

Minutes

Community Development Committee



Meeting Date: December 2, 2024

Time: 4:00 PM

Location: 390 Robert Steet

Members Present:

- | | | |
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| <input checked="" type="checkbox"/> Chair, Robert Lilligren, D6 | <input checked="" type="checkbox"/> Peter Lindstrom, District 10 | <input checked="" 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 checked="" 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 Chair Lilligren called the regular meeting of the Community Development Committee to order at 4:00 p.m.

Agenda Approved

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

Approval of Minutes

It was moved by Johnson, seconded by Wulff to approve the minutes of the November 18, 2024, regular meeting of the Community Development Committee. **Motion carried.**

Public Hearing

1. **2024-341** Public Hearing for Livable Communities Act Affordable and Life-Cycle Housing Goals for 2021-2030 (Sarah Berke 651-602-1198)

The Livable Communities Act (LCA) (Minn. Stat. § 473.254) requires communities to adopt affordable and life-cycle housing goals to participate in the LCA programs. Communities electing to participate in the LCA Local Housing Incentives Account must establish their goals, by city council resolution, and communicate their desire to participate to the Metropolitan Council by November 15 of any year. While communities can choose to participate – or opt out of participation – in any calendar year, the calculation of goals is conducted on a decennial basis for alignment with other decennial measures such as forecasted household growth and share of future affordable housing need.

Between 2020-2023, a total of 77 cities adopted their affordable and life-cycle housing goals which were then adopted by the Council to complete the LCA enrollment process for 2021-2030 participation. This year, one additional city adopted its affordable and life-cycle housing goals for the 2021-2030 decade (see attachment 1). The Council is using the same goals methodology (Attachment 2) for the additional community enrollment for 2025-2030, using adopted 2021-2030 goals for newly participating communities.

The Livable Communities Act requires the Council to negotiate affordable and life-cycle housing goals with each municipality that elects to participate in the LCA Local Housing Incentives Account and that the Council must adopt by resolution, after a public hearing, the negotiated goals. A public hearing for 2021-2030 goals will be opened on December 2,

2024, along with a public comment period that will close at 5:00 p.m. on December 12, 2024. After the public comment period is closed, the Community Development Committee will vote to adopt 2021-2030 Affordable and Life-cycle Housing Goals for the purposes of Livable Communities Housing Incentives Account participation for the 2021-2030 decade, at its next meeting on December 16, 2025. Per statute, the Council must then adopt the goals no later than January 15, 2025.

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

Non-Consent Business

1. **2024-342** Funding Recommendations for 2024 Affordable Homeownership Grants (Emily Seddon 651-602-1023)

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

Award ten (10) Livable Communities Demonstration Account Affordable Homeownership Grants totaling \$3 million, as outlined in Table 1.

Authorize the Executive Director of Community Development to execute the grant agreements on behalf of the Council.

Table 1: Funding Recommendations for 2024 Affordable Homeownership Grants

Grantee	Project	# of Homes	Award Amount
Bloomington HRA	Single Family + ADUs	2	\$100,000
Carver County CDA	413 Franklin (Watertown)	1	\$69,875
City of Eden Prairie	Scattered Site (Homes Within Reach)	1	\$28,377
City of Maplewood	Beebe Meadows	7	\$525,000
City of Minnetonka	Minnetonka Mills	10	\$500,000
City of Minnetonka	Scattered Site Across Western Hennepin County (Homes Within Reach)	9	\$180,000
Roseville EDA	Scattered Site (Twin Cities Habitat for Humanity)	3	\$375,000
Scott County CDA	Moraine (Shakopee)	2	\$200,000
City of Saint Paul	1036 Marshall	4	\$760,169
Saint Paul Port Authority	Serenity Townhouses	7	\$261,579
TOTAL	46		\$3,000,000

Motion carried.

Council Members expressed appreciation for LCAC members for process and appreciated the explanation of who could afford to live in each home. Council Members asked about consistency between scores and the awards, and staff reported that LCAC reviewers' scores were fairly consistent, and reviewers met to discuss scores before finalizing their recommendation.

Information

1. Imagine 2050 Vision, Values, Goals: Public Comment Summary and Next Steps (LisaBeth



Barajas 651-602-1895)

On October 7, 2024, the public comment period closed the draft Imagine 2050 Plan, the Met Council's regional development guide. Imagine 2050 includes each of the Council's system and policy plans, including land use, regional parks and trails, transportation, housing, and water. Barajas shared a summary of the public comments that focus on the regional development guide portion of the plan including the Vision, Values, and Regional Goals.

Comments on this section of the plan were received from local governments and government agencies, residents in the region, and various non-profit and advocacy organizations. Many commenters provided feedback using the online platform made available for the Imagine 2050 public comment period, particularly residents in the region. Organizations and governments typically provided their comments via email, letter, or at the public hearing. In addition, residents provided comments at one of over 20 Art + Policy engagement events. In addition to the more conventional narrative comments, over 200 flags were sewn, 144 mural blocks were painted, and 16 Indigenous youth manifestos were written.

Given the variety of engagement opportunities at multiple scales, comments ranged from broad (e.g. responding to the prompt, "What are your dreams for the region?") to highly specific (e.g. commenting on a specific paragraph or commitment in the plan). Broad comments primarily came from residents and those attending Art + Policy events. Specific comments often came from local governments and advocacy organizations. At the December 2, 2024, Council staff will share themes emerging from the public comment process, provide examples of comments received, and discussed proposed revisions to the plan.

While the focus of the CDC meeting will be on the public comments received, work continues on the specific responses to each of the comments that will be included as a part of the public comment report that will accompany the Council's adoption of Imagine 2050. As an attachment to this business item, Council staff have included a table with the public comments received on the regional development guide portion of Imagine 2050, as well as a working draft of proposed revisions to the Plan.

On January 21, Council staff will return to the Committee with a draft final plan and a public comment report for the Committee's consideration. Imagine 2050 is proposed for adoption by the governing body of the Metropolitan Council on February 12, 2025 (Table 1.)

Barajas asked for feedback on the themes presented. There was a lengthy discussion on the tone of the language, suggested additions, and possible Committee work efforts. Below are some specific comments regarding the tone of proposed language.

Wulff – anti-law enforcement tone doesn't reflect difficulties or acknowledge trauma and mandatory overtime

Lilligren – to acknowledge risk to law enforcement even though he did not feel it was anti-law

Lee – supports climate initiatives however disagrees with Wulff stating building trust is a real issue

Carter – plan must acknowledge history to achieve balance

Chamblis – highlight what we've learned

Johnson – tone should recognize reality and efforts, be careful with sub-narratives

Lindstrom – suggests a small group from CDC coordinate specific language

2. Imagine 2050 Housing Policy: Public Comment Summary (Sarah Berke 651-602-1198)

Berke shared a summary of public comments received that focus on the draft Housing Policy Plan and outline next steps toward finalizing the plan for the Committee’s consideration and final adoption by the Met Council.

Approximately 180 comments were received related to housing. These comments on the draft policy plan were received from agencies, local governmental units, representatives of nonprofit and advocacy organizations, and the public. Comments were received via an online platform, via email, from the Met Council American Indian Advisory Council, during a public hearing, and at more than 20 Art + Policy engagement events.

In addition to the public comments documented here, staff have presented draft policy plan content and hosted discussions with the following groups in recent months:

- Fair Housing Implementation Council
- Metro Cities Housing & Economic Development Committee
- Regional Council of Mayors
- Regional Planning Advisory Group
- Urban Land Institute Housing Committee

While comments ranged in their support for the plan, many were positive, and most supported the values and goals driving the plan. Policies and actions in the draft plan were informed in advance by proactive and intentional conversations with groups of residents of the region, local governments and other key prospective users of the plan, and partners concerned about and engaged with addressing housing needs. These conversations and engagements began in 2022 and 2023 and continued throughout the public comment period.

In the coming weeks, staff will continue to document responses to public comments and to finalize the proposed draft of the Housing Policy Plan. On January 21, 2025, Council staff will share a draft final policy plan and public comment report for the Committee’s consideration. Imagine 2050 is anticipated to be considered for adoption by the Metropolitan Council on February 12, 2025.

Berke asked for feedback on the themes that resonate and proposed changes to the Housing Policy Plan. Council Members expressed concern over the priorities in the plan. Suggesting cities should be more involved in specific priorities and work with cities instead of mandating.

The transit access in the formula was questioned. Barajas explained transit information is in all communities’ forecasts, and matching housing opportunities with job opportunities is already a consideration.

3. Imagine 2050 Land Use Policy: Public Comment Summary (Angela Torres 651-602-1566)

On October 7, 2024, the public comment period closed for the draft Imagine 2050 plan, the Met Council’s regional development guide. Imagine 2050 includes each of the Met Council’s system and policy plans, including regional parks and trails, transportation, water resources, land use, and housing.

Torres shared a summary of the public comments that focus on the Land Use Policy Chapter and outline next steps. While the focus of the CDC meeting will be on public comments received during this specific period, it is important to remember that the Met Council has been engaging residents, community organizations, young leaders, agency partners, local governments, and Met Council members across the region for several years. The 90% draft plan for public comment is a culmination of those efforts and combined contributions of the people in the region.

Comments on the draft policy plan were received from agencies, local governmental units, and the public. Many commenters provided feedback via an online platform implemented by the Met Council specifically for the Imagine 2050 public comment period. Others provided comments via email/mail, during the public hearing, or at one of over 20 Art + Policy engagement events. Given the variety of engagement opportunities at multiple scales, comments ranged from very broad (e.g., responding to the prompt, “what are your dreams for the region?”) to highly specific



(e.g., commenting on a draft action within the policy plan). Broad comments primarily came from the public and those attending Art + Policy engagement events. Specific comments came from local government partners. Torres shared key themes emerging from the public comment process, identify areas of support and areas of concern, and seek guidance on policy direction.

On January 21, 2025, Council staff will share a draft final policy plan and public comment report for the Committee's consideration. Imagine 2050 is proposed for adoption by the Metropolitan Council on February 12, 2025.

Torres asked the Council Members for feedback on the proposed density changes which initiated a lengthy discussion. Council Members asked if communities had an option to express concerns and the need for flexibility within communities.

The language regarding resources and tools were confirmed. Impacts of changing density per acre was discussed and enforcement options. Staff explained the work with communities for a path forward.

The density analysis was discussed with the goal to provide direction for staff. The discussion continued but did not conclude. It was agreed to continue at next CDC meeting.

Adjournment

Business completed; the meeting adjourned at 7:22 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 2, 2024.

Council Contact:

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