

Minutes

Community Development Committee



Meeting Date: July 18, 2022

Time: 4:00 PM

Location: 390 Robert Steet

Members Present:

- | | | |
|--|---|--|
| <input type="checkbox"/> Chair, Robert Lilligren, D7 | <input checked="" type="checkbox"/> Reva Chamblis, District 2 | <input checked="" type="checkbox"/> Peter Lindstrom, District 10 |
| <input checked="" type="checkbox"/> Vice Chair, Susan Vento, D11 | <input checked="" type="checkbox"/> Molly Cummings, District 5 | <input checked="" type="checkbox"/> Chai Lee, District 13 |
| <input type="checkbox"/> Judy Johnson, District 1 | <input checked="" type="checkbox"/> Abdirahman Muse, District 8 | <input checked="" type="checkbox"/> Wendy Wulff, District 16 |
- = present, E = excused

Call to Order

A quorum being present, Committee Vice Chair Vento called the regular meeting of the Community Development Committee to order at 4:00 p.m.

Approval of Minutes

It was moved by Wulff, seconded by Lindstrom to approve the minutes of the (date), 2022 regular meeting of the Community Development Committee. **Motion carried.**

Consent Business

Consent Business Adopted (Items 2022-189, 2022-190, 2022-191, 2022-202, 2022-203)

1. **2022-189** Lake Independence, Lake Minnetonka LRT, Minnesota River Bluffs LRT, North Cedar Lake, and Cedar Lake LRT Regional Trail Master Plans, Three Rivers Park District, Part 2 of 2 (Chee Yang 651-602-1449; Kevin Phan 651-602-1345)
2. **2022-190** Park Acquisition Opportunity Fund, Lake Marion Greenway Regional Trail (Adelmann), Dakota County (Jessica Lee 651-602-1621)
3. **2022-191** Park Acquisition Opportunity Fund, Lake Byllesby Regional Park (Ferguson), Dakota County (Jessica Lee 651-602-1621)
4. **2022-202** Parks Legacy Agreement Signature Authorization (Aimee Junget 651-602-1823)
5. **2022-203** Metro HRA 2021 Payment Standards Amendment (Terri Smith 651-602-1187)

It was moved by Wulff, seconded by Lindstrom.

Motion carried.

Non-Consent Business

1. **2022-146 JT:** Second Quarter Budget Amendment (Heather Aagesen-Huebner 651-602-1728)

It was moved by Wulff, seconded by Chamblis, that the Metropolitan Council authorize the 2022 Unified Budget amendment as indicated.

Motion carried.

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

Information

1. 2021 Plat Monitoring Report (Raya Esmaeili 651-602-1616; Katelyn Champoux 651-602-1831)

The Council annually reports on the platting activity in the participating communities as a method of tracking development patterns on the region's developing edge. This information is used to assess consistency with the Council's land use policies, evaluate trends in land usage and housing mix, analyze for consistency with local comprehensive plans, and review sewer connection permits. Staff will present this report at the Community Development Committee meeting. In 2001, the Metropolitan Council initiated the Plat Monitoring Program (Program) with input from the Builders Association of the Twin Cities (BATC), currently known as Housing First Minnesota, and MetroCities (formerly the Association of Metropolitan Municipalities). The Program started with 12 volunteer communities, and now includes 45 communities. The communities annually submit their residential plat data for the preceding calendar year. The attached report summarizes data from 45 participating communities through the end of the 2021 calendar year, including 44 cities and one township. In 2021, the participating communities approved a total of 179 plats, which is an increase from 128 plats in 2020, as well as an overall increase from the previous years of economic downturn. These plats accounted for 10,135 single and multi-family housing units on 2,201 acres of net developable land. The overall net density of the plats during 2021 was 4.6 units per acre, demonstrating the continued consistency in implementing the Council's sewer residential development policy. Of the units platted, 67% were single family units and 33% multi-family units. While the majority of units platted in the reporting year are single family, during the life of the program, there is a similar share of single family (55%) and multi-family (45%) units platted. This year's report continues to analyze the platting activity relative to the Council's residential permit data to show the amount of time it takes for residential plats to be realized as permits. Tracking this information for the long term will result in a better understanding of development trends and market demand. Between 2009 and 2021, 11% of plats were realized as development permits within the same year, 32% of the plats within one year, and 20% within two years of the lot being platted.

Ms. Esmaeili and Ms. Champoux responded to a question regarding lot absorption timelines and becoming permanent speculating development proposals falling through, and 1st time and re-platted local level development.

2. 2021 Metropolitan Agricultural Preserves Program Report (Raya Esmaeili 651-602-1616; Gaby Olvera 651-602-1832)

Metropolitan Agricultural Preserves Program was established in 1980 by the Minnesota Legislature to encourage protection of long-term agricultural uses and to provide direction in equitably taxing these properties. The Metropolitan Council supports preserving agricultural land in the region through specific policies for protection and development in *Thrive MSP 2040*. All the counties in the region except for Ramsey County contain properties enrolled in the program. The Council annually reports on the acres enrolled in the program, with information from these counties and the Department of Revenue.

Ms. Esmaeili and Ms. Olvera responded to questions from Council Members regarding demographic data and background information in sold farms. Ms. Esmaeili commented the community does not collect demographic information. She did not want to draw conclusions regarding the change of ownership of parcel, and with the new provisions still difficult to see impact.

3. Metro HRA Project Based Voucher Update (Terri Smith 651-602-1187)

The Council's Housing and Redevelopment Authority (Metro HRA) issued a Request for Proposals (RFP) for up to twenty (20) Veteran's Affairs Supportive Housing (VASH) Project Based Vouchers (PBV) in March 2022. Applications were due in April 2022. The VASH program combines U.S.

Department of Housing and Urban Development (HUD) rent assistance for veterans experiencing homelessness with case management, clinical services, and referrals provided by the Department of Veterans Affairs (VA).

The Metro HRA received two applications for a total of nine (9) VASH PBVs. Per the terms of the RFP, formal VASH PBV awards will not be made until after Minnesota Housing makes its funding awards on December 15, 2022. The RFP requires owners and developers to receive full funding in 2022 to become financially feasible and receive a formal award.

The RFP states:

Applications will be reviewed and scored within four (4) weeks of submittal. The highest scoring applications for up to twenty (2) VASH PBVS will proceed as follows:

- New Construction. New construction projects will be provided with a Letter of Intent that commits the VASH PBVs, contingent on a project receiving the necessary full funding in 2022 to become financially feasible.
 - If a project receives the necessary funding award through Minnesota Housing's consolidated RFP or through other funding sources in 2022, the VASH PBVs will be formally awarded by the Metropolitan Council through business action.
 - If a project does not receive the necessary funding in 2022, the project will not be awarded VASH PBVs and the project owner must reapply for PBVS at a later date when PBVs are again offered.
- Existing Housing. Existing housing applications will be formally awarded VASH PBVs through formal Metropolitan Council action. The action will be taken along with other VASH PBV action after Minnesota Housing has made its funding awards.

Council staff provided a review of the VASH PBV applications received to the Committee and discuss next steps.

Council Members asked questions regarding supportive services offered, continuum of care, and funding.

Ms. Smith explained the services offered but not required for a housing unit but emphasized the important connection with case management.

Council Members agreed the funding projects are competitive and takes staff time.

Adjournment

Business completed; the meeting adjourned at 5:00 p.m.

Certification

I hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Community Development Committee meeting of July 18, 2022.

Approved this 25 day of July 2022.

Council Contact:

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