

Minutes

Community Development Committee



Meeting Date: November 20, 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 - Chair Lilligren proposed cancelling information item number 2 per direction from Community Development Director Barajas, Council Members agreed.

Approval of Minutes

It was moved by Wulff, seconded by Lee, to approve the minutes of the November 6, 2023, regular meeting of the Community Development Committee. **Motion carried.**

Non-Consent Business

1. **2023-269** Funding Recommendations for 2023 Local Housing Incentives Account (LHIA) Homeownership Program (Ashleigh Johnson 651-602-1106)
It was moved by Wulff, seconded by Vento that this item be tabled until the next Community Development Committee meeting due to a lack of information.
On November 20, 2023 Community Development Committee (CDC) voted to table LHIA Homeownership Program recommendations until the following CDC meeting on December 4, 2023. The Committee requested additional proposal information from staff (Attachment D), which includes total development cost, estimated market value, affordable sales price, price of land/acquisition/demolition, project value gap, targeted Average Median Income (AMI) level or range, affordability term, affordability mechanism, marketing or sales partner(s), home square footage, and number of bedrooms.
2. **2023-268** Adoption of Payment Standards for Metro HRA Rent Assistance Programs (Terri Smith 651-602-1187)
It was moved by Johnson, seconded by Lee that the Metropolitan Council adopt payment standards as shown in Attachment 1 for the Housing Choice Voucher and other rent assistance programs effective January 1, 2024.
Council Members discussed rental market conditions, average rents and options for payment standard adoption. Council Members supported a market driven approach to the adoption of payment standards.

Information

1. 2050 Regional Development Guide: Housing Policy Plan update (Hilary Lovelace 651-602-1555)

The Metropolitan Council has begun development of the 2050 Regional Development Guide. The current Regional Development Guide, Thrive MSP 2040, along with the Council's metropolitan system and policy plans, are the governing documents that help guide the orderly growth and development of the region. System and policy plans include the 2040 Regional Parks Policy Plan, the 2040 Transportation Policy Plan, the 2040 Water Resources Policy Plan, and the 2040 Housing Policy Plan.

Ms. Lovelace provided information on recent work done to inform the Housing Policy Plan, what we have heard from city staff and housing professionals from around the region, and themes from resident engagement completed to date. Following this meeting, Council staff will continue to engage residents across the region on their vision and hopes for the future of housing in our region and continue work on preparing the Housing Policy Plan.

Staff asked Council Members several questions at the end of the presentation, including:

- What quotes surprised you or reflected something you hear from your residents?
- We are planning to have the Housing Policy Plan Technical Advisory Group provide high-level recommendations for policy. Is there any topic you would like us to have them provide detailed insight on?
- What information helps you make the best decision on policy direction?

Staff will return to Council committees on multiple occasions to seek Commissioners' and Council Members' guidance, input, and feedback. Minnesota State Statute 473.859.2 requires that the Council require that Cities promote the availability of land to support the development of moderate- and low-income housing. Completion of the policy plan update is expected in late 2024, aligned with the timelines for the other policy areas and components of the 2050 regional development guide.

Council Members asked Ms. Lovelace many questions regarding engagement efforts, outreach, groups, partnerships, and methods. Council Members were also concerned about displacement and policies to stop displacement. Also, what lessons were learned with the 2040 plan.

Council Members offered many suggestions in policy direction and funding sources.

- ~~2. 2050 Land Use Engagement Update (Angela R. Torres 651-602-1566)~~
3. Imagine 2050 Draft Land Use Objectives (Lisa Barajas 651-602-1895; Angela R. Torres 651-602-1566) *postponed to another date*

Adjournment

Business completed; the meeting adjourned at 5:35 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 November 20, 2023.

Council Contact:

Michele Wenner, Recording Secretary
Michele.Wenner@metc.state.mn.us