

Minutes

Community Development Committee



Meeting Date: March 18, 2024

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 Lindstrom, seconded by Wulff, to approve the minutes of the March 4, 2024, regular meeting of the Community Development Committee. **Motion carried.**

Consent Business

1. **2024-52** Rush Creek Regional Trail, Park Acquisition Opportunity Fund Award (McCartney), Three Rivers Park District (Jessica Lee 651-602-1621)

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

1. Approve a grant of up to \$720,829 from the Park Acquisition Opportunity Fund to Three Rivers Park District to acquire an 8.7-acre parcel located at 10775 Fernbrook Lane North in Maple Grove, MN, for the Rush Creek Regional Trail.
2. Authorize the Executive Director of Community Development to execute the grant agreement and restrictive covenant on behalf of the Council.

Motion carried.

2. **2024-53** Big Marine Park Reserve, Park Acquisition Opportunity Fund Award (Kelley), Washington County (Jessica Lee 651-602-1621)

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

1. Approve a grant of up to \$2,725,384 from the Park Acquisition Opportunity Fund to Washington County to acquire approximately 248 acres of park reserve land located in the southeast quadrant of Manning Avenue and 170th Street for the Big Marine Park Reserve.

2. Authorize the Executive Director of Community Development to execute the grant agreement and restrictive covenant on behalf of the Council.

Motion carried.

3. **2024-57** City of Arden hills TCAAP Land Use and Text Comprehensive Plan Amendment, Review File 21914-7 (Eric Wojchik 651-602-1330)

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

1. Authorize the City of Arden Hills to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Transportation, Transit, and Forecasts.

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

2024-71 City of North Oaks Red Forest Way South Comprehensive Plan Amendment Plan Modification, Resolution No. 2024-5 (Angela R. Torres 651-602-1566; Eric Wojchik 651-602-1330)

It was moved by Lindstrom, seconded by Lee that the Metropolitan Council:

1. Adopt Resolution 2024-5 finding that the proposed amendment does not conform to the metropolitan system plan for wastewater and requiring the City of North Oaks to modify its comprehensive plan amendment.
2. Transmit to the City of North Oaks Table 3 Required Changes to the 2040 North Oaks Comprehensive Plan.
3. Notify the City that it may not put its Red Forest Way South Comprehensive Plan Amendment into effect unless and until the plan or the amendment is modified as described in the Resolution and this business item, and the Council formally reviews the document.

Motion carried.

Council Members commented on the good stewardship of water is essential and the importance of compatibility. Septic systems failures were mentioned and the impact on redevelopment. If rules are to be changed, it must treat everyone the same.

Information

1. Metro HRA 2023 in Review and 2024 Work Plan (Chong Lao 651-602-1476; Terri Smith 651-602-1187)



The Metro HRA is an operational unit within Community Development that provides rent assistance to over 7,200 households, primarily through the federal Housing Choice Voucher program. Council Member and staff discussed programmatic updates including:

- Program utilization outcomes from 2023
 - Project Based Voucher program update
 - Project awards and compliance
- 2024 Work Plan for the Metro HRA

Council Members and staff discussed the small percentage change in program vouchers and the internal audit process.

2. Draft Land Use Policies and Actions for Objective 1 (growth management), Objective 3 (community wellbeing and safety) and Objective 6 (equity) (Angela R Torres 651-602-1566)

The Community Development Committee (CDC) has reviewed and provided feedback on draft land use objectives for Imagine 2050, Most recently providing feedback on the revised objectives at the February 20, 2024, CDC meeting. At the March 18, 2024, CDC meeting, the Committee will briefly review a comparison of Thrive MSP 2040 land use policies and begin review of key land use policies drafted for Imagine 2050, starting with review of policies and actions for:

Objective 1: Respect the relationship with land and water as a foundation for regional growth.

Objective 3: Establish vibrant, inclusive, connected, and safe communities for people to live in.

Objective 6: Remedy past and present discriminatory land use practices.

Objective 1 reflects key policy areas critical to the comprehensive planning process, reflecting much of the Council's land use regulatory role. The discussion topics, like density requirements and the Metropolitan Urban Service Area (MUSA), have been the subject of recent committee discussions.

Objectives 3 and 6 does not have a direct correlation with a Thrive MSP 2040 land use policy and should be discussed independently. The remaining five objectives (below) will be discussed at upcoming CDC meetings to allow for a more robust conversation of key policies related to each objective.

Maximize opportunities for growth in places well-served by transit, bicycle, and pedestrian infrastructure.

Ensure that development activities contribute to the fullest protection and restoration of natural systems on every level.

Ensure that in all types of communities, people find housing opportunities that align with their needs.

Strengthen the climate resilience of neighborhoods and communities through sustainable land use and development patterns.

Support the economic wellbeing of our region and its communities.

Staff asked Council Members to consider these questions:

Are new approaches to policies going in the right direction?



Should existing approaches be refined?

Council Members offered feedback on the objectives. Commenting on how they appreciate the comments received listed in the report. Staff mentioned the input of Young Leaders group regarding preservation of natural systems. Council Members appreciate the old and new language regarding public and private investments, but warned against micromanaging densities. The need for Native partnerships and regional assistance was highlighted.

3. 2050 Regional Development Guide and Regional Parks Policy Plan Update (Emmett Mullin 651-602-1360; Tracey Kinney 651-602-1029; Colin Kelly 651-602-1361)
(postponed to April 1 Community Development Committee meeting)

4. Proposed LCA 2025 Program Update Work Plan (Sarah Berke 651-602-1723)

The Livable Communities Act directs the Council to “*establish criteria for uses of the fund ... that are consistent with and promote the purposes of this article and the policies of the Metropolitan Development Guide adopted by the council including, but not limited to:*

- (1) helping to change long-term market incentives that adversely impact creation and preservation of living-wage jobs in the fully developed area;*
- (2) creating incentives for developing communities to include a full range of housing opportunities;*
- (3) creating incentives to preserve and rehabilitate affordable housing in the fully developed area; and*
- (4) creating incentives for all communities to implement compact and efficient development.”*

As part of the recent discussion related to the regular annual approval process for the Livable Communities Act (LCA) Fund Distribution Plan for 2024, Committee members committed to work with staff and community stakeholders to develop proposed program changes for the 2025 program cycle.

There are two major proposed goals for the 2025 program update:

1. Ensuring the **alignment** of program design with the regional goals identified for the forthcoming [Imagine 2050](#) regional development guide
2. Encouraging broad **participation** from communities in the region and reducing barriers to entry to the grant programs

To ensure LCA grant funds continue to be available for applicants in 2025, changes that impact the Fund Distribution Plan for 2025 should be considered by the fourth quarter of 2024 and adopted no later than January 2025.

Council Members and staff discussed the alignment goals. Council Members have concerns regarding duplicating efforts, and the challenges of not knowing the regional goals yet. Timelines for fund distribution was confirmed and an examination of the analysis of gaps. Communities outreach was determined challenging with the tight timeline. Staff explained outreach plans which include convening workshops and invitation to Council Members to attend or host.

Adjournment

Business completed; the meeting adjourned at 6:15 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 March 18, 2024.

Council Contact:

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