

## Minutes of the

### REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, January 4, 2021

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

**Committee Members Absent: Atlas-Ingebretson, Cummings, 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, January 4, 2021.

#### APPROVAL OF AGENDA AND MINUTES

The Community Development Committee agreed to change the order of agenda items #2 and #3.

It was moved by Lindstrom, seconded by Johnson to approve the minutes of the December 21, 2021 regular meeting of the Community Development Committee. Motion carried.

[Click here to view the January 4, 2021 Community Development Committee meeting video](#)

#### BUSINESS

**2020-332** Legacy, Regional Parks Bonding Program, and Pass-Through Agreement Signature Authorization

Senior Project Administrator Nicole Clapp presented the business item to the Community Development Committee.

It was moved by Vento, seconded by Lee, that the Metropolitan Council authorize the Community Development Director to execute grant agreements and amendments for State Fiscal Year (SFY) 2020/2021 Parks and Trails Legacy Fund Program (Legacy), SFY 2021 Regional Parks Bonding Program, and SFY21 State Passthrough Program up to the amounts indicated.

**Motion carried.**

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

**2021-4** 2020 Livable Communities Act Local Housing Incentives Account Funding Recommendations  
Housing Planner Ashleigh Johnson presented the business item to the Community Development Committee.

It was moved by Chamblis, seconded by Vento, that the Metropolitan Council:

Award six multifamily rental and five single family ownership Local Housing Incentives Account (LHIA) grants, totaling \$5.5 million.

1. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Table 1. Multifamily Rental and Single-Family Ownership Proposals (units directly assisted by LHIA)

Project	City/Applicant	New Affordable Units	Preserved Units	LHIA Funding Recommendation
Bethesda Oakdale	City of Oakdale	50	0	\$750,000
Bottineau Ridge Phase III	City of Maple Grove	50	0	\$600,000
Emma Norton	City of Saint Paul	60	0	\$1,918,140
Fire Station One	City of Minneapolis	90	0	\$1,051,860
Settler's Ridge	City of Woodbury	84	0	\$250,000
West Creek Apartments	City of Chaska	18	0	\$500,000
<b>Sub-total Rental</b>		<b>352</b>	<b>0</b>	<b>\$5,070,000</b>
Own Street Home 2021	Washington County CDA	0	3	\$90,000
Acquisition, Rehabilitation, Resale + ADU Addition	Saint Paul HRA	0	1	\$40,000
Homes Within Reach	West Hennepin Affordable Housing Land Trust	0	8	\$210,000
Ernst Home Townhome Project	City of Chaska	3	0	\$30,000
PPL Greenbelt	City of Minneapolis	5	0	\$60,000
<b>Sub-total Ownership</b>		<b>8</b>	<b>12</b>	<b>\$430,000</b>
<b>TOTAL</b>		<b>360</b>	<b>12</b>	<b>\$5,500,000</b>

**Motion carried.**

Council Member Johnson asked which projects are proposed to receive LHIA funding but went unfunded by Minnesota Housing in this round, referring to information in the report and discussed rationale on some of the projects. Council Member Chamblis asked about the funding amount requested and funding gap for the Settler's Ridge proposal. Staff will send a link to the Committee of Minnesota Housing's funding recommendations and rationale and provide further follow up as needed.

Council Member Lee asked about the prevalence of community land trusts (CLT) in the region, and if LHIA has previously funded CLT projects. Staff indicated that there are multiple CLTs that operate in the region and that many of these trusts have built homes supported by LHIA grants.

Council Member Chamblis suggested future funding presentations illustrate how LHIA investments have impacted the region's affordable housing development over a number of years.

Council Member Lilligren acknowledged the number of projects that serve high priority homeless populations this round and asked how staff considers supportive housing in the evaluation of projects. Staff shared how supportive services are considered on a project-by-project basis while reviewing applications eligible for LHIA and emphasized the importance of supportive housing units for individuals with incomes at or below 30% of Area Median Income (AMI) in the region.

Council Member Vento asked if there are additional funds available for lead and asbestos abatement for rehabilitation projects. Staff shared that it can be a challenge for those seeking to rehabilitate housing developments to secure the funds needed for abatement. However, there are a number of existing resources, including LCA's Tax Base Revitalization Account (TBRA) that help fund abatement for rehabilitation projects.

**2021-5 Project Based Voucher Award Recommendations**

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

It was moved by Johnson, seconded by Lee, that the Metropolitan Council approve the award of Project Based Voucher (PBV) rent assistance and authorize the Metro HRA Director to execute the necessary documents with the project owners for the following six (6) projects as shown below.

<b>Project</b>	<b>City</b>	<b>Total Units in Project</b>	<b>PBV Award</b>
Beyond New Beginnings	Chaska	4	4
Carver County School District Partnership	Chaska, Norwood Young America, Waconia	5 Scattered Sites	5
Cranberry Ridge	Plymouth	45	10
Edison II	Roseville	59	4
Trails Edge South	Waconia	60	8
Vista 44	Hopkins	50	50

**Motion carried.**

There was a request for a future update on the value of supportive housing projects and the resident impact. Another Council Member asked what happens to the projects that are not getting awarded PBVs at this time. Staff responded they will need to reapply when at a later date when PBVs are offered.

**2021-3 Adoption of Livable Communities Act Affordable and Life-Cycle Housing Goals for 2021-2030, Resolution 2021-1**

LCA Manager Tara Beard presented the business item to the Community Development Committee. It was moved by Chamblis, seconded by Wulff, that the Metropolitan Council approve attached resolution 2021-1 adopting Livable Communities Act Affordable and Life-Cycle Housing Goals for 2021-2030 that have been locally adopted by communities participating in the Livable Communities Act Program for 2021-2030.

**Motion carried.**

Council Member Lindstrom asked if program enrollment was an increase or decrease from prior years. Ms. Beard responded that there were fewer than in the past decade and provided context for fewer enrollments this year, including local capacity constraints due to Covid and the need to complete the decennial updates to the comprehensive plans. Beard also noted that several communities had shared that they were intending to re-enroll in 2022, and that while we do this large re-enrollment every ten years, communities can enroll in the program in any year they choose. The Committee discussed how to increase participation moving forward.

On January 13, the Community Development committee will hold a special meeting to conduct a public hearing to include the City of Edina's adopted affordable and life-cycle housing goals and related

participation in the 2021-2030 Livable Communities Act programs. The City of Edina had erroneously been left off the list of cities that had adopted housing goals during the original public hearing process. The amended business item reflects the inclusion of Edina in the adoption of 2021 -2030 housing goals and participation in Livable Communities Act – Local Housing Incentives Account programs for that same decade.

## **INFORMATION**

### 1. 2021 Work Planning for Housing Strategies

Community Development Division Director Lisa Barajas presented priorities and solicited feedback from the Community Development Committee.

1. Explore a first-time home-buyers program through the Housing Choice Voucher program.
2. Explore a housing choice indicator tool to provide more specific recommendations about housing needs in specific communities in the region.
3. Build regional capacity and technical assistance to support the expansion of housing opportunities for people with disabilities.
4. Explore the Council's ability to use Council-owned land to support affordable housing development.
5. Explore employer-provided housing benefits for employees.

Council Members discussed the importance of all the initiatives and explained their preferences and priorities.

Members discussed addressing the 1<sup>st</sup> initiative involving home-buyers program would work towards goal of ending systemic racism. Members also discussed how #2 and #4 would help create a ramp to #1 and #3. It was discussed how #1 and #3 could reduce housing disparities. Some pitfalls from past homeownership programs were discussed and caution was encouraged as to not set up people for failure. Another suggestion from members was the creation of a tool kit for unsheltered homeless.

## **ADJOURNMENT**

Business completed, the meeting adjourned at 6:10 p.m.

Michele Wenner  
Recording Secretary