

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, January 3, 2022

Committee Members Present: Chamblis, Cummings, Johnson, Lee, Lilligren, Muse, Vento, Wulff

Committee Members Absent: Lindstrom

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 3, 2022.

APPROVAL OF MINUTES

It was moved by Wulff, seconded by Chamblis to approve the minutes of the December 20, 2021, regular meeting of the Community Development Committee. Motion carried.

[Click here to view the January 3, 2022 Community Development Committee meeting video.](#)

BUSINESS

2022-1 Adoption of Livable Communities Act Affordable and Life-Cycle Housing Goals for 2021-2030, Resolution 2022-1

Livable Communities Manager Tara Beard presented the Business Item to the Community Development Committee.

It was moved by Vento, seconded by Cummings, that the Metropolitan Council approve attached resolution 2022-1 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 2022-2030.

Motion carried.

Council Member Cummings asked about the reasons some communities enroll and others do not. Ms. Beard responded that there are still pandemic related capacity constraints in some cases, and some lingering cities that have not completed their comprehensive plan updates. Ms. Beard also noted that if cities do not have a development project in the pipeline, they may not prioritize enrollment. Council Member Cummings also asked about staff efforts to encourage enrollment. Ms. Beard stated that every effort has been made to encourage enrollment. Council Member Johnson thanked staff for their efforts to get more cities to enroll. The Committee discussed how to increase participation moving forward.

INFORMATION

1. Local Housing Incentives Account (LHIA) Affordable Homeownership Pilot - Livable Communities Manager Tara Beard and Housing Planner Ashleigh Johnson presented the Information Item to the Community Development Committee.

The Livable Communities Act (LCA) includes the Local Housing Incentives Account (LHIA), which provides funds to help participating communities achieve their affordable housing goals.

Since the LHIA was first implemented in 1996, it has been pooled with state and other affordable housing funds through an annual Consolidated Request for Proposals (RFP) that is issued by Minnesota Housing. The ability to partner with other, larger funding sources to layer and award different types of funding can be a valuable tool in simplifying the application process and maximizing project selection; however, it also inhibits the ability to tailor funding decisions to most closely meet Council priorities as the various funding sources often have different goals and requirements.

Staff presented at the [September 20, 2021 Community Development Committee](#) and the [December 6, 2021 Community Development Committee](#) to share draft program design and scoring details, in confirmation of the two pilot priorities derived from 2020-2022 strategic plan objectives:

- Racial Equity Priority: create homeownership opportunities for Black, Indigenous, and other ethnic or racial groups that own homes at disproportionately lower rates than white households in the region; and
- Geographic Choice Priority: create affordable homeownership opportunities in parts of the region where it is most challenging to do so.

At this meeting staff sought feedback, addressed any remaining questions regarding program design and provided examples of application structures.

2. Livable Communities Act Tax Base Revitalization Account Seeding Equitable Environmental Development (TBRA SEED) Grant Category Discussion
Senior Planner Marcus Martin and Livable Communities Manager Tara Beard presented the Information Item to the Community Development Committee.

The Livable Communities Act (LCA) includes the Tax Base Revitalization Account (TBRA), which provides funds to help participating communities pay for the costs of remediating contamination in support of redevelopment. Currently, there are three TBRA grant categories: Investigation, Cleanup, and SEED.

At the regularly scheduled [Community Development Committee meeting on October 4, 2021](#), Council staff presented an evaluation of one of three grant categories offered annually – the SEED grant category. At the regularly scheduled Community Development Committee meeting on January 3, 2021, staff will be presenting options and recommendations in consideration of the following key findings:

- There are additional areas to consider for SEED eligibility
- SEED has not yet demonstrated its ability to further TBRA goals of increasing tax base and creating or preserving jobs and housing ([Minn. Stat. § 473.252, subd. 3\(b\)\(1\)](#))
- SEED is undersubscribed and has only received one application outside the central cities

Staff sought feedback on the expansion of SEED eligible areas, the three options presented for program design, and the staff recommendation to eliminate the local match requirement. Committee direction will inform the 2022 LCA Fund Distribution Plan which will be brought forward in February for approval for the 2022 round of LCA grants, which includes the TBRA and SEED programs.

3. Evaluation of the 2040 Comprehensive Plan Review Process (Angela R. Torres 651-602-1566; Patrick Boylan 651-602-1438) **POSTPONED to 1/18 CDC**

ADJOURNMENT

Business completed; the meeting adjourned at 6:00 p.m.

Michele Wenner
Recording Secretary