

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, May 4, 2020

Committee Members Present: Atlas-Ingebretson, Chamblis, Cummings, Johnson, Lee, Lilligren, Lindstrom, Muse, Vento, Wulff

Committee Members Absent:

Committee Members Excused:

Due to the Governor's Stay-at-Home order this meeting was conducted remotely via video conferencing. All votes were taken by Roll call.

[Click here to view the May 4, 2020 Community Development Committee meeting video](#)

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, May 4, 2020.

APPROVAL OF AGENDA AND MINUTES

It was moved by Atlas-Ingebretson, seconded by Chamblis to approve the agenda. Motion carried.

It was moved by Lindstrom, seconded by Atlas-Ingebretson to approve the minutes of the April 20, 2020 regular meeting of the Community Development Committee. Motion carried.

BUSINESS

2020-130 JT: Empire Township 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22176-1

Planning Analyst Patrick Boylan presented the business item to the Community Development Committee.

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

Recommendations of the Community Development Committee

1. Authorize Empire Township to place its 2040 Comprehensive Plan into effect.
2. Advise the Township to implement the advisory comments in the Review Record Surface Water Management and Forecasts

Recommendations of the Environment Committee

1. Approve Empire Township's Comprehensive Sewer Plan.
2. Advise the Township to implement the advisory comments in the Review Record for wastewater.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2020-133 City of Sunfish Lake 2040 Comprehensive Plan, Review File 21788-1
Planning Analyst Patrick Boylan presented the Business Item to the Community Development Committee.

It was moved by Lee, 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 Sunfish Lake to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Surface Water Management.

Motion carried.

Council Member Lee asked how a community can increase households but decline in population. Mr. Boylan responded that over time, the Council expects this particular community to grow in households with fewer occupants than today resulting in a net loss of population.

2020-132 JT: City of Carver 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22317-1

Senior Planner Raya Esmaili presented the business item to the Community Development Committee. It was moved by Wulff, seconded by Cummings, that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Carver to place its 2040 Comprehensive Plan into effect.
2. Advise the City:
 - a. To be fully consistent with the Council's Water Resources Policy Plan (WRPP), the Local Water Management Plan (LWMP) needs to include the responsibility, schedule, and funding source information for each implementation project and activity in LWMP Table 8.3.
 - b. To provide the dates the two watersheds approved the final LWMP, and the date that the City adopted the final LWMP.
 - c. To provide a copy of the final adopted LWMP that will be included in the Plan document that the City adopts, if it differs from the December 2018 version contained in the July 19, 2019 Plan submittal.
3. Advise the City to implement the advisory comments in the Review Record for Surface Water Management, Forecasts, and Water Supply.

Recommendation of the Environment Committee

1. Approve the City of Carver's Comprehensive Sewer Plan.

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2020-136 Joint Powers Agreement for a Research Partnership between MN DNR, Greater MN Regional Parks, and Met Council on location-based services data research
Research Manager Joel Huting presented the business item to the Community Development Committee. It was moved by Wulff, seconded by Lindstrom that the Metropolitan Council authorize the Regional Administrator to negotiate and the Chair to execute a Joint Exercise of Powers Agreement with the Minnesota Department of Natural Resources and Greater Minnesota Regional Parks and Trails Commission to provide analysis of location-based services data to regional and state parks. **Motion carried.**

Council Member Chamblis expressed concerns related to data privacy and the cost of the project. Council Member Atlas-Ingebretson expressed her view that the use of this technology will result in cost effective data that can be used to challenge the status quo and help make more equitable decisions. She noted that current data in parks is insufficient for making decisions and expressed her excitement for a tool that will create change across the whole state.

Mr. Huting clarified the cost of the project and that funding will be transferred from Minnesota DNR to the Metropolitan Council to cover the cost. He further clarified that the data are aggregated and anonymized and that it is impossible to track individuals with this data source. Council Member Wulff expressed her support for the research and her view that this data source protects privacy more than traditional survey research. Council Member Chamblis further expressed her concerns that multiple data sources may be able to be combined to identify individuals.

Council Member Johnson shared her previous discussions with the Three Rivers Park District Commissioners on the data source and privacy concerns and expressed her view that the data provides cost

One dissenting vote.

2020-134 JT: May 2020 Budget Amendment

MTS Finance Director Heather Agesen-Huebner presented the business item to the Community Development Committee.

It was moved by Lee, seconded by Cummings, that the Metropolitan Council authorize the 2019 Unified Budget amendment as indicated, and in accordance with the attached table. **Motion carried.**

The Community Development Committee recommended approval of the proposed action without questions or discussion.

2020-137 Project change for Minneapolis Apprenticeship and Training Center, City of Minneapolis (SG-11027)

Livable Communities Manager Tara Beard presented the information item to the Community Development Committee. It was moved by Chamblis, seconded by Lindstrom, that the Community Development Committee:

1. Approve the project change for the Minneapolis Apprenticeship and Training Center (SG-11027) awarded to the City of Minneapolis; and
2. Authorize its Community Development Director to execute the amendment reflecting the changes on behalf of the Council.

Motion carried.

2020-139 Metro HRA Project Based Voucher Offer and Award Priorities

Terri Smith, Director of the Metropolitan Council Housing and Redevelopment Authority (Metro HRA), presented the staff report to the Committee.

It was moved by Johnson, seconded by Vento, that the Metropolitan Council approve the issuance of a Request for Proposals to offer and award up to 200 Project Based Vouchers according to the selection criteria outlined in the Business Item table.

Motion carried.

The Committee discussed the selection criteria points table that resulted in some amendments, shown below.

Selection Criteria Description	Current Possible Points	Proposed Possible Points	CDC Committee Amendments
Owner experience and capability to build or rehabilitate housing	10	5	5
Extent to which the project furthers the goal of deconcentrating poverty and expanding housing and economic opportunities	10	10	5
To promote projects located outside of Areas of Concentrated Poverty, unless the project is preserving an existing subsidy to help maintain affordability	20	15	15
To increase the supply and availability of affordable housing for very low and extremely low-income households in the metro area and to contribute to the upgrading and long-term viability of metro area housing stock	5	5	5
To integrate housing and tenant services for special needs tenants and to promote cooperative partnerships that link support services with affordable housing	15	20	20
To encourage economic integration in housing development	10	10	10
To the extent possible, encourage the development of housing for larger families needing 3 or more bedrooms	10	10	15
Extent to which the proposed project promotes linkages among housing, jobs and transportation and/or promotes higher-density development along selected transportation corridors	15	15	15
Extent of community support for the proposed housing	5	10	10
Total Points	100	100	100

After lengthy discussion about the balance of points and their preferences, the Committee unanimously approved the proposed action with the point levels shown in the amended table.

INFORMATION

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

Livable Communities Manager Tara Beard presented the information item to the Community Development Committee. The Livable Communities Act (LCA) is a voluntary grant program adopted by the legislature in 1995 to promote living-wage jobs, a full range of housing options, and compact and

efficient development. To participate in the program local governments must meet the following requirements:

- Adopt affordable and life-cycle housing goals
- Establish a housing action plan that states how those goals will be met
- Spend an affordable and life-cycle housing amount (ALHOA)

This discussion will address the first requirement: affordable and life-cycle housing goals. 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, including presentations to the [January 16 Land Use Advisory Committee](#) meeting and the [February 3 Community Development Committee](#) meeting. In April, in partnership with Metro Cities, Council staff distributed a survey seeking additional input from local government staff throughout the region. Based on the input received thus far, there is broad 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.

Staff sought feedback to inform next steps.

- Provide a summary of survey responses and the discussions that have occurred thus far
- Recommend a methodology to calculate 2021-2030 affordable housing goals. At the February 3 CDC meeting, Council staff had introduced the following options for consideration:
 - Equating the affordable housing goals with forecasted affordable housing need
 - Equating the affordable housing goals with the share of forecasted affordable housing need we expect available funding to be able to support

The input received at this meeting will inform the remainder of the goals negotiation process with local units of government.

ADJOURNMENT

Business completed, the meeting adjourned at 7:00 p.m.

Michele Wenner
Recording Secretary