

## Minutes of the

### MEETING OF THE LAND USE ADVISORY COMMITTEE

Thursday, January 16, 2020

#### Committee Members Present:

Phillip Klein, Gerald Bruner, Dan Roe, Chair Wendy Wulff, Suado Abdi, Mitra Jalali Nelson, Trista MatasCastillo, Kathi Hemken, Courtney Schroeder, Mark Nelson, Karl Drotning

#### Committee Members Absent:

April Graves, Kathi Mocol, Vince Workman, Jonathan Bottema, Steve Morris, Jennifer Geisler, Noah Keller

#### CALL TO ORDER

Chair Wulff called the regular meeting of the Council's Land Use Advisory Committee to order at 4:05 p.m. on Thursday, January 16, 2020.

#### APPROVAL OF THE AGENDA

Chair Wulff called for an approval of the January 16, 2020 agenda by consensus because a quorum was not yet present. The agenda was approved.

#### APPROVAL OF THE MINUTES

Chair Wulff, with a quorum now present, called for a motioned to approve the November 21, 2019 minutes. It was motioned by Bruner and seconded by Klein to approve the minutes. **Motion carried.**

#### BUSINESS

##### Appointment of Vice Chair – Wendy Wulff

Chair Wulff stated in accordance with the bylaws, a Vice Chair must be appointed annually to the Committee and she suggested the appointment of Phillip Klein.

It was motioned by Bruner and seconded by Hemken that the Land Use Advisory Committee (LUAC) approve the appointment of Phillip Klein as the Committee's Vice Chair for 2020. **The motion was approved.**

##### Revised 2020 Land Use Advisory Committee Work Plan - Wendy Wulff and Deb Detrick, Local Planning Assistance

Detrick gave an overview of survey results for the workplan as outlined in the materials provided.

Schroeder asked if the Met Council has set any priorities. Chair Wulff stated those are here, in the work plan, and other topics may be addressed if there is time. Jalali Nelson asked if there is any information on what other advisory committee of the Council are working on. Detrick stated she will follow up.

It was motioned by Hemken and seconded by Klein that the Land Use Advisory Committee approve the Land Use Advisory Committee's 2020 work plan.

#### INFORMATION

##### Determining Affordable and Life-Cycle Housing Goals – Tara Beard, Livable Communities

Beard gave a presentation on the 2021-2030 Livable Communities Act (LCA) re-enrollment as outlined in the materials provided. Klein asked is this available to counties so cities can work with counties. Beard responded yes and no and explained Community Development Agencies (CDAs)/redevelopment agencies.

Jalali Nelson asked where funds come from. Chair Wulff stated it comes from fiscal disparities, the general fund and Livable Communities Fund for the Tax Base Revitalization Account (TBRA.) The Livable Communities Demonstration Account (LCDA), from the region, is capped by law.

Beard elaborated regarding interest earned, etc.

Drotning commented on fiscal disparities taxes paid and asked where fiscal disparities money comes from. Chair Wulff explained the local business tax.

Jalali Nelson asked if a city missed re-enrollment, can they still apply the next year? Beard responded they can.

Klein asked if goals are not met, what are the repercussions? Beard explained that it is not a repercussion, but it is a consideration.

Jalali Nelson asked about the vast number of projects that don't get funding. Beard stated it varies from year to year as far as funding and the number of projects that have subscribed to each 'funding pot.' She noted that clean-up dollars are generally over-subscribed, etc.

Beard discussed baseline principals for goal determination for affordable and life-cycle housing goals. She noted the importance of determining goals using consistent methodology that is easy to understand and explain.

Committee members discussed transit availability and affordable housing units and the controversy surrounding affordable housing.

MatasCastillo asked if past goals were met? Beard stated very few goals were met, however, growth wasn't as big because of the recession. She noted these are subjective numbers. She also talked about not wanting to disincentivize by setting goals too high.

Klein asked what type of housing is being built to make it affordable. Beard stated over 90% is in multi-family housing.

Jalali Nelson asked about buying existing housing stock for affordable housing. Beard stated the goal is based on net growth, so it doesn't look at preservation. There are funding (grants) for preservation.

Beard discussed the debate on whether goals should equal the need or if it should equal the share of the need we expect funding for. She discussed having a range thereby utilizing both definitions.

Jalali Nelson asked about past goals – met or not. Chair Wulff suggested emailing that data to Committee members.

Beard discussed next steps as outlined in the presentation.

Schroeder asked the difference between affordable and lifecycle housing. Beard stated it was originally to incentivize multifamily housing.

Roe commented on efficient development.

Bruner stated Carver County is buying properties. Chair Wulff commented on Dakota County's activities.

Hemken stated there was no conflict over workforce housing.

Beard stated she welcomed any additional feedback.

Jalali Nelson stated to make sure this is understood that these goals are just to allow communities to participate for funds.

### **Typology of Neighborhood Change – Resource library – Jake Reilly, Local Planning Assistance**

Due to time constraints, this topic will be moved to the next meeting.

## **ADJOURNMENT**

Business completed the meeting adjourned at 5:50 p.m.

Respectfully submitted,

Sandi Dingle  
Recording Secretary