

Minutes

Community Development Committee



Meeting Date: December 16, 2024

Time: 4:00 PM

Location: 390 Robert Steet

Members Present:

- | | | |
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| <input type="checkbox"/> Chair, Robert Lilligren, D6 | <input checked="" type="checkbox"/> Peter Lindstrom, District 10 | <input type="checkbox"/> Tenzin Dolkar, District 15 |
| <input checked="" type="checkbox"/> Vice Chair, Susan Vento, D12 | <input checked="" type="checkbox"/> Chai Lee, District 13 | <input checked="" type="checkbox"/> Wendy Wulff, District 16 |
| <input type="checkbox"/> Judy Johnson, District 1 | <input checked="" type="checkbox"/> Toni Carter, District 14 | <input checked="" type="checkbox"/> = present, E = excused |
| <input checked="" type="checkbox"/> Reva Chamblis, District 2 | | |

Call to Order

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

Agenda Approved

It was moved by Carter, seconded by Chamblis to move the first information item to the next Community Development Committee meeting.

Approval of Minutes

It was moved by Wulff, seconded by Chamblis to approve the minutes of the December 2, 2024, regular meeting of the Community Development Committee. **Motion carried.**

Public Hearing

1. **2024-349** Public Hearing – Public Housing Agency Annual Plan (Terri Smith 651-602-1187)

As an administrator of the U.S. Department of Housing and Urban Development (HUD) Housing Choice Voucher program, the Council's Housing and Redevelopment Authority (Metro HRA) is required to prepare and submit a Five-Year and Annual Public Housing Agency (PHA) Plan.

HUD has a new online portal for 2025 PHA Plan submission. Although the Five-Year Plan was submitted to HUD in October, it was overlooked that an updated Annual PHA Plan also needed to be submitted. The goals reviewed as part of the Five-Year Plan process are the same as in the Annual Plan.

The Council approved the Metro HRA Five-Year PHA Plan on September 25, 2024 (Business Item 2024-254) for the years 2025-2029. The Five-Year PHA Plan describes the mission of the agency and the agency's long-range goals and objectives for achieving its mission over a five-year period.

The Metro HRA 2024 Annual PHA Plan was last approved in 2024. The 2025 Annual PHA Plan is posted for public comment. This document is an update relating to the general policies and procedures for providing service in the coming year and is the subject of this hearing.

No one testified in person at the public hearing. No proposed action.

Consent

1. **2024-343** Phalen-Keller Regional Park, Long-Range Plan Amendment, Saint Paul (Tracey

Kinney 651-602-1029)

It was moved by Lindstrom seconded by Lee that the Metropolitan Council:
Approve the Phalen-Keller Regional Park Long-Range Plan Amendment.

Require Saint Paul, prior to initiating any construction, to send preliminary plans to the Metropolitan Council Environmental Services Interceptor Engineering Assistant Manager.

Motion carried.

- 2. **2024-348** Adoption of Livable Communities Act Affordable and Life-Cycle Housing Goals for 2021-2030 – Resolution 2024-27 (Sarah Berke 651-602-1198)

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

approve attached resolution 2024-27, adopting Livable Communities Act Affordable and Life-Cycle Housing Goals for 2021-2030 adopted by the City of St Anthony for participation in the Livable Communities Act programs for 2025-2030.

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. **2024-346** Funding Recommendations for 2024 Round Two Tax Base Revitalization Account Grants (Marcus Martin 651-602-1054)

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

That the Metropolitan Council:

- 1. Award five Tax Base Revitalization Account grants totaling \$2,261,200 as shown in Table 1 below.
- 2. Authorize its Executive Director of Community Development to execute the grant agreements on behalf of the Council.

Table 1. Tax Base Revitalization Account Grant Recommendations

Minneapolis	2211 Broadway St NE	\$251,600
South Saint Paul EDA	Wakota Crossing Investigation	\$44,400
Minneapolis	Cheatham Apartments	\$1,326,500
Minneapolis	Rise Up Center	\$274,500
Saint Paul	42 Water Street W	\$364,200

Motion carried.

The Committee Members inquired why funding recommendation amounts were higher than the original request amounts in some instances and asked if we had done that before; Staff explained this is a practice applied for projects that meet Council priorities when funding is available to fill gaps other funding partners would not cover. The Committee also asked about the expected future uses for the SEED application project. The Committee recalled



that we offered scattered site funding for investigation this year and noted we did not receive any applications for the pilot program this time.

2. **2024-347** Funding Recommendations for 2024 LHIA Multifamily Grants (Hannah Gary 651-602-1633)

It was moved by Wulff seconded by Lee that the Metropolitan Council:

1. Award four multifamily rental Local Housing Incentives Account (LHIA) grants as shown in Table 1, totaling \$2.5 million.
2. Authorize the Executive Director of Community Development to execute the grant agreements on behalf of the Council.

Table 1. Multifamily Rental Proposals (units directly assisted by LHIA)

1	Melrose Commons	City of Medina	50	\$450,000
2	Penn Station	City of Richfield	57	\$850,000
3	Southview Estates	City of Bloomington	47	\$700,000
4	The Warren Apartments	City of Minneapolis	61	\$500,000
TOTAL				\$2,500,000

Motion carried.

Committee Members and Ms. Gary discussed the benefits of including social services and workforce training in project development which may result in the fewer units.

Information

1. Imagine 2050 Land Use Policy: Suburban Edge Supplemental Information (Angela Torres 651-602-1566) *postponed to the January 6 meeting*

- Presentation
- Public comment list
- Working Draft of Proposed Revisions

2. Livable Communities Act 2025 Fund Distribution Plan: Highlights of Proposed Program Changes (Sarah Berke 651-602-1198; Hannah Gary 651-602-1633)

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. By statute, funding criteria must be consistent with the policies of the Metropolitan Development Guide adopted by the council (currently, Thrive MSP 2040) as well as the purposes of the LCA, which include incentivizing the creation and preservation of living-wage jobs, affordable housing, and compact and efficient development.

This report highlights proposed program changes that staff will include in the 2025 FDP draft. Similar to past years, this draft of the full proposed scoring criteria for all LCA programs will be presented to the Committee for discussion at the regularly scheduled meeting on January 21, 2025, and for final committee recommendations on February 6, with proposed final Council action February 12.



As an outcome of last year's 2024 FDP adoption discussion, staff have worked with consultants Mary Kay Bailey and Ellen Watters to consider LCA program change recommendations. The LCA program was discussed with the Community Development Committee on March 18, July 15, September 3, October 7, and a final report from the consultants was presented on November 18.

As previewed earlier and as recommended by the consultant team, staff are not proposing significant program changes for the 2025 grant cycle. This is because significant changes will take time to analyze and will be done through a community-engaged process. Staff plan to spend 2025 vetting potential further program changes, including recommendations from the consultants and policy direction from the forthcoming Imagine 2050 plan. The minor changes proposed for 2025 are designed to make LCA grants more broadly accessible to all communities within the region.

Staff lead the discussion by asking Committee Members:

Do you need more information before the FDP vote in January?

What is the right pace for engaging with you in 2025?

Committee Members provided feedback to staff regarding program priorities, scoring, engagement and outreach.

Adjournment

Business completed; the meeting adjourned at 4:50 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 16, 2024.

Council Contact:

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