

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Tuesday, January 17, 2017

Committee Members Present: Cunningham, Elkins, Kramer, Letofsky, Munt, Wulff

Committee Members Absent: Chávez, Commers, Dorfman

Committee Members Excused:

Due to a lack of a quorum the first information item was presented to the Community Development Committee.

INFORMATION

1. PlanIt: Educational Series for Comprehensive Plan Updates – Senior Planner Angela Torres presented the information item to the Community Development Committee.

Ms. Torres provided a summary of activities from the 2016 PlanIt program including the December Conference and will also outline the 2017 program. The PlanIt project is a comprehensive plan educational program for local planners and planning consultants throughout the region. The intent is to provide learning opportunities to local planners working on the 2040 Comprehensive Plan Updates. The events and resources developed throughout the PlanIt project provide guidance on planning requirements, value-added planning, and topics encouraged by Council policy to be included in plan updates.

Implementation began in May 2016 with project events; [webinars](#), [workshops](#), [expert articles](#), and [online tutorials](#). The Council hosted a day-long [conference](#) on December 13th at the Earle Brown Heritage Center in Brooklyn Center. Staff also introduced elements of the 2017 program and upcoming events.

If committee members would like to review the PlanIt page to see completed resources to date and the schedules for publication prior to the meeting, please visit the [PlanIt](#) page of the [Local Planning Handbook](#).

CALL TO ORDER

A quorum being present, Committee Chair Cunningham called the regular meeting of the Council's Community Development Committee to order at 4:20 p.m. on Tuesday, January 17, 2017.

APPROVAL OF AGENDA AND MINUTES

It was moved by Letofsky, seconded by Munt to approve the agenda. **Motion carried.**

It was moved by Kramer, seconded by Elkins to approve the minutes of the December 19, 2016 regular meeting of the Community Development Committee. **Motion carried.**

BUSINESS

A. Consent

2017-21 City of Richfield – Cedar Avenue Corridor Comprehensive Plan Amendment, Review File No. 20472-11 (Michael Larson 651 602-1407)

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

1. Adopt the attached Review Record and allow the City of Richfield to place the Cedar Avenue Corridor Plan Comprehensive Plan Amendment into effect.
2. Advise the City to implement the advisory comments in the Review Record for Regional Parks, Transportation, and Wastewater.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion as part of its consent agenda.

2017-29 Strategic Land Acquisition for Affordable Housing; Joint Powers Agreement Amendment (Beth Reetz 651 602-1060)

It was moved by Kramer, seconded by Elkins, that the Metropolitan Council: authorize its Regional Administrator to execute an amendment to the Joint Exercise of Powers Agreement with the Minnesota Housing Finance Agency, and any other necessary documents, to allow the accompanying grant agreement between Minnesota Housing Finance Agency and Twin Cities Community Land Bank LLC to be assigned to Land Bank Twin Cities, Inc.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion as part of its consent agenda.

B. Non-Consent

2017-22 Amend Parks Grant SG2013-121, Nine Mile Creek Regional Trail, Three Rivers Park District Senior Planner Tori Dupre presented the business item to the Community Development Committee.

It was moved by Munt, seconded by Wulff, that the Metropolitan Council: Approve an amendment to parks grant agreement SG2013-121 to change the grant amount to \$4,617,904.55.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2017-23 Amend Parks Grant SG2014-052, Point Douglas Regional Trail, Washington County Senior Planner Tori Dupre presented the business item to the Community Development Committee.

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

1. Approve an amendment to parks grant agreement SG2014-052 to change the grant amount to \$1,277,307.54 and,
2. Extend the grant term to June 30, 2018.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2017-24 Project Change to the Livable Communities Demonstration Account Grant SG014-011, Village Pointe Plaza, City of Apple Valley

Senior Planner Ryan Kelley presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Elkins, that the Community Development Committee: (1) approve a project change amendment for the Livable Communities Demonstration Account (LCDA) grant agreement number SG014-110, Village Pointe Plaza to the City of Apple Valley reducing the number of housing units and reducing the amount of commercial space; and (2) authorize its Community Development Division Director to execute the grant agreement amendment on behalf of the Council.

Motion carried.

Committee member asked what was the original number of units and the amended number of units.

Mr. Kelley responded 78 units were originally planned and now reduced to 58 units.

2017-25 Metro HRA Administrative Plan Revision

HRA Manager Terri Smith presented the business item to the Community Development Committee.

It was moved by Letofsky, seconded by Munt, that the Metropolitan Council: approve a revision to the Administrative Plan to establish and maintain a separate waiting list for the Council-owned housing units known as the Family Affordable Housing Program.

Motion carried.

A few general questions about the waiting list were asked by the committee members and answered by Ms. Smith.

INFORMATION

2. Update to Areas of Concentrated Poverty – Research Matt Schroeder presented the information item to the Community Development Committee.

In 2014, the Metropolitan Council released *Choice, Place and Opportunity: An Equity Analysis of the Twin Cities Region*. This report defined Areas of Concentrated Poverty (census tracts where at least 40% of residents have incomes less than 185% of the federal poverty threshold), analyzed their origins and evolution, evaluated their access to opportunity, and offered policy responses.

Recently released American Community Survey data from the U.S. Census Bureau offer the latest look at Areas of Concentrated Poverty. Key findings from the new data include:

- The region's poverty rate (measured as 185% of the federal poverty threshold) has declined slightly in recent years.
- Over the past decade, areas of concentrated poverty have expanded in the cities of Minneapolis and Saint Paul as well as in the suburbs.
- Areas of Concentrated Poverty vary with respect to demographic and housing characteristics; other than poverty, there is no single characteristic that distinguishes them from the rest of the region.
- Nevertheless, there are early signs that concentrated poverty may have peaked. For the first time since data became available, the estimated number and share of the region's residents living in Areas of Concentrated Poverty declined.

The Community Development Committee members had questions for Mr. Schroeder regarding the rate and trends of poverty in the suburban and rural areas. Also discussed was migration and diversity in the region.

A Committee member requested an analysis of housing investment and how we compare with other regions.

3. Update on the use of the Council's Fair Housing Resources in 2016

Policy and Research Manager Libby Starling presented an information item providing a brief overview to the Community Development Committee of how the Council has used its 2016 funding to advance fair housing in the region.

Since 2015, the Metropolitan Council budget has included an annual allocation of \$100,000 to support Fair Housing activities, consistent with the Council's commitments:

- In the [2040 Housing Policy Plan](#), the Council committed to: "Support local fair housing planning and decision-making with data tools, best practices, and technical assistance." (p. 60)
- In [Thrive MSP 2040](#), the Council committed to: "Support research and other activities related to fair housing, residential lending, and real estate practices to determine if discriminatory practices are occurring and limiting housing choices." (p. 43)

4. 2017 Community Development Committee Work Plan

Community Development Division Director Beth Reetz presented the 2017 Community Development Committee Work Plan.

Each year the Community Development Committee approves an annual work plan to guide its business and meeting agendas. The annual work plan typically includes ongoing business of the Council, special projects/initiatives anticipated during the year, regular report presentations as well as presentations by invited speakers.

The Work Plan is intended to be a guide to the Committee's work and is considered flexible and can be modified as the year progresses. It has been the Committee's practice to hold some of its meetings during the year in communities throughout the Region.

Proposed 2017 Community Development Committee Work Plan:

Livable Communities

- Livable Communities Act Annual Fund Distribution Plan – March
- Recommendations for Livable Communities Act grants
 - Tax Base Revitalization Account (TBRA) – June, December
 - Livable Communities Demonstration Account (LCDA) – November
 - Local Housing Incentives Account (LHIA) – November
 - LCDA TOD Pre-development grants – July, December
 - LCDA/TBRA TOD Development and Cleanup – October

Metro HRA

- Public Housing Agency Plan including Housing Choice Voucher Administrative Plan
 - Set Public Hearing date – June

- Public Hearing – August
- Approval – September

- Annual Payment Standards and Utility Allowance Schedule for HRA programs – October
- Project Based Voucher awards – November
- Bridges Rental Assistance Program – Grant Renewal – June
- Rental Assistance Program for Anoka County – Grant Renewal - June

Ms. Reetz asked the Community Development Committee for input on future topics.

The Chair requested a concentration of income study. Similar to a study done for Chicago by the Brookings Institute.

Other Committee members requested the following:

Minority Businesses and their impact on the region

List of goals/accomplishments for 2017

TPP overview and TOD refinement

Effects of Federal cuts to Housing, Healthcare and jobs

Visit Park implementing agencies, think regionally, one vision

ADJOURNMENT

Business completed, the meeting adjourned at 5:50 p.m.

Michele Wenner
Recording Secretary