

## **Minutes of the**

### **REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**

Monday, August 21, 2017

**Committee Members Present: Cunningham, Barber, Commers, Dorfman, Elkins, Munt, Wulff**

**Committee Members Absent: Chavez, Kramer**

**Committee Members Excused:**

### **CALL TO ORDER**

A quorum being present, Committee Chair Cunningham called the regular meeting of the Council's Community Development Committee to order at 4:05 p.m. on Monday, August 21, 2017.

### **APPROVAL OF AGENDA AND MINUTES**

It was moved by Wulff, seconded by Commers to approve the agenda. Motion carried.

It was moved by Wulff, seconded by Elkins to approve the minutes of the July 17, 2017 special meeting of the Community Development Committee. Motion carried.

### **BUSINESS**

#### **2017-177 Public Hearing – 2018 Public Housing Agency (PHA) Plan**

Community Development Committee Chair opened the public hearing, no one chose to speak. Chair Cunningham explained how and where to comment on the PHA plan and the deadlines.

The Council's Housing and Redevelopment Authority (Metro HRA) is required to prepare and submit an annual update to its Public Housing Agency (PHA) Plan.

The PHA Plan serves as a guide to the Metro HRA programs, policies, operations and strategies for serving the needs of very low and extremely low-income households. The PHA Plan is intended to be a convenient source of information for program participants, HUD and the general public.

Additionally, the Metro HRA must submit a Five (5) Year Plan every five years, last submitted for the period 2015-2019. The Five (5) Year Plan describes the mission of the agency and the agency's long-range goals and objectives for achieving its mission over a five-year period. The Annual Plan is an update relating to the general policies and procedures for providing service in the coming year. The subject of this hearing is the 2018 Annual PHA Plan.

The Housing Choice Voucher Administrative Plan, the main policy document of the Metro HRA, is reviewed and updated annually as HUD adopts new or revised regulations and as the agency determines a need for policy revisions. The Administrative Plan becomes an attachment to the PHA Plan and is also open for public comment.

HUD requires a 45-day public comment period and a public hearing. The Metro HRA conducted 3 Resident Advisory Board meetings to review and comment on the Plan and proposed policy changes. The Plan will be open for public comment through August 31, 2017, 4:30 pm. Comments will be reviewed and a final document,

including comments received, will be presented for approval to the Community Development Committee on September 18, 2017 and the full Council on September 27, 2017.

**2017-178 SW:** City of Mendota Heights Larson Garden Center – Mendota Hotel Redevelopment Amendment, Review No 20720-4

Local Planning Assistance Manager Lisa Barajas presented the report to the Community Development Committee

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

1. Adopt the attached Review Record and allow the City of Mendota Heights to place the Larson Garden Center – Mendota Hotel Redevelopment Comprehensive Plan Amendment (CPA) into effect.
2. Revise the City's forecasts for population and households as shown in Table 1 of the Review Record.
3. Advise the City to implement the advisory comments in the Review Record for transportation, forecasts, and housing.

**Motion carried.**

The Community Development Committee recommended approval of the proposed action with no questions or discussion.

**2017-179 SW:** City of Bloomington Adjoining Lands Comprehensive Plan Amendment, Review No. 20427-6

Senior Planner Michael Larson presented the report to the Community Development Committee.

It was moved by Elkins, seconded by Munt, that the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Bloomington to place the Adjoining Lands 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 Land Use and Surface Water Management.

**Motion carried.**

The Community Development Committee recommended approval of the proposed action with no questions or discussion.

**2017-180 SW:** City of Rogers Lennar Comprehensive Plan Amendment, Review No. 20620-5

Senior Planner Raya Esmaeili presented the report to the Community Development Committee. It was moved by Barber, seconded by Wulff, that the Metropolitan Council:

1. Adopt the attached review record and allow the City of Rogers to place the Lennar Comprehensive Plan Amendment (CPA) into effect.
2. Find that the proposed amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the review record for regional parks, land use, and housing.

**Motion carried.**

Committee member asked a question about changing the city's forecast based on the reduction in the number of units. Lisa Barajas, Local Planning Assistance Manager, responded that since the city has an abundance of undeveloped land, meeting Council forecasts is not a concern. Committee member Dorfman raised a question about the potential for providing affordable housing given the nature of the amendment in reducing residential density. Raya Esmaeili responded that the City has been making efforts in providing affordable housing, and the proposed change is reasonable in responding to the current market. Committee member Wulff added that flexibility in implementing a plan and responding to development requests is essential for the communities. Committee member Elkins asked if the land use change impacted the Regional Solicitation scoring of the Brockton Lane interchange project. Esmaeili followed up after the committee meeting with Metropolitan Transportation Services (MTS) staff. The change in land use does not impact the award of Regional Solicitation funding for the interchange project. The Community Development Committee recommended approval of the proposed action with a vote of 5-1.

**2017-181 Recommendation to Award 2017 Livable Communities Local Housing Incentive Account funding to Supplement a 2016 grant (Ryan Kelley 651 602-1541)**

It was moved by Wulff, seconded by Elkins, that the Metropolitan Council (1) award \$100,000 of 2017 Local Housing Incentives Account (LHIA) funding to supplement a 2016 grant to the City of Saint Paul for Como by the Lake, and (2) authorize its Community Development Division director to execute the grant agreement on behalf of the Council.

**Motion carried.**

Councilmember asked if any other projects, besides the one in front of the Council for approval, were eligible, but did not request funding, and if there were any projects not moving forward due to the change in tax credit pricing. Staff responded that there were three other eligible projects, but they were able to address any financing gaps with Minnesota Housing tools and Staff were not aware of any projects not moving forward due to financing gaps created by the change in tax credit pricing.

## **INFORMATION**

1. Land Use Advisory Committee Report – Committee member Jon Commers provided an update to the Community Development Committee.

The Land Use Advisory Committee (LUAC) gives advice and assistance on metropolitan land use, comprehensive planning, and matters of metropolitan significance as requested by the Council.

Fifteen members serve on the Committee chaired by Council Member Commers. There are currently two open seats for District 3 and District 4 (Carver County). Half of Committee members must be locally elected officials.

In May and July, the Land Use Advisory Committee discussed steps toward sustainable water supplies and a climate vulnerability assessment project. The Committee shared ideas for a PlanIt workshop on water management tools and gave input on performance measures and a bicycle barriers study for the update to the 2040 Transportation Policy Plan (TPP). The Committee Chair informed members that the Metropolitan Council adopted their proposed amendments to the LUAC bylaws in April. The Committee was updated on the Transit Oriented Development (TOD) Guide, the Planning Assistance Fund, and PlanIt training focusing on equity and community engagement. Presentations on 2016 generalized land use data and a regional industrial land inventory provided context for upcoming local comprehensive plan updates.

For the Committee meeting in May, the [Agenda](#) covered:

- Bylaws of the Land Use Advisory Committee, Amended April 26, 2017, [Information Item](#) and [Amended Bylaws](#);
- [Water Supply Now and for the Future](#);
- [PlanIt Training for Water Workshop](#);
- [Transit Oriented Development \(TOD\) Guide Update](#);
- [Planning Assistance Fund Update](#); and
- [Climate Assessment Vulnerability, Human Vulnerability](#).

The [Agenda](#) for the July meeting included:

- [2016 Generalized Land Use](#);
- [Regional Industrial Land Inventory](#);
- [PlanIt: Government Alliance on Race & Equity \(GARE\) and Community Engagement Training](#);
- [Transportation Policy Plan \(TPP\) - Performance Measures](#); and
- [Transportation Policy Plan \(TPP\) - Regional Bicycle Barriers Study](#).

The Committee will begin discussing its 2018 Work Plan in November.

2. Metropolitan Council Housing and Redevelopment Authority {Metro HRA} Project Based Voucher Policy Discussion

Metro HRA Director Terri Smith presented an information item to the Community Development Committee.

The Metropolitan Council’s Housing and Redevelopment Authority (Metro HRA) administers 6,500 Housing Choice Vouchers. The majority of these vouchers are tenant-based and move from place to place with the tenant. HUD allows housing authorities the discretion to project-base up to twenty percent (20%) of their vouchers. Project based vouchers tie the rental assistance to a unit instead of to a tenant.

Currently, the Metro HRA is project-basing 10% of vouchers (665 vouchers). HUD limits would allow the Metro HRA to project-base an additional 10%.

<b><i>Pros of project-based vouchers</i></b>	<b><i>Cons of project-based vouchers</i></b>
<ul style="list-style-type: none"> <li>• Households do not have to find a landlord willing to accept a voucher</li> </ul>	<ul style="list-style-type: none"> <li>• Locational choice is reduced as households are only offered the unit available</li> </ul>

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| <ul style="list-style-type: none"> <li>• The Council can ensure affordable housing opportunities in desirable neighborhoods</li> <li>• Tenants are eligible for a tenant-based voucher after living in a project based unit for 12 months (pro for tenant).</li> </ul> | <ul style="list-style-type: none"> <li>• Project-based vouchers are more administratively burdensome to administer, reducing staff time for working with other families</li> <li>• Tenants are eligible for a tenant-based voucher after living in a project based unit for 12 months (con for Metro HRA).</li> </ul> |
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This information item is intended to be a discussion on the percentage of vouchers to project-base and a discussion on the criteria used to award project-based vouchers.

3. Metropolitan Council Housing and Redevelopment Authority {Metro HRA} 2017 Federal Funding Discussion

Metro HRA Director Terri Smith presented an information item to the Community Development Committee.

The Metropolitan Council Housing and Redevelopment Authority (Metro HRA) administers rent assistance programs for low income families and is the largest administrator of the Housing Choice Voucher (HCV) program in Minnesota. The Metro HRA currently serves 6,500 families and distributes \$53 million annually to 2,200 private landlords for the HCV program. Funding for the HCV program is provided by the U.S. Department of Housing and Urban Development (HUD) and is dependent on annual congressional appropriations. An information item was presented to the Community Development Committee in April 2017 with some potential funding scenarios, pending a 2017 federal budget award. The Metro HRA received its 2017 budget authority from HUD on June 28, 2017. The awarded funding is not enough to maintain rent assistance for all current families. The purpose of this information item is intended to be a discussion in preparation for a budget amendment that will come before the Community Development Committee in September.

**ADJOURNMENT**

Business completed, the meeting adjourned at 5:40 p.m.

Michele Wenner  
Recording Secretary