

Minutes

Community Development Committee



Meeting Date: August 21, 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 Minutes

It was moved by Wulff, seconded by Carter, to approve the minutes of the August 7, 2023, regular meeting of the Community Development Committee. **Motion carried.**

Public Hearing

2023-186 Public Hearing – 2024 Annual Public Housing Agency Plan (Stephanie Paulson 651-602-1584)

Several people signed up to speak on this item. They were given 2 minutes to speak:

Marilene Allen, Edina – Ms. Allen supports Beacon Interfaith’s mission for affordable housing and described a recent project. She is in support of 305 of voucher should be project-based vouchers. 30% AMI for 30% PBV.

Barbara Brooks, Waconia – Ms. Brooks is an advocate for Beacon and sees neighbors struggling. She requests a commitment to provide housing for the lowest income and agrees with the 30% goal.

Daymond Dean, Mendota Heights – Mr. Brooks commented on how the homeless benefit from vouchers and are components for constructing homes. The policy fails to spur new construction in suburban communities.

Theresa Dolata, Minneapolis – Ms. Dolata who experienced homelessness requests adopting a 30 for 30 project vouchers, if not total supply.

Bill Dorgan, South Minneapolis – Mr. Dorgan explained his work helping families in need and various successful projects with supportive services. He requests HRA goals should be a priority and secure enough project-based vouchers.

Venice Gerald, Saint Paul – Mr. Gerald is an artist and lives in Rondo. He suggests creating a new generation of products supporting grass roots of MN.

Ben Helvick Anderson, Minneapolis – Vice President at Beacon, Mr. Helvick Anderson explained the city’s housing need annually, AMI, and racial disparities. Suggests changing policy for fewer tenant-based vouchers for more project-based vouchers to reach goals.

Tom Houle, Minnetonka – Mr. Houle is concerned about the lack of affordable housing outside the metro area. He requests adopting a PBV policy to make it easier to build housing in suburbs and rural areas.

Kathryn Lamp, Saint Paul – Ms. Lamp is a member of Beacon Interfaith Collaborative and stresses not just one solution to solve housing needs. She requests adopting a policy with a new goal to dedicate 30% of vouchers to project-based vouchers to build more deeply affordable housing with access to the suburbs.

Ann Lemke, Saint Paul – Ms. Lemke explained how project-based vouchers can deeply help homeless people access safe, secure and healthy housing. She suggests adding the goal of 30% to the 2024 plan.

Megan Webster, Richfield – Ms. Webster is a member of the Mayflower Church of Christ and expressed concern and challenges for at risk individuals. She stated that Astor Commons needs more project-based vouchers before residents can move in and commented on the scarcity of housing beyond the urban center. She wants more project-based vouchers shared with small suburban communities.

Non-Consent Business

1. **2023-187** Amend Summary, Budget, Title, and Location of Seward Commons TOD Grant (SG-16616) (Nicole Clapp 651-602-1723)

It was moved by Lee, seconded by Lindstrom that the Community Development Committee approve revising the Seward Commons (SG-16616) TOD Development grant project summary (attachment B) to, 1) shift funds from a rooftop CSA to raised-bed gardens, site and infrastructure costs, and public art; 2) update the name of the grant to Wadaag Commons; 3) reflect the project’s increase in affordable housing units, increase in the affordability of housing, and decrease in jobs, and 4) correct the aerial map showing the location of the project.

Motion carried.

Council Members had questions regarding the changes to the project and the community cultural impacts. Staff explained the changes in the property garden to raised beds, and the plans for bicycle parking and the intent for cultural programming.

2. **2023-188** Property Management Services, Contract 22P160 (Stephanie Paulson 651-602-1584)

It was moved by Carter, seconded by Wulff that the Metropolitan Council authorize the Regional Administrator to execute Contract 22P160 with Kingwood Management to provide property management services for the Family Affordable Housing Program in an amount not to exceed \$1,098,328.00.

Motion carried.

The Committee had a discussion around the cost of the proposal and opportunities to create future interest in the complex housing portfolio.

3. **2023-174 JT: 2023 Budget Amendment – 3rd Quarter** (Heather Giesel 651-602-1715)
It was moved by Johnson, seconded by Wulff that the Metropolitan Council authorize the 2023 Unified Budget amendment as indicated, and in accordance with tables.

Motion carried.

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

Information

1. 2022 Metropolitan Agricultural Preserves Program Report (Timothy Anderson 651-602-1380)

The 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.

2. Livable Communities Act Workshop Update (Sarah Berke 651-602-1198)

At the July 17, 2023, Community Development Committee meeting, Committee members participated in an **LCA Working Discussion** to discuss distribution of funding in Livable Communities Act (LCA) programs. The discussion session focused on high-level goals and visions, including how the Council aligns the programs with its overall regional planning and policy goals.

This presentation will provide an overview of the themes that emerged from the first workshop, and inform the agenda for the next session, which is tentatively scheduled for October 2.

Themes from first workshop

In the workshop session on July 17, Committee members started with the questions, “What are the biggest needs in the region that LCA can impact?” and, “What does an equitable LCA program look like to you?” Several themes emerged from the discussion, including Social Cohesion, Equitable Process, Intersections, Economic Development, and Impact. In addition to understanding the impact that LCA programs have on residents, Committee members expressed interest in measuring how well LCA programs are meeting stated goals.

A second workshop will be scheduled for the October 2 CDC meeting, with the intention of reviewing program data, discussing feasible program changes for the upcoming 2024 program year, and proposing a process for any larger program changes that may be needed to align LCA programs with Imagine 2050 goals and other Council strategies and requirements, in 2025 and beyond.

Questions for consideration

Council staff will ask Committee members to confirm the themes that came out of the July 17 session and the proposed approach to the follow-up session on October 2, including:

1. Did we capture the most important themes from July 17?
2. Are there any themes from the July 17 conversation that are not represented here?
3. What do you need to know, related to these themes, to inform future discussion?

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 August 21, 2023.

Council Contact:

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