

Minutes

Community Development Committee



Meeting date: October 6, 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 4:00 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 Carter, seconded by Wulff to approve the minutes of the September 15, 2025, regular meeting of the Community Development Committee. **Motion carried.**

Consent business

1. 2025-242 West Mississippi River Regional Trail, Park Acquisition Opportunity Fund Award (Meyer), Three Rivers Park District (Jessica Lee 651-602-1621)

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

Approve a grant of up to \$332,408 from the Park Acquisition Opportunity Fund to Three Rivers Park District to acquire a 1.59-acre parcel located at 16560 Dayton River Road in Dayton, MN, for the West Mississippi River Regional Trail.

Motion carried.

2. 2025-243 Minnesota River Bluffs Regional Trail, Park Acquisition Opportunity Fund Award (CCRRA Phase 2), Carver County (Jessica Lee 651-602-1621)

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

1. Approve a grant of up to \$1,368,375 from the Park Acquisition Opportunity Fund to Carver County to acquire in easement approximately 7.7 acres of a former Carver County Regional Railroad Authority corridor located in Chaska, MN, for the Minnesota River Bluffs Regional Trail.
2. Authorize the Executive Director of the Community Development Division to execute the grant agreement and restrictive covenant on behalf of the Council.

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. **2025-267** Small Communities Planning Program and 2050 Planning Assistance Grant Program Eligibility Criteria Recommendations (Merritt Clapp Smith 651-602-1567)

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

After extensive analysis and discussion throughout 2025, the Land Use Advisory Committee (LUAC) and the Community Development Committee (CDC) forward these recommendations to the Metropolitan Council for their consideration:

1. To be eligible for the new 2050 Small Communities Planning Program, a community must meet one of the following three criteria:

- a. Current population (2024) is under 500 AND adjusted net tax capacity per capita (2024) is less than or equal to 175% of metro median net tax capacity per capita.

OR

- b. Current population (2024) is between 500 to 999 AND adjusted net tax capacity per capita (2024) is less than or equal to 150% of metro median net tax capacity per capita.

OR

- c. Current population (2024) is between 1,000 and 2,500 AND adjusted net tax capacity per capita (2024) is less than or equal to 125% of metro median net tax capacity per capita.

2. To be eligible for the 2050 Planning Assistance Grant Program, a community must meet one of the following three criteria:

- a. Current population (2024) is between 2,500 to 14,999 AND adjusted net tax capacity per capita (2024) is less than or equal to 125% of metro median net tax capacity per capita.

OR

- b. Current population (2024) is between 15,000 to 35,000 AND adjusted net tax capacity (2024) per capita is less than or equal to 100% of metro median net tax capacity per capita.

OR

- c. County with land use planning authority for townships within their jurisdiction OR a consortium of 5 or more Dakota County communities in the Rural Service Area working collaboratively on their comprehensive plan updates.

Motion carried.

The Committee asked when the recommended grant funding levels for the Planning

Assistance Grant Program would be presented to the Community Development Committee. Staff responded that the Land Use Advisory Committee is reviewing potential grant funding levels for the Planning Assistance Grant Program and is expected to advance a recommendation to the Community Development Committee in early December 2025.

Information

1. Community Choice Demonstration Update (Renae Pereira-Webb 651-602-1231)

The U.S. Department of Housing and Urban Development (HUD) awarded the Minneapolis Public Housing Authority (MPHA) and the Metropolitan Council's Housing and Redevelopment Authority (Metro HRA) \$5.2 million under the Housing Choice Voucher Mobility Demonstration. The Demonstration builds on recent research that shows growing up in neighborhoods with lower levels of poverty improves children's academic achievement and long-term chances of success.

The program will support Metro HRA and MPHA in addressing barriers to increasing housing choices by offering mobility-related supports. The program will also include a rigorous, independent evaluation to determine which supports are most effective in helping families achieve success. In addition to program funding, each agency was awarded 74 new vouchers to support the effort.

The Demonstration was expected to run for a 6-year period ending October 2028. Recently, HUD announced that enrollment and data collection will end June 30, 2026, instead of the original date of April 2028. Comprehensive Mobility Related Services (CMRS) will continue through the original end date, October 2028.

The Community Development Committee members and staff discussed sources of funding, general fund allowable expenses, mobility and choices for HRA clients, identifying opportunity areas, and effects of Federal budget uncertainty.

2. 2024 Affordable Housing Production Trends and Opportunities (Matt Schroeder 651-602-1513; Maia Guerrero-Combs 651-602-1060)

Under Minn. Stat. 473.254, the Metropolitan Council is responsible for preparing a "comprehensive report card on affordable and life-cycle housing in each municipality in the metropolitan area." The Council fulfills this responsibility by conducting annual surveys of local governments regarding building permits and the construction and preservation of affordable housing. The Council supplements the information submitted with additional information from County development agencies and other housing market data sources available. According to statute, the Council's data on new affordable housing must "include information on government, nonprofit, and marketplace efforts" and capture all new housing that meets the Council's affordability thresholds, including units added without public subsidy or income restrictions. This Committee presentation includes highlights of the information to meet the requirements of Minn. Stat. 473.254 for 2024.

Key Research Findings

- Housing production dropped between 2023 and 2024, primarily for multifamily housing permits.
- 1. Due to strong construction activity in 2021-2022, the regional Future Need for the entire 2021-2030 decade has already been met for housing affordable to households making 51-80% of the area median income (AMI).
- There is a large production gap, however, in meeting the decade's Future Need for deeply affordable housing units (affordable to households making 30% AMI or less).

Key Policy Connections

Council staff will connect the research findings with policy background and considerations including



- A deeper look at affordable housing demand for households at 30% AMI, as well as the barriers to production, including feedback from city staff around the region
- Considerations of Met Council efforts to specifically address the greatest affordable housing needs at 30% AMI
- A look into ownership production and the gap in affordable homeownership options
- Considerations of Met Council efforts to specifically address the affordable homeownership needs in the region

The Community Development Committee members expressed appreciation for the data. Members and staff discussed some of the factors for AMI band. Commenting most at 30% AMI live outside the metro due to the lower costs over urban areas. Committee members asked about new vouchers and the need for development motivation.

Members continued to discuss how to reach goals with rising costs, covering operation costs, and reducing deficits. Shifting demands were discussed. Staff confirmed gathering demand analysis and trends. Staff mentioned the creation of a tool kit capable of searching other cities and townships for land information, which should be available in 2026.

Adjournment

Business completed; the meeting adjourned at 5:45 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 6, 2025.

Council contact:

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