

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

December 20, 2021

Committee Members Present: Chamblis, Cummings, Johnson, Lee, Lilligren, Lindstrom, Vento, Wulff

Committee Members Absent: Muse

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 4:00 p.m. on Monday, December 20, 2021.

APPROVAL OF MINUTES

It was moved by Johnson, seconded by Vento to approve the minutes of the December 6, 2021 regular meeting of the Community Development Committee. Motion carried.

[Click here to view the December 20, 2021 Community Development Committee meeting video](#)

BUSINESS

2021-350 Public Hearing for Livable Communities Act Affordable and Life-cycle Housing Goals for 2021-2030 (Tara Beard 651-602-1051)

The Livable Communities Act (LCA), Minn. Stat. § 473.254 requires communities to adopt affordable and life-cycle housing goals to participate in the LCA. 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 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 done on a decennial basis for alignment with other decennial measures such as forecasted household growth and share of future affordable housing need. In 2020, 59 cities adopted their affordable and life-cycle housing goals which were then [adopted by the Council in January 2021](#) to complete the LCA enrollment process for 2021-2030 participation. In 2021, 17 additional cities adopted their affordable and life-cycle housing goals for the 2021-2030 decade for 2022-2030 LCA participation. A summary of the goal methodology is attached following a list of 2022-2030 enrolling communities and their adopted 2021-2030 goals at the end of this report.

The Community Development Committee will consider the adoption of a resolution to officially enroll all additional communities that have adopted 2021-2030 affordable and life-cycle housing goals as 2022-2030 Livable Communities Act participants at its regularly scheduled meeting on January 3, 2022.

No one registered to provide testimony.

2021-351 Funding Recommendations for 2021 Tax Base Revitalization Account (TBRA) Round 2
 Senior Planner Marcus Martin presented the Business Item to the Community Development Committee.

It was moved by Lee, seconded by Cummings, that the Metropolitan Council:

1. Award 11 Tax Base Revitalization Account grants as shown in Table 1 below.
2. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

Table 1. Tax Base Revitalization Account Grant Recommendations

Recommended Projects – Seeding Equitable Environmental Development	Recommended amount
Minneapolis - 1108 East Lake	\$24,100
Minneapolis - 405 East Lake	\$27,500
Recommended Projects – Investigation	Recommended amount
Minneapolis - Washburn Flats	\$43,800
Recommended Projects - Contamination Cleanup	Recommended amount
Saint Paul - Farwell Yards	\$400,700
Saint Paul - 176 S Robert	\$551,400
Saint Louis Park EDA - Union Park Flats	\$236,800
Minneapolis - Northrup King Residential	\$457,200
Minneapolis - Hotel Indigo Northstar	\$865,800
Minneapolis - Kyle Garden Square	\$203,100
Minneapolis - Saint Olaf Exodus Apartments	\$233,700
Saint Paul - Kimball Court	\$147,700
TOTAL Recommended (All Grant Categories):	\$3,191,800
Total Available:	\$3,191,800
Total Remaining:	\$0

Motion carried.

Council Member Chamblis asked about why the two applicants that were not planning redevelopment applied to the grant program. Mr. Martin explained the applicants applied because they have eligible grant activities (soil vapor mitigation) but did not demonstrate sufficient other regional benefits to be recommended for funding. Council Member Cummings asked for clarification regarding the parameters of environmental investigation. Mr. Martin explained Environmental investigation are studies intended to identify and quantify contaminants, pollutants and hazardous substances on properties perceived to be contaminated.

2021-356 Second Project Change for Stonehouse Square Contamination Cleanup Grant (SG-12848)
 Senior Project Administrator Sam Johnson presented the Business Item to the Community Development Committee.

It was moved by Chamblis, seconded by Vento, that the Community Development Committee approve

the second project change as detailed in this report for the Stonehouse Square grant (SG-12848) awarded to the City of Minneapolis.

Council Member Chamblis questioned the limited opportunities and available tax credits. Mr. Johnson explained how Commonbond jumped in before other developers while securing financing.

Project leads Amy Geisler and Andy Hughes provided additional information on financing and an update on the upcoming closing.

Council Member Johnson questions the loss of tax credits affecting the number of units.

Mr. Johnson deferred to Geisler and Hughes who explained the 2nd project description moving away from income average but still at 60-80% AMI.

Chair Lilligren praised the effort to get project moving forward and the difficulty of financing.

Motion carried.

INFORMATION

1. Land Use Advisory Committee Report

Council Member Wulff presented the Information Item to the Community Development Committee.

The Community Development Committee's 2021 work plan includes periodic reports from the Land Use Advisory Committee (LUAC). LUAC mainly gives advice and assistance on metropolitan land use, comprehensive planning, and other planning as requested by the Metropolitan Council. Committee members include Council Member Wulff as Chair and 17 members. Eleven members are locally elected officials.

On July 15, 2021, the Committee discussed a 2040 Debrief of Comprehensive Plans, the PlanIt Implementation Program, and Source Water Protections and Connections to Land Use. At the September 16, 2021 LUAC meeting, members discussed the Release of the 2020 Generalized Land Use Inventory. On November 18, 2021, the Committee discussed the Local Housing Incentives Account (LHIA) Affordable Homeownership Pilot, the Transit Oriented Development (TOD) Guide, and the Draft 2022 Land Use Advisory Committee Work Plan.

The Land Use Advisory Committee's [July 15, 2021 Agenda](#) included:

- [2040 Debrief of Comprehensive Plan Updates](#);
- [PlanIt Implementation Program](#); and
- [Source Water Protection and Connections to Land Use](#).

The [September 16, 2021 Agenda](#) included:

- [Release of the 2020 Generalized Land Use Inventory](#).

The Committee's [November 18, 2021 Agenda](#) included:

- [LHIA Affordable Homeownership Pilot](#);
- [Transit Oriented Development \(TOD\) Guide](#); and
- [Draft 2022 Land Use Advisory Committee Work Plan](#).

2. 2040 Comprehensive Plan Amendment Report

Planning Analyst Michael Larson and Associate Planner Katelyn Champoux presented the Information Item to the Community Development Committee.

Local governments may amend their 2040 comprehensive plans from time to time as the need arises. Most amendments are related to development proposals that are supported by the City but are not consistent with the current guiding land use or other policies in their adopted Plan. Other reasons for amending plans include the incorporation of more detailed planning (e.g., neighborhood or station area plans); refinement of policy; or changes in the timing, location, or staging of development. Council staff review these amendments for conformance with regional system plans, consistency with regional policy, and compatibility with affected jurisdictions. Many of these are reviewed administratively by staff, but amendments with larger impacts require consideration by the Community Development Committee and full Council, consistent with the Council's adopted Administrative Review Guidelines.

Council Members inquired about originators of changes. Staff explained forecast changes. A question regarding areas guided for something else, and meaningful development. Staff explained the difficulty tracking re-development. And the challenges of guiding too much for commercial, and changes from non-residential to residential.

3. 2021 Work Plan and Housing Strategies Update

Community Development Division Director Lisa Barajas and Assistant HRA Director Stephanie Paulson presented the Information Item to the Community Development Committee.

Council Members expressed their appreciation for the update and the progress made in special housing projects. Council Member Lindstrom asked about tracking pilot information in 2022. Ms. Barajas confirmed to provide the requested information.

ADJOURNMENT

Business completed, the meeting adjourned at 6:00 p.m.

Michele Wenner
Recording Secretary