

## Minutes of the

### REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, February 3, 2020

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

**Committee Members Absent: Atlas-Ingebretson, Lee, 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, February 3, 2020.

### APPROVAL OF AGENDA AND MINUTES

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

It was moved by Cummings, seconded by Wulff to approve the minutes of the January 21, 2020 regular meeting of the Community Development Committee. Motion carried.

[Click here to view the February 3, 2020 Community Development Committee meeting video](#)

### BUSINESS

**2020-18 JT:** City of Eagan 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22062-1

Senior Planner Raya Esmaeili presented the business item to the Community Development Committee. It was moved by Wulff, seconded by Chamblis, 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 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the City's sewer-serviced forecasts upward as shown in Table 2 of the attached Review Record.
4. Advise the City to implement the advisory comments in the Review Record for Forecasts, Land Use, and Housing.

**Motion carried.**

Jill Hutmacher, Director of Community Development, and Erik Slettedahl, Planner/GIS Specialist, from the City of Eagan were in attendance. Councilmember Wulff asked about the Lebanon Hills Special Area identified on the future land use map and whether it would impact the Regional Park. Senior Planner Esmaeili responded that this area is for single family residential units that are not served through the regional wastewater system. Director Hutmacher added that there are currently residential properties within this area, but the Special Area designation is meant to protect the park status and these parcels are guided for park use on the future land use map.

Councilmember Chamblis commended the City's efforts in incorporating mixed use areas in their Plan.

**2020-19 JT:** City of Mayer 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22091-1

Local Planning Assistance Manager Angela R. Torres presented the business item to the Community Development Committee.

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

1. Authorize the City of Mayer to place its 2040 Comprehensive Plan into effect.
2. Advise the City of Mayer that the Council has reviewed the remainder of the Plan and has found no regional system conformance or policy consistency issues at this time. Because the City does not have the legal authority to plan and zone for areas within Camden, Hollywood, and Waconia Townships identified in the Staging Plan for 2040 Growth Boundary Map (Figure 6 of this Report) as “Tentative Stage 1.” Be advised that in the absence of an OAA, the City may not put those portions of the Plan into effect at this time. At such time as the City of Mayer acquires jurisdiction of the lands planned for future urbanization in township areas either through an Orderly Annexation Agreement or annexation by ordinance, the City will need to submit appropriate plan amendments to the Council for further review and action.
3. Any authorization of the City of Mayer’s Plan by the Council refers only to the 2040 planning period, and any references to post-2040 or beyond 2040 growth areas are not included in any actions taken by the Council. Be advised that the City may not put those portions of the Plan into effect.
4. Advise the City to implement the advisory comments in the Review Record for Surface Water Management, Land Use, and Water Supply.

**Motion carried.**

No representatives from the City of Mayer were in attendance. The Community Development Committee recommended approval of the proposed action without questions or discussion.

**2020-45** Linwood Township 2040 Comprehensive Plan, Review File 22315-1

Senior Planner Corrin Wendell presented the business item to the Community Development Committee.

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

1. Authorize Linwood Township to place its 2040 Comprehensive Plan into effect.
2. Revise the Town’s forecasts upward as shown in Table 1 of the attached Review Record.
3. Advise the Township that prior to final adoption of their Plan, they must replace the transportation analysis zone (TAZ) table on Plan page 77 with a table provided by Council staff to reflect the Township’s revised forecasts. **Motion carried.**

Council Member Wulff asked about the inconsistencies between the forecast table on the staff report and the PowerPoint presentation. Community Development Director Lisa Barajas responded that the forecast table in the staff report was correct showing the “observed” forecast figures and the PowerPoint was showing the “2018” forecast, which had variation. Council Member Johnson asked about an institutional property from the existing land use map that was shown as park in the future land use map. Chair Lilligren responded that it was a 4H property within the community.

#### **2020-46 Metro HRA Administrative Plan Revisions**

HRA Manager Jennifer Keogh presented the business item to the Community Development Committee. It was moved by Cummings, seconded by Vento, that the Metropolitan Council approve revisions to the Housing Choice Voucher Administrative Plan, as shown in the attachments, to:

1. Adopt and implement Small Area Fair Market Rents
2. Revise Mainstream Voucher program language

#### **Motion carried.**

Ms. Keogh answered questions from Council members about the use and implementation of Small Area Fair Market Rents. Council Member Lindstrom requested that the HRA provide 6-month updates on implemented policy changes.

#### **2020-47 2020 Community Development Committee Work Plan**

Community Development Division Director Lisa Barajas presented the business item to the Community Development Committee.

It was moved by Wulff, seconded by Johnson, that the Community Development Committee adopt the work plan as described in the body of this report, with the understanding that it is subject to modification as needed or as directed by the Committee.

#### **Motion carried.**

Ms. Barajas was asked about lead time for small work groups and work on the FDP, she directed the Council members to the Ghant chart which confirmed proposed timelines.

### **INFORMATION**

#### **1. Land Use Advisory Committee Report**

Council member Wulff provided an update on the activities of the Land Use Advisory Committee: November 21, 2019 and January 16, 2020, Committee members discussed a Bus Service Allocation Study, a Typology of Suburban Change project, and affordable and life-cycle housing goals. Members appointed a Vice Chair and approved a 2020 work plan after completing a survey on topics in a draft work plan.

Committee members made progress working on shared interests at a special joint workshop with the Metropolitan Area Water Supply Advisory Committee (MAWSAC) and the Water Supply Technical Advisory Committee (TAC) on December 5, 2019. The [Joint Workshop Agenda](#) included a review of committee roles and timelines, presentations on four topics, and small group discussions of each topic. Members asked many questions, shared perspectives, reported out, and suggested ideas for further collaboration.

#### **2. Discussion of 2021-2030 Affordable and Life-cycle Housing Goals for Livable Communities Act Re-enrollment**

Livable Communities Manager Tara Beard facilitated a discussion regarding the first requirement: affordable and life-cycle housing goals and provided additional background on LCA and how LCA

goals have been determined in the past, a summary of the discussions that have occurred thus far; and an opportunity for feedback and discussion to inform next steps

Goals are determined on a decennial basis, consistent with our 10-year planning cycle and forecasting methods. Current LCA participating cities have adopted affordable and life-cycle housing goals for the 2011-2020 decade. All communities that wish to re-enroll for the 2021-2030 decade must adopt new goals by November 15, 2020, to be eligible to apply for LCA grants in 2021.

Council staff have held multiple meetings with a wide variety of stakeholders to discuss how 2021-2030 goals should be determined. There is broad regional consensus that goals should be determined using a consistent and transparent methodology across all participating communities. Other factors have been discussed revealing a variety of perspectives and considerations.

Council members discussed the goals and ranges, current resources and the dynamics of a strong economy regarding affordable housing construction, the “penalty” for communities not meeting affordable housing goals, and connections with other housing entities.

### 3. 2020 Annual Livable Communities Program Funding Levels and Schedule

Livable Communities Manager Tara Beard presented the information item to the Community Development Committee.

The Livable Communities Act requires that the Council prepare an annual plan for distribution of the Livable Communities funds based on criteria developed by the Council. The annual Livable Communities Fund Distribution Plan establishes the amount of funding that will be available for grant awards from each of the Livable Communities accounts; sets the calendar for the grants making processes; and sets forth the criteria upon which applications are reviewed and grant awards are based. At the January 21 Committee meeting, Council staff requested direction from the Committee Members on the criteria, with a focus on clearly aligning grant criteria with the policies and goals of the Council.

At the February 3 Committee meeting, staff sought input and direction on the remaining topics of funding amount and the calendar for 2020 grant cycles and will continue to seek input on these elements of the 2020 Fund Distribution Plan from individual communities, Metro Cities, and other stakeholders. Council staff will incorporate the Committee’s input and prepare the 2020 Fund Distribution Plan for the Council’s adoption in February.

Council members asked about funding compared to 2019 & 2018, Ms. Beard confirmed no drastic differences. Council members discussed the different accounts, funding levels and their impacts.

## **ADJOURNMENT**

Business completed, the meeting adjourned at 6:20 p.m.

Michele Wenner  
Recording Secretary