

Minutes

Community Development Committee



Meeting date: October 20, 2025

Time: 4:00 PM

Location: 390 Robert Street

Members present:

- | | | |
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| ☒ Chair, Robert Lilligren, D6 | ☐ Diego Morales, District 9 | ☐ Victor Obisakin, District 15 |
| ☒ Vice Chair, Toni Carter, D14 | ☐ Peter Lindstrom, District 10 | ☒ Wendy Wulff, District 16 |
| ☒ Reva Chamblis, District 2 | ☒ Chai Lee, District 13 | ☐ = present, E = excused |
| ☐ Anjuli Cameron, District 8 | | |

Dakota Land, Water, and People Acknowledgment

The Metropolitan Council acknowledges that the land we currently call Minnesota and specifically the seven-county region is the ancestral homeland of the Dakota Oyate who are present and active contributors to our thriving region. As part of the Metropolitan Council's commitment to address the unresolved legacy of genocide, dispossession, and settler colonialism and the fact that government institutions, including the Metropolitan Council, benefitted economically, politically, and institutionally after the forceable removal of the Dakota Oyate, the Metropolitan Council is dedicated to instilling Land, Water, and People Commitments in regional policy. These commitments support the Dakota Oyate, the eleven federally recognized Tribes in Minnesota, Ho-Chunk Nation, and the American Indian Communities representing over 150 diverse Tribal Nations that call the seven-county region home.

Call to order

A quorum being present, Committee Chair Lilligren called the regular meeting of the Community Development Committee to order at 4:07 p.m.

Dakota Land, Water, and People Acknowledgment

The Dakota Land, Water, and People Acknowledgment was read by Council Member Lilligren.

Agenda approved

Council Members did not have any comments or changes to the agenda.

Approval of minutes

It was moved by Chamblis, seconded by Carter to approve the minutes of the October 6, 2025, regular meeting of the Community Development Committee. **Motion carried.**

Consent business

1. 2025-268 City of Lakeville Dakota Waste Solutions and Olam Holdings1 Comprehensive Plan Amendment, Review File 22077-16 (Patrick Boylan 651-602-1438)

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

1. Authorize the City of Lakeville 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 Wastewater Service.

Motion carried.

2. 2025-245 Cleary Lake Regional Park Long-Range Plan, Scott County (Tracey Kinney 651-602-1029)

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

1. Approve the Cleary Lake Regional Park Long-Range Plan.
2. Advise Scott County to consider implementing the recommendations for solar resources and population forecasts in the Advisory Comments section of the business item.

Motion carried.

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

Information

1. Discussion of 2026 Payment Standards for Metro HRA Rent Assistance Programs (Terri Smith 651-602-1187; Caitlin Hamrock 651-602-1041; Steve Victorey 651-602-1461)

Staff shared data regarding the housing market, discussing the factors influencing payment standards, and gathered feedback from Committee members to inform future action. Staff have been evaluating the new SAFMRs and analyzing rent prices around the region to inform the adoption of new payment standards.

The Metropolitan Council must annually review and adopt Payment Standards (rent limits) to administer the Housing Choice Voucher and other rent assistance programs. The U.S. Department of Housing and Urban Development (HUD) issues Fair Market Rents (FMRs) each year. Housing authorities, including the Council Housing and Redevelopment Authority (Metro HRA), are required to adopt payment standards between 90% and 100% of the newly issued FMRs.

Payment standards should be set at amounts that ensure voucher holders are successful in placing their voucher in an area of their choice. The Council adopted Small Area Fair Market Rents (SAFMRs) in 2020. SAFMRs are rent limits at the zip code level instead of one rent for an entire metropolitan area. This allows for higher rent limits in higher-rent areas of the region and lower rent limits in lower-rent areas of the region. The goal of SAFMRs is to improve housing choice in all neighborhoods and increase voucher placement success.

Committee members appreciated the information and suggested sharing at the Council level.

Staff and Committee members discussed why vouchers were not used. Smith explained information is gathered via outreach and surveys of voucher holders.

Committee members and staff discussed the options, their differences and effects, especially the potential reduction of households served. Option 1 and option 3 were very close, Committee members indicating option 1 might be preferred.

2. Small Communities Planning Program and 2050 Planning Assistance Grant Program: Funding Considerations Update (Angela R. Torres 651-602-1566)

Staff provided an update and summary of the September 18, 2025, LUAC meeting discussion as they considered funding priorities for the 2050 Planning Assistance Grant Program and its impact

on available funds for the Small Communities Planning Program engineering costs. The LUAC agenda materials are provided for the CDC review (Attachment 1). The LUAC discussion was in furtherance of the action that the CDC took at the October 6, 2025, CDC meeting recommending eligibility criteria for these two financial assistance programs for local comprehensive plans. The Met Council is scheduled to review and take action on the CDC recommendation at its October 22, 2025, meeting. Next week, Council staff will seek the CDC's direction on the following questions:

- Do you have a preferred 2050 Planning Assistance Grant funding scenario?
- Do you support the adjustments in the incentive grant award amounts?
- Are there questions you wish the LUAC to further consider?

At the September 18, 2025, Land Use Advisory Committee (LUAC) meeting, the LUAC explored two additional factors to the 2050 Planning Assistance Grant Program and the Small Communities Planning Program that are important to implementation. They include:

- Planning Grant Program options that advance regional goals and incentivize early plan completion
- Small Communities Planning Program options for engineering services (prioritization)

Council staff provided an update to the CDC at its August 4, 2025, meeting where the CDC members broadly supported the work of the LUAC and the approach to the incentive grant programs. One member voiced concern about communities that are not eligible for these incentive grants. The CDC members voiced strong support for the Small Communities Planning Program and recognized that engineering costs are one of the costliest parts of comprehensive planning.

Committee members and staff reviewed the proposed scenarios and recommendations of LUAC. Committee members liked the LUAC recommendations, supporting scenario C, but did ask if this is a continuing conversation.

Adjournment

Business completed; the meeting adjourned at 5:26 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 October 20, 2025.

Council contact:

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