

Minutes

Community Development Committee



Meeting Date: December 4, 2023

Time: 4:00 PM

Location: 390 Robert Steet

Members Present:

- Chair, Robert Lilligren, D7
- Vice Chair, Susan Vento, D11
- Judy Johnson, District 1
- Reva Chamblis, District 2

- Peter Lindstrom, District 10
- Chai Lee, District 13
- Toni Carter, District 14

- Tenzin Dolkar, District 15
- Wendy Wulff, District 16

Call to Order

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

Approval of the Agenda – Postponed Business item 2023-269 until the December 18, 2023 Community Development Committee.

Approval of Minutes

It was moved by Johnson, seconded by Vento, to approve the minutes of the November 20, 2023, regular meeting of the Community Development Committee. **Motion carried.**

Public Hearing

2023-289 Public Hearing for Livable Communities Act Affordable and Life-cycle Housing Goals for 2021-2030 (Sarah Berke 651-602-1198)

No one signed up or chose to speak at the public hearing.

Consent Business

2023-290 City of Mound 2023 Mixed Use Text Comprehensive Plan Amendment, Review File 21916-3 (Michael Larson 651-602-1407)

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

Authorize the City of Mound to place its comprehensive plan amendment into effect.

Revise the City's forecasts as shown in Table 2 of the attached Review Record.

Revise the City's allocation of the regional affordable housing need to 37 units for 2021-2030.

Advise the City to implement advisory comments under Land Use by correcting the acreage in Tables 3.4 and 3.5 of the Plan.

Motion carried.

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

Non-Consent Business

1. **2023-291** Funding Recommendations for 2023 Livable Communities Demonstration Account Development Grants (Hannah Gary 651-602-1633; Robbinsdale Mayor Bill Blonigan)

It was moved by Carter, seconded by Dolkar that the Metropolitan Council:

Award eight Livable Communities Demonstration Account grants as shown in Table 1, totaling \$9,763,250 and;

Authorize the Executive Director of Community Development to execute the grant agreements on behalf of the Council.

Motion carried.

Council Members were supportive of the projects presented and expressed concern about the geographic distribution of the awards. There is interest in supporting affordable housing units further away from the urban core.

2. **2023-292** Funding Recommendations for 2023 Livable Communities Demonstration Account Transit Oriented Development Grants (Stephen Klimek 651-602-1541; Robbinsdale Mayor Bill Blonigan)

It was moved by Carter, seconded by Dolkar that the Metropolitan Council:

Award four Livable Communities Demonstration Account Transit-Oriented Development grants totaling \$4,863,750 as shown Table 1 below, and;

Authorize the Executive Director of Community Development to execute the grant agreements on behalf of the Council.

Motion carried.

Council Member Dolkar asked for additional information on a presentation slide related to the LCA support across the development spectrum and whether community benefit agreements were part of these or other projects. Klimek shared additional background on how the seven different LCA grant programs align with various development needs between regulatory frameworks, project planning and design, remediation and environmental, and construction. Klimek also shared that community benefit agreements were not part of the projects included in this funding recommendation, but they have been a part of past LCA funded projects and that community engagement is a key component of scoring for applications. It was additionally noted that community benefit agreements are an eligible activity that can be funded through the LCA Pre-Development grant program.

Council Member Lilligren commented that the Livable Communities Act funds the Committee and Council award are some of the most discretionary dollars the Council has to allocate and there is an annual cycle to impact the guidelines and projects funded.

Council Member Johnson asked if applicant cities need to select whether they submit projects to LCDA or LCDA-TOD at the time of application, and what the funding limit guidance was between each program. Klimek confirmed that applicants must select the funding program at the time of application, and that TOD has a total per-city award limit of \$2,000,000 and that LCDA has a limit of up to 40% of funding for the cities of Minneapolis and Saint Paul together and 60% for non-urban core cities. Council Member Johnson followed up to confirm that the LCDA-TOD program is primarily serving the urban core cities and which transit providers are accounted for in eligible areas. Klimek shared that the 2023 applicants were primarily urban core cities and noted that 2022 was a record funding year for LCDA-TOD in amount of funding, number of cities, and geographic distribution between community designations. Klimek confirmed that Metro Transit is the primary provider represented in TOD eligible areas but the service frequency of suburban transit providers is



also used and creates some eligible park and ride sites. Council Member Johnson commented on the continued need to provide awards to cities outside the urban core, especially as the transit network continues to expand. Council Member Carter highlighted the need to ensure awards are distributed across communities and reinforced the continued need to provide proactive assistance to communities.

Council Member Lilligren expressed thanks to the LCAC and the applicants, and invited representatives of the recommended projects to introduce themselves. Staff from the City of Richfield and City of Saint Paul as well as project team members from 2441 Arts, Native American Community Clinic, and 892 E 7th each addressed the Committee about their projects.

Information

1. 2050 Imagine 2050 Draft Land Use Objectives (Lisa Barajas 651-602-1895; Angela R. Torres 651-602-1566)

The presentation provided a Regional Planning recap on the 2050 Land Use Objectives.

Where we have been:

Endorsed regional vision and values

Identified five regional goals

Completed the Young Leaders Collaboration

Initiated a Regional Policy Collaboration focused on land use

Selected title for the RDG: Imagine 2050

Drafted land use objectives

Where we are going:

Extensive engagement across all technical areas continues, more intentional engagement with underserved communities

Initiate discussion with stakeholders on land use objectives

Iterative revisions to land use objectives

Draft land use policies and actions

Council Members and staff discussed feedback received, providing a list of the potential objectives, and priorities. Focusing on people, economic development, investment in infrastructure, and environmental justice.

2. 2024 and 2025 LCA Planning Update (Sarah Berke 651-602-1198)

The Livable Communities Act (LCA) requires that the Council prepare an annual plan, the Fund Distribution Plan (FDP) for distribution of the Livable Communities funds that includes funding availability, program guidelines, and scoring criteria.

This report provides an overview of program evaluation and design processes that are underway, and an overview of the next steps for the 2024 and 2025 FDPs.

In response to questions that arose while considering and approving the 2023 FDP in February 2023, committee members engaged in two in-depth working discussions about LCA program goals and implementation in July and October 2023. Throughout the year, staff have also prioritized outreach to applicant communities throughout the metro region and have worked to collect feedback in the form of surveys and interviews from program participants and stakeholders.

Staff are now working to analyze the information they have collected, to incorporate committee members' guidance, and to draft proposals for changes to the LCA program. Based on the Imagine 2050 planning timeline and the need to fully vet any major changes with program stakeholders (including applicants, potential applicants, development teams, and funding partners), staff anticipates bringing recommendations for these changes to the

committee no earlier than next year, for the 2025 program year.

Staff are also planning to propose a more typical set of minor adjustments to program guidelines with the 2024 FDP, for committee members' consideration and approval in early 2024.

Recommendations for any major changes to the program will be guided by several goals:

- Aligning LCA effectively with Imagine 2050 goals and policies (now in development)
- Incorporating council member and applicant feedback about funding needs
- Aligning program goals with a pragmatic assessment of the role LCA plays in the overall development funding ecosystem, and monitoring changes that emerge (e.g. with the new metro sales tax that will provide new funding to cities and counties for affordable housing)
- Reducing burden to applicants and ensuring all participating communities and their development partners have the capacity to submit successful applications

Questions for Committee Members

1. What opportunities do you see to align LCA as an incentive for advancing goals and objectives of Imagine 2050?
2. What would you like to learn from program stakeholders?

Council Members asked for a definition of compact land development, and what's the vision and goals. Council members also inquired about the "resilient policy" and approaches and opportunities to reform.

Adjournment

Business completed; the meeting adjourned at 6:10 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 December 4, 2023.

Council Contact:

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