

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, June 5, 2017

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

Committee Members Absent: Dorfman

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 4:00 p.m. on Monday, June 5, 2017.

APPROVAL OF AGENDA AND MINUTES

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

It was moved by Munt, seconded by Wulff to approve the minutes of the May 15, 2017 special meeting of the Community Development Committee. Motion carried.

BUSINESS - Consent

2017-119 Establish Public Hearing Date – 2018 Public Housing Agency Plan (Jennifer Keogh 651 602-1584)

It was moved by Munt, seconded by Elkins, that the Metropolitan Council conduct a public hearing to discuss and receive comment on the 2018 Public Housing Agency (PHA) Plan on August 21, 2017. The hearing will take place in the Council Chambers and will begin at 4:00 PM. **Motion carried.**

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

2017-120 Bridges Rental Assistance Program – Grant Renewal Board Resolution (Jennifer Keogh 651 602-1584)

It was moved by Munt, seconded by Elkins, that the Metropolitan Council adopt Resolution 2017-11 (attached) as required by Minnesota Housing, to authorize the Director of the Housing and Redevelopment Authority to execute a continuation grant agreement for the Bridges Rental Assistance Program. **Motion carried.**

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

BUSINESS – Non-Consent

2017-121 City of Andover Rural Reserve Density Comprehensive Plan Amendment, Review No. 20326-9 Senior Planner Eric Wojchik presented the report to the Community Development Committee.

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

1. Adopt the attached Review Record and allow the City of Andover to place the Rural Reserve Density Comprehensive Plan Amendment into effect.
2. Find that the proposed amendment does not change the City's forecasts.
3. Advise the City to adopt official controls as described in the City's amendment materials within 9 months of approval of the amendment. Submit copies of the updated official controls to the Council within 30 days after adoption.
4. Advise the City to implement the advisory comments in the Review Record for Land Use.

Motion carried.

Stephanie Hanson, Planner for the City of Andover, was in attendance.

There was Committee discussion about the Atlas 14 precipitation data and the City's draft ordinance mechanisms for preserving land for future economical urban development. Staff stated that the City is currently completing an ordinance for the amendment area, in line with Council guidelines. Staff answered questions about the Atlas 14 modeling data and how this information may affect the current comprehensive planning cycle.

2017-122 City of St Louis Park PLACE Comprehensive Plan Amendment, Review No. 20619-13

Senior Planner Michael Larson presented the report to the Community Development Committee. It was moved by Munt, seconded by Elkins, that the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of St. Louis Park to place the PLACE Comprehensive Plan Amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Wastewater, Land Use, and Forecasts.

Motion carried.

Committee members praised the work on the PLACE development. There were no questions.

2017-123 City of St Paul Request for a Project Change to the LCDA Grant, Central Exchange, Phase 1, Grant No. SG011-204

Livable Communities Manager, Paul Burns presented the report to the Community Development Committee.

It was moved by Commers, seconded by Chávez, that the Metropolitan Council (1) approve a project change for the Livable Communities Demonstration Account Transit Oriented Development grant Central Exchange, Phase I project in the City of St. Paul, Grant number SG011-204, conditioned upon the City producing a similar project, meeting Livable Communities Development Account criteria, within two years; and (2) authorize the Community Development Director to execute a grant agreement reflecting the change. **Motion carried.**

A Committee member asked how many housing units the anticipated replacement project would have. Mr. Burns indicated the housing unit total would increase, all of which would be affordable, but the new project would not include commercial space. The Chair asked if this action would create a precedent. Mr. Burns responded that this would be the first action of its kind, but it is a relatively rare circumstance. The City is actively working to produce an alternative project and, in the staff's opinion, asking the City to return the disbursed funds would not serve to further program goals.

INFORMATION

1. 2018 Community Development Division Preliminary Budget Discussion

Community Development Division Director Beth Reetz presented an information item to the Community Development Committee.

The development of the *base* 2018 Community Development Division budget is in the early stages. This discussion is intended to provide Committee members an opportunity to identify new or additional programmatic or project initiatives to advance Thrive MSP 2040 outcomes and principles.

The *base* 2018 preliminary Division budget was developed to date with existing staffing levels which are considered adequate to complete required and currently identified workplans.

New or additional programmatic or project initiatives are often funded with the General Purposes Levy. The General Purposed Levy is typically used for one-time initiatives or the pilot period for potential long-term initiatives while long term funding sources are being identified.

Previously identified initiatives have included:

- Transit Oriented Development (TOD) capacity/staff (subsequently transferred to Metro Transit to establish the TOD office)
- The Livable Communities Act (LCA) Transit Oriented Development grant categories within the Demonstration and Cleanup accounts
- Housing policy, planning and development technical assistance capacity
- Additional research capacity
- Housing mobility (Community Choice Program) capacity
- Regional Parks Ambassador capacity
- Climate resiliency planning and research capacity
- Economic competitiveness capacity
- Fair housing initiatives support
- Planning grants for communities
- Strategic land acquisition for affordable housing support
- Increased support for affordable housing gap financing (LCA Local Housing Initiative Account)

The work associated with the above initiatives will continue in 2018, with the greatest focus and demand for staff capacity needed to support communities preparing their 2018 Comprehensive Plan Updates, and the review of Updates submitted for preliminary review during 2018, and final review prior to the December 31, 2018 deadline.

The committee members had questions regarding funding sources and their uncertainty for vouchers, manufactured home grants, climate work. Ms. Reetz responded the climate work funding was a one-time allocation, no federal funds used. Regarding the other funding, haven't seen effects yet, running scenarios based on proposed budgets. The Chair had a question regarding results of the Twin Cities Land Bank program. Ms. Reetz responded it took a long time to get the funds out and is expecting a report by end of the year. Committee members commented the Atlas modeling adds value to planning.

2. Development Patterns in 2016

Policy and Research Manager Libby Starling presented an information item to the Community Development Committee.

Under *Minnesota Statute 473.24*, the Metropolitan Council is responsible for preparing local population and household estimates for the cities and townships in the Twin Cities seven-county area. These estimates are the official population and household estimates for State government purposes and are used to determine local government aid (LGA) and local street aid allocations. As an input into the population estimates, the Council annually collects data from local governments on residential building permits.

The Council has now concluded data collection on its annual building permits survey; the June 5 presentation will provide highlights from 2016's data on both residential and non-residential (that is, commercial, industrial, public and institutional construction) permits.

The committee members had questions regarding types of housing being constructed, the collapse of the townhouse market, workforce, market rate apartments and new permits represent what type of housing.

Ms. Starling responded with data on the impact and demand of mixed housing. The committee would like to see a map aligning transitways and housing; map of dots and alignment with construction.

The committee members also requested the data from the affordable housing production survey.

ADJOURNMENT

Business completed, the meeting adjourned at 5:30 p.m.

Michele Wenner
Recording Secretary