

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, February 7, 2022

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

Committee Members Absent: 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, February 7, 2022.

APPROVAL OF MINUTES

It was moved by Vento, seconded by Wulff to approve the minutes of the January 18, 2022, regular meeting of the Community Development Committee. Motion carried.

[Click here to view the February 7, 2022 Community Development Committee meeting video.](#)

BUSINESS - Consent

2022-25 City of St. Louis Park 9808 and 9920 Wayzata Boulevard Comprehensive Plan Amendment, Review File 22095-10 (Jerome Benner II 651-602-1494)

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

1. Authorize the City of St. Louis Park to place its comprehensive plan amendment into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the Review Record.
3. Revise the City's allocation of affordable housing to 1,109 housing units, as further detailed in the Review Record.
4. Advise the City to implement the advisory comments in the Review Record for Forecasts.

Motion carried.

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

2022-26 City of Hastings Summergate MUSA Expansion Comprehensive Plan Amendment, Review File 22299-3 (Jerome Benner II 651-602-1494)

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

1. Authorize the City of Hastings to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.

3. Revise *Thrive MSP 2040* to change the Community Designation for the amendment property from Agriculture to Emerging Suburban Edge as shown in Figure 2.
4. Advise the City to implement the advisory comments in the Review Record for 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.

2022-27 West Mississippi River Regional Trail, Park Acquisition Opportunity Fund (Tandberg), Three Rivers Park District (Jessica Lee 651-602-1621)

It was moved by Johnson, seconded by Wulff, that the Metropolitan Council Approve a grant of up to \$262,500 to Three Rivers Park District to acquire the 1.01-acre Tandberg property located at 17660 Dayton River Road in the City of Dayton for the West Mississippi River Regional Trail. 2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.

Motion carried.

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

2022-28 Lake Byllesby Regional Park, Park Acquisition Opportunity Fund (Augustine/Schluesner Trust), Dakota County (Jessica Lee 651-602-1621)

It was moved by Johnson, seconded by Wulff, that the Metropolitan Council approve a grant of up to \$363,411 to Dakota County to acquire the 110.3-acre Augustine/Schluesner property, located in Randolph and Sciota Townships, for Lake Byllesby Regional Park. 2. Authorize the Community Development Director to execute the grant agreement and restrictive covenant on behalf of the Council.

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

2022-40 2021 Local Housing Incentives Account (LHIA) Funding Recommendations

Housing Planner Ashleigh Johnson presented the Business Item to the Community Development Committee.

It was moved by Vento, seconded by Chamblis, that the Metropolitan Council Award six multifamily rental and four single family ownership Local Housing Incentives Account (LHIA) grants as shown in Table 1, totaling \$8 million.

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 Award Amount |
|---------------------------------------------------------------|--------------------------|----------------------|-----------------|--------------------|
| Minneapolis Public Housing Authority Family Housing Expansion | City of Minneapolis | 84 | | \$1,400,000 |
| Mary Hall | City of Saint Paul | | 88 | \$1,159,382 |
| Rise on 7 | City of Saint Louis Park | 120 | | \$950,000 |
| Currie Commons | City of Minneapolis | 187 | | \$1,250,000 |
| Rogers Main Street Senior Housing | City of Rogers | 40 | | \$1,500,000 |
| Cornelia View Apartments | City of Edina | 118 | | \$712,714 |
| Sub-total Rental: | | 549 | 88 | \$6,972,096 |
| Minnetonka Boulevard Redevelopment | City of Saint Louis Park | 8 | | \$257,904 |
| Twin Cities Habitat for Humanity | Dakota County CDA | | 10 | \$500,000 |
| Homes Within Reach | City of Minnetonka | | 12 | \$180,000 |
| Own Street Home 2022 | Washington County CDA | | 3 | \$90,000 |
| Sub-total Ownership: | | 8 | 25 | \$1,027,904 |
| TOTAL | | 557 | 113 | \$8,000,000 |

Motion carried.

Council Member Chamblis requested more information on unit affordability levels for 2021 recommended projects. Ms. Johnson described how development teams include a summary of units and affordability in their applications and noted that this information is included the project summary section of the business item.

Council Member Cummings asked what mechanisms are in place to ensure that recommended single-family homes remain affordable. Ms. Johnson and Eden Spencer of Greater Metropolitan Housing Corporation, explained how the recommended single-family projects are preserving affordability; either in perpetuity through community land trusts, or for over 15 years through deed contracts.

INFORMATION

- 2022 Livable Communities Act Funding Availability and Scoring Criteria Discussion –** LCA Manager Tara Beard and Housing Analyst Stephen Klimek presented the Information Item to the Community Development Committee.

The Livable Communities Act (LCA) requires that the Council prepare an annual plan for distribution of the Livable Communities funds that includes program criteria developed by the Council. Previous conversations with Community Development Committee (see the November 15, 2021, December 6, 2021 (LHIA), December 6, 2021 (Pre-Development policy expansion), January 3, 2022 (SEED), January 3, 2022 (LHIA) and January 18, 2022 information items) for the 2022 cycle of LCA programs have focused on program design and scoring criteria. This information item will review funding availability recommendations, eligibility for the Livable Communities Demonstration Account – Transit Oriented Development (LCDA-TOD) program, and proposed 2022 scoring criteria for discussion with the Community Development Committee before recommending approval of the comprehensive 2022 LCA Fund Distribution Plan scheduled for the February 23, 2022, regularly scheduled committee.

Council Member Chamblis commented base funding amounts have not increased since the 90's, and the need to increase the base funding for more affordable housing.

Ms. Beard explained the scoring process is organized to measure outcomes.

Council Member Wulff expressed concern over the wording regarding racial equity over other equity, and the availability of equity points on smaller communities.

2. 2022 Community Development Committee Work Plan – Local Planning Assistance Manager Angela Torres and Metro HRA Director Terri Smith presented the Information Item to the Community Development Committee.

Each year, the Community Development Committee approves an annual work plan to guide its business and meeting agendas. The annual work plan typically includes ongoing business of the Council, special projects/initiatives anticipated during the year, regular reports and information items, and special reports by invited speakers.

The Work Plan is intended to be a guide to the Committee's work, provide staff direction, and is considered flexible and modifiable as the year progresses. Input from staff and Committee members guide and shape the Work Plan. At this meeting, Council staff seek direction from the Committee Members on the proposal below, with the following questions in mind:

- Are there areas of policy that the Committee would like to discuss and clarify?
- Is there any additional information or reports that the Committee seeks in order to better inform its work?
- Are there any invited speaker or panel presentations that the Committee is interested in to better inform its work?

Council staff will incorporate the Committee's input and prepare a Work Plan for adoption later in February. This finalized Work Plan will include also a timeline for the different items in the Plan.

The Work Plan is divided between Regular Business, 2022 Initiatives, Information and Regular Reports, and Invited Speakers. In addition to the 2022 Initiatives section, other initiatives or special projects for 2022 are listed under work unit headings and with an asterisk (*), particularly where that initiative is work unit specific.

Estimated dates will be added as staff finalize the Work Plan for the Committee's adoption at an upcoming meeting in February.

Council Member Chamblis expressed interest in Community Profiles, especially Community based assets.

Research Manager Joel Huting explained the scope of data added to Community profiles and the plans to include asset data.

Council Member Wulff asked about Community involvement regarding the new scoring.

Ms. Beard expressed plans for focus groups and engagement, reporting back in late 2022.

ADJOURNMENT

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

Michele Wenner
Recording Secretary