20348-8 (Michael Larson 651 602-1407)

It was moved by Elkins, seconded by Munt, that the Metropolitan Council:

1. Adopt the attached review record and allow the City of Minneapolis to place the *Marcy-Holmes Neighborhood Master Plan* comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.
3. Advise the City to implement advisory comments in the Review Record for Transit.

Motion carried.

2015-235 City of Minneapolis Stadium Village/University Avenue Station Area Plan Comprehensive Plan Amendment, Review File No. 20348-9 (Michael Larson 651-602-1407)

It was moved by Elkins, seconded by Munt, that the Metropolitan Council:

1. Adopt the attached review record and allow the City of Minneapolis to place the *Stadium Village/University Avenue Station Area Plan* comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.
3. Advise the City to implement advisory comments in the Review Record for Transit.

Motion carried.

2015-236 Adoption of Utility Allowance Schedule for Metro HRA Rent Assistance Programs (Terri Smith 651 602-1187)

It was moved by Elkins, seconded by Munt, that the Metropolitan Council approve the attached Utility Allowance Schedule for use in the Housing Choice Voucher and other rent assistance programs effective November 1, 2015. **Motion carried.**

B. Non-Consent

2015-231 Authorization to Amend the 2015 Unified Budget: Fourth Quarter Amendment (Emmett Mullin 651 602-1360)

It was moved by Munt, seconded by Wulff, that the Metropolitan Council authorize the amendment of the 2015 Unified Budget as indicated and in accordance with the attached table. **Motion carried.**

The Community Development Committee had no questions.

2015-237 Adoption of Payment Standards for Metro HRA Rent Assistance Programs (Terri Smith 651 602-1187)

It was moved by Chávez, seconded by Letofsky, that the Metropolitan Council adopt amounts listed below as Payment Standards for the Housing Choice Voucher and other rent assistance programs effective November 1, 2015. **Motion carried.**

Several general questions about the HRA programs and policies were asked and answered.

Chair Cunningham asked where voucher holders are living and about the distribution of vouchers within the community and metro area as a whole and requested to see a map of distribution. Staff responded that there is tracking of where voucher holders live and movement over time. A distribution map will be provided as follow up.

Council Member Dorfman asked how much flexibility there is in adopting payment standards. Staff responded the U.S. Department of Housing and Urban Development (HUD) requires standards are set between 90% and 110% of Fair Market Rents issued annually by HUD.

Council member Dorfman asked about the connection between the Housing Policy Plan (HPP) and this action. Staff responded the allocation of affordable housing need in the HPP reflects the “need” for additional affordable housing opportunities as communities grow as projected in their household growth forecasts. Voucher holders travel with a voucher from unit to unit, community to community.

Chair Cunningham asked how this impacts the number of people served. Staff responded that although increases in payment standards generally decrease the number of families that can be served, this is not the case at this time. The HRA has subsidy reserves built up from previous years that it will utilize to maintain the current number of families being served.

Council Member Munt asked if the exception standards help families move to areas of opportunity. Staff reported the number of families living in exception rent communities have increased and the Council’s new Mobility Counseling Program will also aid in this effort.

INFORMATION

1. Land Use Advisory Committee Report (Jon Commers; Deb Detrick 651 602-1327)

The Land Use Advisory Committee (LUAC) gives advice and assistance on metropolitan land use, comprehensive planning, and matters of metropolitan significance as requested by the Council.

After the Council appointed two new members in September, 15 members serve on the committee, with Council Member Commers as the chair. Vacancies remain in Districts 3, 4 (Carver County) and 7. Half of committee members must be locally elected officials.

The committee saw the results of two milestone efforts in September - the launch of the Local Planning Handbook and the release of 2015 System Statements. Since July 2014, the committee acted as an internal stakeholder for developing the Local Planning Handbook. The LUAC gave ongoing feedback on System Statements and progress on the Transit Oriented Development Guide. Committee members also discussed regional economic competitiveness and broadband infrastructure in Eagan.

In May, [Agenda](#) items included:

- [2015 System Statements](#);
- [Local Planning Handbook Update](#) on Testing; and
- [Transit Oriented Development Guide Update](#).

The committee covered these [Agenda](#) topics in July:

- Membership and recruitment efforts, including [LUAC Website](#) and [Committee Vacancy Page](#);
- [Local Planning Handbook Progress Report](#); and
- [TOD Guide Update](#).

Committee members discussed many [Agenda](#) items in September:

- [Membership Update](#);
- [Regional Economic Competitiveness](#);
- [How Broadband Infrastructure Contributes to Economic Development](#);
- [System Statements](#);
- [Local Planning Handbook Launch](#); and
- [Transit Oriented Development Guide Update](#).

2. Strategic Land Acquisition Discussion (Beth Reetz 651 602-1060)

At the Community Development Committee's last meeting on September 21, 2015, Sandra Oakes, President of Twin Cities Community Land Bank reviewed the work of the Land Bank related to acquisition of strategic sites in the region for future affordable housing. This discussion determines next steps and provide staff direction related to the funds allocated in the 2015 Unified Budget (\$1M) to further the acquisition of strategic sites to foster equitable development.

3. Annual Use Estimate of the Regional Parks System for 2014 (Rainry Salk 651 602-1669)

Information on the annually prepared Regional Parks System use estimate. The use estimates are produced based upon a four-year average of visit data. Council staff works with regional park implementing agencies to conduct visitor counts in regional parks and trails from Memorial Day to Labor Day. Those counts are then used, along with the preceding three years of data, to develop an estimate for Regional Parks System use for the entire calendar year.

The use estimate is specified as one component used in funding formulas to determine regional park implementing agency's share of Operations and Maintenance Funding, Capital Improvement Program, and Parks and Trails Legacy Fund dollars. Highlights from the 2014 use estimate will be provided. The [full report](#) is available online.

4. Update on the use of the Council's Fair Housing Resources in 2015 (Libby Starling 651 602-1135)
In 2015, the Council allocated \$100,000 to support fair housing research and activities in the Twin Cities region. This presentation provided an overview of how the Council is using these resources to advance fair housing in the region.

5. Recently released MetroStats: Disparities Unmasked: The Twin City Metro in 2014 (Libby Starling 651 602-1135; Matt Schroeder 651 602-1513)
On September 18, Regional Policy and Research released a new MetroStats based on the Census Bureau's release that week of new American Community Survey data. The new MetroStats, "[Disparities Unmasked: The Twin Cities Metro in 2014](#)," describes how the Twin Cities metro fares on five quality of life indicators (education, employment, poverty rate, income and homeownership) and how our metro's racial and ethnic disparities in these five areas compare with the other large metropolitan areas across the nation. This updates a popular MetroStats from last year, "[Imbalanced Prosperity: the Twin Cities Metropolitan Area in 2013](#)." The message of both reports is largely the same: Our metro area is successful, but not all residents are sharing in the success.

Key findings from Disparities Unmasked are:

- Overall, the Twin Cities metro has some of the highest rates of educational attainment, homeownership and employment in the U.S.
- Among the 25 most populous metro areas, the Twin Cities metro has the largest—or among the largest—disparities between persons of color and white, non-Latinos in poverty rates, homeownership, employment and educational attainment.
- The Twin Cities metro's disparities between African Americans and white, non-Latinos in educational attainment, employment, poverty rates and homeownership are the largest among the top 25 metros.
- Within the Twin Cities metro, the largest disparities are in 1) poverty rates and homeownership between African Americans and white, non-Latinos, 2) educational attainment and per capita income between Latinos and white, non-Latinos and 3) employment between both Latinos and Native Americans and white, non-Latinos.

ADJOURNMENT

Business completed, the meeting adjourned at 6:20 p.m.

Michele Wenner
Recording Secretary