

Community Development Committee

Meeting date: May 16, 2016

For the Metropolitan Council meeting of May 25, 2016

Subject: Amendment of local forecasts and Allocations of Affordable Housing Need for Prior Lake and Shakopee

District(s), Member(s): District 4, Deb Barber

Policy/Legal Reference: Minnesota Statutes 473.146 and 473.856; 492 U.S. 408 (1989)

Staff Prepared/Presented: Todd Graham (651-602-1322) and Angela Torres (651-602-1566)

Division/Department: Community Development / Regional Policy and Research

Proposed Action

That the Metropolitan Council amend its local forecasts and Allocations of Affordable Housing Need for Prior Lake and Shakopee, as shown in Attachment 1.

Background

Metropolitan Council's forecasts provide a reference as the Council and other governments prepare plans addressing areas and populations to be served, as well as the levels, distribution and staging of services (Minn. Stat. 473.146). Metropolitan Council approved local forecasts with the *Thrive MSP 2040* plan on May 28, 2014; the Council revised those forecasts on July 8, 2015.

The tribal government of Shakopee Mdewakanton Sioux Community (hereafter SMSC) and the cities of Prior Lake and Shakopee have requested that Metropolitan Council amend its local forecasts, so as to count and project employment, population and households, taking into account the tribal holdings and the resulting planning impacts for Prior Lake and Shakopee. Metropolitan Council Members Barber and Wulff and Council staff met with tribal government and city officials in order to understand and clarify the planning challenges for these communities.

The proposed action includes the following:

- Metropolitan Council amends its local forecasts to include forecast information from SMSC, reflecting the tribal government's expectations of community growth.
- Metropolitan Council amends its local forecasts for Prior Lake and Shakopee, reducing the employment, population and households to fit within the land supply in the balance of Prior Lake and Shakopee, after separating out the tribal area.
- Metropolitan Council adjusts the Allocations of Affordable Housing Need for Prior Lake and Shakopee to reflect the amended forecasts.

Prior Lake and Shakopee will use the amended forecasts in their preparation of 2040 comprehensive plan updates.

SMSC and the two cities have agreed to define the tribal area, for planning purposes, as the current trust lands and fee lands held by SMSC. The 2010-2040 forecast for this area, prepared by SMSC and Metropolitan Council staff working together, reflects the tribal government's expectations of community growth.

Rationale

Shakopee Mdewakanton Sioux Community (hereafter SMSC) is a federally recognized sovereign nation. Its trust lands are generally not subject to the civil regulatory authority of states, counties, or cities (492 U.S. 408). This status preempts planning, zoning and related regulation of trust lands by the cities of Prior Lake and Shakopee.

SMSC and the two cities have distinctly different land use patterns and community goals. These local governments propose an explicit forecast of future growth in the tribal area. Forecasts for the balance of Prior Lake and Shakopee are reduced accordingly. This approach better represents the amount and scope of future growth being planned in the geographic areas for which each community has jurisdictional responsibility.

Funding

None.

Known Support / Opposition

Council staff have agreed on the revised forecasts with the tribal government and the two cities. All have agreed that the local forecast from SMSC does not introduce nor imply any new obligation on SMSC.

There is no known opposition to the revised forecasts.

Attachment 1. Amended forecasts for Council approval.

The following forecast modifications are submitted for the Council's approval.

	Prior Lake						
	2010	Previous Council Forecasts			Revised Council Forecasts		
		2020	2030	2040	2020	2030	2040
Population	22,206	27,500	33,900	40,500	27,500	32,500	37,600
Households	8,210	10,500	13,100	15,700	10,500	12,600	14,700
Employment	3,766	9,000	11,000	12,100	5,000	7,000	8,100

	Shakopee						
	2010	Previous Council Forecasts			Revised Council Forecasts		
		2020	2030	2040	2020	2030	2040
Population	36,946	43,900	52,800	62,300	43,000	48,100	53,100
Households	12,722	15,400	18,400	21,600	15,000	16,900	18,800
Employment	18,831	25,500	28,500	31,900	25,500	28,500	31,900

Shakopee Mdewakanton Sioux Community*

	Shakopee Mdewakanton Sioux Community*						
	2010	Previous Council Forecasts			Revised Council Forecasts		
		2020	2030	2040	2020	2030	2040
Population	720	0	0	0	880	1,150	1,650
Households	287	0	0	0	360	480	700
Employment	4,000	0	0	0	4,000	4,000	4,000

* These forecasts are prepared in partnership with SMSC for planning purposes only. These forecasts do not reflect any expectations of the SMSC.

The Council bases the calculation of the Allocation of Affordable Housing Need on forecasted household growth. With the forecast changes, the Allocations of Affordable Housing Need will be:

	Prior Lake	
	In the 2040 Housing Policy Plan	Revised
Allocation of Affordable Housing Need (2021-2030)	933	754
At or below 30% of AMI	508	411
31 to 50% of AMI	263	212
51 to 80% of AMI	162	131

	Shakopee	
	In the 2040 Housing Policy Plan	Revised
Allocation of Affordable Housing Need (2021-2030)	943	598
At or below 30% of AMI	530	336
31 to 50% of AMI	140	89
51 to 80% of AMI	273	173