

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, November 19, 2018

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

Committee Members Absent:

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Chair Commers called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on Monday, November 19, 2018.

APPROVAL OF AGENDA AND MINUTES

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

It was moved by Munt, seconded by Dorfman to approve the minutes of the November 5, 2018 regular meeting of the Community Development Committee. Motion carried.

BUSINESS

2018-313 2018 Livable Communities Demonstration Account Funding Recommendations
Senior Planner Hannah Gary and Gina Bonsignore, Vice Chair of the Livable Communities Advisory Committee, presented the business item to the Community Development Committee.

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

1. Authorize the transfer of \$2,250,750 from the Livable Communities Demonstration Account- Transit Oriented Development program to the Livable Communities Demonstration Account Development program;
2. Waive the Council guideline that no more than 40% of Livable Communities Demonstration Account Development program funding be awarded to Minneapolis and Saint Paul, due to findings that the additional funding would assist projects that will have worthwhile demonstration value and that sufficient funds are available to fund all eligible projects;
3. Award nine Livable Communities Demonstration Account grants as shown in the Funding Recommendations Table, totaling \$9,562,754; and
4. Authorize its Community Development Director to execute the grant agreements on behalf of the Council.

Funding Recommendations Table

Recommended Projects	Applicant	Points	LCDA Amount Requested	Proposed LCDA Funding
Gateway Northeast	Minneapolis	86.88	\$1,650,000	\$1,650,000
Olson Townhomes	Minneapolis	86.06	\$1,200,000	\$1,200,000
848 Payne	Saint Paul	80.04	\$269,500	\$269,500
Village Creek Apartments	Brooklyn Park	77.71	\$832,000	\$832,000
Bridgewater Bank Corporate Center	St. Louis Park	77.56	\$1,204,889	\$1,204,889
Minneapolis Apprenticeship and Training Center	Minneapolis	76.17	\$1,600,000	\$1,600,000
Capitol Professional Office Building Redevelopment	Saint Paul	76.14	\$713,730	\$713,730
Cedar Point II	Richfield	74.40	\$1,189,000	\$1,189,000
Trail Point Ridge/Smith Village	Eden Prairie	69.77	\$903,635	\$903,635

Total Recommended **\$9,562,754**
 Total Available \$11,525,750
 Total Remaining \$1,962,996

Motion carried.

Committee members were supportive of each of the projects, especially the Minneapolis Apprenticeship and Training Center project. The Committee found unique demonstration and catalytic value in this project.

2018-314 Adoption of Payment Standards for Metro HRA Rent Assistance Programs
 HRA Director Terri Smith presented the business item to the Community Development Committee.

It was moved by Cunningham, seconded by Munt, that the Metropolitan Council adopt amounts listed in Table 1 as Payment Standards for the Housing Choice Voucher and other rent assistance programs effective January 1, 2019.

Table 1. Payment Standards by Bedroom Size

Bedroom Size	Fair Market Rent	Current Basic Payment Standards	Recommended Basic Payment Standards	Current Exception Payment Standards	Recommended Exception Payment Standards
0BR	\$763	\$700	\$763	\$765	\$835
1BR	\$915	\$900	\$940	\$945	\$1005
2BR	\$1151	\$1090	\$1185	\$1190	\$1265
3BR	\$1636	\$1540	\$1570	\$1690	\$1790
4BR	\$1923	\$1800	\$1845	\$1975	\$2110
5BR	\$2211	\$2070	\$2170	\$2275	\$2425
6BR	\$2500	\$2340	\$2500	\$2570	\$2740

Motion carried.

Council Member Barber suggested conversations occur at the regional policy maker level regarding the HRA structural deficit. The gap in federal funding is not unique to the Council. Broader conversations are needed for long-term solutions.

2018-287 Adoption of Utility Allowance Schedule for Metro HRA Rent Assistance Programs
HRA Director Terri Smith presented the business item to the Community Development Committee.

It was moved by Dorfman, seconded by Wulff, that the Metropolitan Council approve the attached Utility Allowance Schedule for use in the Housing Choice Voucher and other rent assistance programs effective January 1, 2019.

Motion carried.

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

2018-315 Metro HRA Administrative Plan Revisions

HRA Manager Jennifer Keogh presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Cunningham, that the Metropolitan Council approve two revisions to the Administrative Plan to:

- Incorporate new language for the award of Mainstream Vouchers; and
- Incorporate language regarding a Housing Quality Standards (HQS) variance for windowless bedrooms.

Motion carried.

Committee members had some questions about the eligibility criteria for the Mainstream Vouchers. Terri Smith, HRA Director, and Keogh provided additional information around definitions and federal requirements for the vouchers.

2018-321 City of Edina Mixed Use Center (MXC) & Office Residential (OR) District Density and Building Height Comprehensive Plan Amendment, Review File No. 20413-14

Senior Planner Michael Larson presented the business item to the Community Development Committee.

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

1. Adopt the attached Review Record and allow the City of Edina to place the Mixed-Use Center (MXC) & Office Residential (OR) District Density and Building Height Comprehensive Plan Amendment into effect.
2. Revise the City's forecasts for population and households for 2020, 2030, and 2040, as shown in Table 1 of the Review Record.
3. Revise the City's allocation of the region's affordable housing need for 2021 to 2030 to 1,220 units.
4. Advise the City to implement the advisory comments in the Review Record for Transit, Forecasts, Land Use, and Housing.

Motion carried.

Councilmember Elkins remarked on the significant market demand for redevelopment in Edina.

2018-301 Minnesota River Bluffs Regional Trail Acquisition Master Plan Amendment and Boundary Adjustments, Carver County, Review File No. 50034-2
Planning Analyst Colin Kelly presented the business item to the Community Development Committee.

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

1. Approve Carver County's Minnesota River Bluffs Regional Trail Acquisition Master Plan Amendment.
2. Approve the boundary adjustments transferring the following two regional trail segments to Carver County's Minnesota River Bluffs Regional Trail Master Plan including:
 - 0.75-mile portion of Carver County's Southwest Regional Trail from County Road 61 in the City of Chaska to Bluff Creek Drive in the City of Chanhassen.
 - 2.25 miles of Three River Park District's Minnesota River Bluffs LRT Regional Trail from Bluff Creek Drive in the City of Chanhassen and extending to the eastern county line near Pioneer Trail in Eden Prairie.
3. Direct Carver County to work with Three Rivers Park District to develop a timeline and use agreement outlining the transfer of management responsibilities to Carver County of the 2.25 miles of Minnesota River Bluffs LRT Regional Trail.
4. Inform Carver County that it must submit the Minnesota River Bluffs Regional Trail Development Master Plan Amendment for Metropolitan Council approval prior to requesting funding for development.

Motion carried.

Council Member Barber asked about next steps with regard to the proposed acquisition. Emmett Mullin, Regional Parks Manager, responded that the acquisition request would be presented to the Legislative-Citizen Commission on Minnesota Resources (LCCMR) and the Council in the near future.

Council Member Elkins asked when the closed portion of the regional trail will reopen. Staff responded that the acquisition process precedes the production of a more specific development master plan which precedes on-the-ground development. While construction in late 2018 is not an option, staff is hopeful that the acquisition and development plan advance in a timely fashion, and the reconstruction of the closed portion can commence as soon as possible.

Council Member Munt asked what caused the slope failure that led to the trail closure. Council Member Barber responded that a significant rain event occurred in June 2014.

2018-302 Accept the Public Comment Report and Adopt the *2040 Regional Parks Policy Plan*
Regional Parks Manager Emmett Mullin, Regional Planning Director Libby Starling, and Planning Analyst Dan Marckel presented the public comment report and business item to the Committee.

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

- Accept the Public Comment Report on the draft update to the *2040 Regional Parks Policy Plan*;
and
- Adopt the revised final update of the *2040 Regional Parks Policy Plan*.

Motion carried.

INFORMATION

1. Regional Parks Funding Allocation Policy and Regional Parks Fund Distribution Policy Regional Parks Manager Emmett Mullin, Regional Planning Director Libby Starling, and Planning Analyst Dan Marckel presented the public comment report and business item to the Committee.

The 2018 update to the *2040 Regional Parks Policy Plan*, scheduled to be recommended for adoption earlier in this meeting, removes significant finance-related policies and procedures from the *2040 Regional Parks Policy Plan*. These finance related policies and procedures were removed with the intent of placing them in the Council's organizational policies and in an administrative guide so that the Council could be nimbler in response to legislative changes and adjust administrative procedures as needed. Council staff have been drafting a Regional Parks Funding Allocation Policy and a Regional Parks System Fund Distribution Policy for adoption by the Metropolitan Parks and Open Space Commission (MPOSC) and the Metropolitan Council in December and January.

Committee members commented shorter reviews are a good idea, and this is a model for the LCA fund distribution plan.

ADJOURNMENT

Business completed, the meeting adjourned at 5:40 p.m.

Michele Wenner
Recording Secretary