

## Minutes of the

### REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, November 2, 2020

**Committee Members Present: Chamblis, Cummings, Johnson, Lilligren, Lindstrom, Vento, Wulff**

**Committee Members Absent: Atlas-Ingebretson, Lee, Muse**

**Committee Members Excused:**

#### CALL TO ORDER

A quorum being present, Committee Chair Lilligren called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on Monday, November 2, 2020.

#### APPROVAL OF MINUTES

It was moved by Vento, seconded by Wulff to approve the minutes of the October 19, 2020 regular meeting of the Community Development Committee. Motion carried.

[Click here to view the November 2, 2020 Community Development Committee meeting video](#)

#### BUSINESS

##### CONSENT

**2020-297** City of Corcoran Tavera Comprehensive Plan Amendment, Review File 21983-2

It was moved by Vento, seconded by Wulff, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Corcoran place its Tavera comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City that if parcels in the Agricultural Preserve Program expire and the City wishes to change the land use guiding from one unit per 40 acres, a comprehensive plan amendment will be required.
4. Implement the advisory comments in the Review Record for regional parks and forecasts.

##### Motion carried.

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

##### NON-CONSENT

**2020-298 SW:** 2020 Livable Communities Demonstration Account Funding Recommendations Senior Planner Hannah Gary and LCAC Chair Jo Emerson presented the business item to the Community Development Committee.

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

1. Award seven Livable Communities Demonstration Account grants as shown Table 1, totaling \$8,500,000; and

- 2. Authorize its Community Development Director to execute the grant agreements on behalf of the Council.

Table 1. Recommended Grant Projects and Funding Amounts

Recommended Projects	Applicant	Points	LCDA Amount Requested	Proposed LCDA Funding
Juxtaposition Arts Campus Redevelopment	City of Minneapolis	90.07	\$1,105,000	\$1,105,000
Cornerstone Village	Brooklyn Park EDA	76.68	\$2,000,000	\$2,000,000
Stryker Senior Housing	City of Saint Paul	76.09	\$500,000	\$500,000
The Gardens at Bryn Mawr	City of Minneapolis	75.05	\$1,500,000	\$1,500,000
Vista 44	City of Hopkins	74.90	\$1,500,000	\$1,500,000
Texa Tonka	Saint Louis Park EDA	71.48	\$465,000	\$465,000
Rise on 7	Saint Louis Park EDA	70.43	\$1,604,600	\$1,430,000

**Total Recommended**      **\$8,500,000**  
 Total Available      \$8,500,000  
 Total Remaining      \$0

**Motion carried.**

Council Member Cummings asked if there were more projects this year with units set aside for residents experiencing homelessness. Ms. Gary responded there are more projects this year with units set aside for residents experiencing homelessness.

Council Members Johnson asked about the geographic representation of projects getting awarded. The awards are based on scores developed through the Council approved scoring criteria. Ms. Gary and Chair Emerson explained the conscious of the need to have geographic representation and are working to ensure balance as much as possible with the new scoring criteria. And will also be taking a more active role in reaching out to communities that have not applied or received awards in the recent past.

Council Member Chamblis asked about the origin the rule that limits 40% of available funds to projects located in Minneapolis and Saint Paul. Community Development Director Lisa Barajas noted that this rule originates in statute, specific only to the Tax Base Revitalization Account, but the Council has applied that limit to all other LCA accounts since the adoption of the Livable Communities Act. Council Member Wulff agreed with Director Barajas and offered additional explanation on the need to balance the fund distribution geographically and noted that if there are not enough eligible suburban projects to award the Council can choose to exceed the 40% limit to the central cities.

**2020-299 JT:** City of Little Canada 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22455-1

Planning Analyst Patrick Boylan presented the business item to the Community Development Committee.

It was moved by Vento, seconded by Wulff, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

- 1. Authorize the City of Little Canada to place its 2040 Comprehensive Plan into effect.
- 2. Revise the City’s forecasts upward as shown in Table 1 of the attached Review Record.

3. Revise the affordable housing need allocation for the City to 72 units.
4. Advise the City to:
  - a. Provide to the Council the date that the Watershed approved the Local Water Management Plan, and the date the City adopted the final Local Water Management Plan. Provide the Council with a copy of the final adopted Local Water Management Plan that will be included in the final Plan document that the City adopts.
  - b. Revise the forecasts in the Plan prior to final Plan adoption, as described in the Forecasts section of the Review Record.
  - c. Implement the advisory comments in the Review Record for water supply.

**Motion carried.**

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

**2020-300 JT:** City of East Bethel 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22025-1

Senior Planner Eric Wojchik presented the business item to the Community Development Committee. It was moved by Chamblis, seconded by Wulff, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of East Bethel to place its 2040 Comprehensive Plan into effect.
2. Revise the Community Designation for the Southeastern portion of the City to Diversified Rural from Rural Center as shown in Figure 3 of the Review Record.
3. Advise the City to:
  - a. When available, provide to the Council the dates the WMOs approved the final Local Water Management Plan and the date the City adopted the final Local Water Management Plan, and a copy of the final Local Water Management Plan if it differs from the draft version contained in the City's August 26, 2019 formal Plan submission.
  - b. Implement the advisory comments in the Review Record for Transportation, Wastewater, Water Resources, Land Use, and Water Supply.

**Motion carried.**

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

**2020-301 JT:** City of Blaine 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21902-1

Senior Planner Eric Wojchik presented the business item to the Community Development Committee. It was moved by Lindstrom, seconded by Chamblis, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Blaine to place its 2040 Comprehensive Plan into effect.
2. Revise the City's sewer-serviced forecasts upward as shown in Table 2 of the attached Review Record.
3. Advise the City to implement the advisory comments in the Review Record for Wastewater, Land Use, Water Supply, and Historic Preservation.

**Motion carried.**

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

**2020-302 JT:** City of Long Lake 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22276-1

Senior Planner Jake Reilly 651-602-1822 presented the business item to the Community Development Committee.

It was moved by Johnson, seconded by Cummings, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Long Lake to place its 2040 Comprehensive Plan into effect.
2. Advise the City to:
  - a. When it is available, provide to the Council the date the City adopted the final Water Resources Management Plan.
  - b. Implement the advisory comments in the Review Record for Roadways, Water Supply, and Housing.

**Motion carried.**

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

**2020-303** City of Stillwater Planning Case 2020-21 Comprehensive Plan Amendment, Review File 22281-2

Senior Planner Jake Reilly presented the business item to the Community Development Committee.

It was moved by Vento, seconded by Lindstrom, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Stillwater to place its comprehensive plan amendment into effect.
2. Revise the City's forecasts for households and population upward as shown in Table 1 in the Review Record.
3. Revise the affordable housing need allocation for the City to 303 units.
4. Find that the amendment renders the City's comprehensive plan inconsistent with the Council's housing policy and that the City is therefore ineligible to participate in Livable Communities Act programs.
5. Advise the City:
  - a. That to be consistent with Council housing policy, the City needs to increase the inventory of land guided to support the development of low- and moderate-income housing for the 2021-2030 decade by at least 14 units by guiding enough residential acres with sufficient minimum densities.
  - b. To implement the additional advisory comments in the Review Record for regional parks and housing.

**Motion carried.**

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

**2020-304 JT:** 2020 Budget Amendment – November Capital Budget Amendment

Finance Director Heather Aagesen-Huebner presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Chamblis, that the Metropolitan Council authorize the 2020 Unified Budget amendment as indicated.

## Motion carried.

Council Member Wulff commented on the large amount of direct appropriations distributed to individual agencies, which the Committee has no say over, and that is unfortunate for smaller agencies and their projects.

## INFORMATION

1. Land Use Advisory Committee Report – Council Member Wendy Wulff presented the information item to the Community Development Committee.

The Community Development Committee's 2020 work plan includes periodic reports from the Land Use Advisory Committee (LUAC). LUAC mainly gives advice and assistance on metropolitan land use, comprehensive planning, and other planning as requested by the Metropolitan Council. LUAC includes Council Member Wulff as Chair and 17 members, at least half of whom must be locally elected officials.

On May 21, the Committee discussed Metro Climate Stats, the Regional Parks System Additions Project, and the Typology of Change in Suburban Communities. At the July 16 meeting, members gave feedback and direction on a proposal for integrating equity into discussions at Committee meetings and discussed Livable Communities Act programs. On September 17, the Committee provided input on the Livable Communities Demonstration Account - Transit Oriented Development (LCDA-TOD) Program, Local Housing Incentive Account (LHIA), and Housing Action Plans for Livable Communities Act participation 2021-2030. The Committee also commented on a Water Supply Planning Report to the legislature that includes topics relevant for ongoing collaboration between LUAC and the Metropolitan Area Water Supply Advisory Committee. The March 19 meeting was cancelled because of COVID-19.

The Land Use Advisory Committee's [May 21, 2020 agenda](#) included:

- [Metro Climate Stats](#) on creating tools for climate change mitigation;
- [Regional Parks System Additions Project](#); and
- [Typology of Change in Suburban Communities](#).

Topics covered on [July 16, 2020 agenda](#) included:

- [Applying an Equity Approach](#); and
- [Livable Communities Act Program Overview](#).

The Committee's [September 17, 2020 agenda](#) included:

- [Livable Communities Demonstration Account - Transit Oriented Development \(LCDA-TOD\) Program](#);
- [Local Housing Incentive Account \(LHIA\)](#);
- [Housing Action Plans for Livable Communities Act Participation 2021-2030](#); and
- [2020 Water Supply Planning Report to the Minnesota Legislature](#).

2. Payment Standards for Metro HRA Rent Assistance Programs – HRA Director Terri Smith and Research Manager Joel Huting presented the information item to the Community Development Committee.

The Metropolitan Council must annually review and adopt Payment Standards (rent limits) to be used in the administration of the Housing Choice Voucher and other rent assistance programs. Payment standards should be set at amounts that ensure voucher holders can be successful in placing their voucher in a neighborhood of their choice. The purpose of this information item was to share data that is available today, discuss the factors influencing payments standards, and gather feedback from Committee members prior to an action item at an upcoming Community Development Committee meeting to adopt payment standards for 2021.

The Council adopted Small Area Fair Market Rents (SAFMRs) for implementation in 2020. SAFMRs are rent limits adopted at the zip code level instead of for an entire metropolitan area. This allows for higher rent limits in higher rent areas of the region and lower rent limits in lower rent areas of the region. The goal of SAFMRs is to improve housing choice in all neighborhoods, increase voucher placement success and provide for budget neutral potential in future years.

Although the Council adopted SAFMRs in December 2019, the Metro HRA did not get approval from the U.S. Department of Housing and Urban Development until January 23, 2020. Council staff developed an online tool in February 2020 and planned engagement meetings with voucher holders in March 2020. When COVID-19 hit in March 2020, it required a refocus on pandemic planning. As a result, SAFMRs were not implemented until July 2020, limiting the data available to analyze the impact of SAFMRs.

HUD issued 2021 SAFMRs in August 2020. Staff have been digesting the new SAFMRs and analyzing changes in the regional rental market.

## **ADJOURNMENT**

Business completed, the meeting adjourned at 6:15 p.m.

Michele Wenner  
Recording Secretary