

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, May 18, 2020

Committee Members Present: Atlas-Ingebretson, Chamblis, Cummings, Johnson, Lee, Lilligren, Lindstrom, Muse, Vento, Wulff

Committee Members Absent:

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Chair Lilligren called the regular meeting of the Council's Community Development Committee to order at 4:08 p.m. on Monday, May 18, 2020.

APPROVAL OF MINUTES

It was moved by Lindstrom, seconded by Vento to approve the minutes of the May 4, 2020 regular meeting of the Community Development Committee. Motion carried.

[Click here to view the May 4, 2020 Community Development Committee meeting video](#)

BUSINESS

2020-131 JT: City of Prior Lake 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22282-1

Senior Planner Raya Esmaeili presented the business item to the Community Development Committee. It was moved by Wulff, seconded by Johnson, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Prior Lake to place its 2040 Comprehensive Plan into effect.
2. Advise the City:
 - a. That prior to final Plan adoption, the Plan should be revised to include the TAZ information that was included in supplemental information submitted to the Council on February 5, 2020.
 - b. To implement the advisory comments in the Review Record for Transportation and Land Use.

Recommendation of the Environment Committee

1. Approve the City of Prior Lake's Comprehensive Sewer Plan.
2. Advise the City to implement the advisory comments in the Review Record for Wastewater.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2020-146 City of Eagan, Gallery of Eagan Comprehensive Plan Amendment, Review File 22062-4 Planning Analyst Patrick Boylan presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Cummings, That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Eagan to place its Gallery of Eagan comprehensive plan amendment into effect.
2. Revise the City's forecasts for population and households upward as shown in Table 1 of the Review Record.
3. Revise the City's affordable housing need to 527 units.
4. Advise the City to implement the advisory comments in the Review Record for Forecasts and Natural Resources.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

INFORMATION

1. 2020 Housing Performance Score Update

Housing Planner Hilary Lovelace presented the information item to the Community Development Committee. Ms. Lovelace provided some background information to discuss the update to the housing performance scores.

Housing Performance Scores (Scores) are a Council measure that were created in response to the passing of the Livable Communities Act (LCA) in 1995 to provide prioritization criteria for funding the LCA programs. The Scores have also been used in evaluation of Regional Solicitation applications for federal transportation funding. The original purpose of the Scores was to evaluate LCA participants' annual efforts to create affordable housing opportunities. The [2040 Housing Policy Plan](#) overhauled the Housing Performance Score criteria beginning in 2016 and required that that criteria be revisited and adjusted every two years. Housing Performance Scores criteria has therefore been revisited in 2018 and again now in 2020.

In 2020, the effectiveness and helpfulness of using Scores in LCA funding prioritization was evaluated. At the [February 26 Council](#) meeting, the Council adopted the [2020 Livable Communities Act Fund Distribution Plan](#) which eliminated the Housing Performance score as funding criteria for all LCA programs. Housing Performance Scores remain important measures, however, as they allow the region and communities to evaluate annual progress toward affordable housing goals and provide rich data for regional housing policy analysis.

Housing Performance Scores have been calculated using outside data sources and information entered by local community staff. Criteria and weighting within the Score have also been improved and changed over time to align with regional housing policy. The Housing Performance Scores also capture newly constructed affordable housing across the region for a statutorily mandated annual report to the legislature. The Score sheets are pre-populated as much as possible before being distributed to individual communities to acquire the most accurate information possible about affordable housing efforts across the region.

Council staff suggest removing most of the existing housing stock component that awarded communities points for naturally occurring affordable housing in their community. This is partly in response to workshop comments that community actions should be prioritized in scoring, but also in

response to earlier comments from communities in the past two rounds of the Housing Performance Scores that have their scores effectively capped because of development patterns despite many recent actions to support affordable housing. Communities will still be awarded points for shelters and transitional living facilities, though the focus will be shifted from number of facilities to number of people served at each facility.

Table 1: Recommended changes to the Guidelines

Substantive Changes	Rationale	Anticipated Impact
Remove existing housing stock as criteria.	This change shifts focus from housing opportunities that exist in a community to recent actions and construction that serves housing cost burdened residents within the community.	Some communities may see a reduction in their score of up to 25 points if they do not report ALHOA spending required for participation in LCA.
Increase points awarded for local spending to further affordable and lifecycle housing opportunities in the past year.	This change shifts focus from housing opportunities that existing a community to recent actions and construction that serves people with low-incomes in the community.	This will have an uneven impact across County lines, as some Counties levy and spend money to create affordable and lifecycle housing while other Counties do not levy for housing at all. Communities in Counties that do not levy will have to account for their spending on housing opportunities to receive a high score.
A suite of existing and new housing policy categories will be included, and adoption of housing policy and date of policy last used will be asked rather than just if a policy is in place.	In the past few years many new types of housing policy efforts have become more mainstream in the region, but not all policies have been utilized or very effective.	Communities with accessory dwelling unit policies that have not produced many units will be incentivized to revisit their policies for a higher score.
Shift to using ALHOA instead of total development cost as the factor by which to judge community financial contribution to new construction and rehab.	Uneven responses about total development cost, a value not always known by communities, was creating uneven scoring outcomes based on capacity. ALHOA is a value the Council calculates and provides.	Using ALHOA in place of total development cost will remove this disparity and maintain a focus on the ability communities have to fund affordable housing.

The Housing Performance Score has previously been sent in a large excel document for community staff to fill out and complete. The largest change to the survey will be in format, as Information Services staff wrap up the conversion of the survey to an online web survey. Many communities expressed difficulty with using the excel document to respond to the Housing Performance Score survey.

2. Regional Parks System Additions Project: Process Update

Parks Manager Emmett Mullin, Planning Analyst Colin Kelly and Senior Planner Jessica Lee presented the information item to the Community Development Committee.

Council staff provided an update on the system additions project to the Metropolitan Parks and Open Space Commission at its meetings in December 2019, and March, April, and May 2020. Council staff provided an update on the project to the Community Development Committee in April. Input from the Metropolitan Parks and Open Space Commission and Community Development Committee is critical to the system additions process.

At the April Community Development Committee meeting, Council Members expressed an interest in the project's framing in statute and the RPPP, as well as the vision for the regional parks system. At the May Community Development Committee meeting, Council staff will begin their presentation on system additions with this information. In the coming months, the Council will consider Implementing Agency proposals to add regional recreational resources to the Regional Parks System based on criteria set forth in Chapter 4 of the RPPP.

At the May 7 Metropolitan Parks and Open Space Commission meeting, Council staff proposed a process for how Implementing Agencies will present a summary of their proposals to the Commission in June. Council staff also outlined other important steps in the project timeline (Figure 1). In addition, Council staff shared draft language on bridging facilities (Attachment 1) and boundary adjustments (Attachment 2) and sought the Commission's feedback and advice on the proposed language. Council staff will share similar information with the Community Development Committee at the May 18 meeting, including the statutory and policy framing referenced above, to prepare the Committee for future consideration of regional park system addition proposals.

The results of the system additions process, including the proposed language additions, will be added to the RPPP during the amendment that is scheduled for the second half of 2020.

An informal update on Encampment was given by the Community Development Director Lisa Barajas.

ADJOURNMENT

Business completed, the meeting adjourned at 7:00 p.m.

Michele Wenner
Recording Secretary