

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, March 1, 2021

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

Committee Members Absent: Atlas-Ingebretson, Lindstrom

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, March 1, 2021.

APPROVAL OF MINUTES

It was moved by Wulff, seconded by Chamblis to approve the minutes of the February 16, 2021 regular meeting of the Community Development Committee. Motion carried.

[Click here to view the March 1, 2021 Community Development Committee meeting video](#)

BUSINESS - CONSENT

2021-55 City of Rogers Land Use and Density Range Comprehensive Plan Amendment, Review File 22296-2 (Freya Thamman 651-602-1750)

It was moved by Johnson, seconded by Vento, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Rogers to place its 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 regional parks.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion as part of its consent agenda.

INFORMATION

1. Project Based Voucher Program Offer and Award Discussion – HRA Director Terri Smith presented the information item to the Community Development Committee.

Ms. Smith solicited direction from the Committee on whether, how, and how often to offer and award PBVs. Information was provided on the history and award process, project types and locations, tradeoffs between tenant-based and project-based vouchers, and other considerations related to PBVs to support the Committee's discussion.

The Council's Housing and Redevelopment Authority (Metro HRA) administers 6,872 Housing Choice Vouchers. The majority are tenant-based and move from place to place with the tenant. The U.S. Department of Housing and Urban Development (HUD) allows housing authorities the discretion to Project Base up to twenty percent (20%) of their vouchers, referred to as PBVs (Project Based Vouchers). PBV ties the rental assistance to a specific unit instead of to a tenant. PBVs may be tied to new construction or existing housing units.

The Metro HRA has awarded 970 PBVs to date – 14% of its total voucher allocation.

The Community Development Committee requested more information the RFP process, and Tax credits. Council members asked about the engagement with tenants, and access to services. Ms. Smith and members discussed the impact on the waiting list, and Ms. Smith explained how PBV are marketed to waiting list applicants and the difficulty finding a unit to rent.

Council members asked what the other Counties are doing with their PBVs. Ms. Smith described the bridging projects and localized programs offered by other Communities.

Council members asked if Project Based Vouchers are more popular. Ms. Smith explained the challenges with PBV and TBV (Tenant Based Vouchers), success rates and turnover rates. The demand for units with more bedrooms was discussed and the loss of natural reoccurring housing.

Ms. Smith asked the Council members how often to offer PBVs; every year, every other year, 3 years? And should they be offered through MN Housing RFP. More information was requested by members, of the 200 PBV, 75 were used, but were all 200 awarded? Ms. Smith responded all the needed finances were not obtained. Council members offered suggestions to line up financing before deadlines, and work as stakeholders to keep projects alive. Another suggestion is to take off one year and work on the waiting list, and issue PBVs next year. Support for a 1-year re-assessment and work with housing work groups is valuable. Another option was discussed, utilizing housing partners to advocate capacity and reduce bottlenecks.

ADJOURNMENT

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

Michele Wenner
Recording Secretary