

Minutes

Community Development Committee



Meeting Date: March 20, 2023

Time: 4:00 PM

Location: 390 Robert Steet

Members Present:

- Chair, Robert Lilligren, D7
- Vice Chair, Susan Vento, D11
- Judy Johnson, District 1

- Reva Chamblis, District 2
- Peter Lindstrom, District 10
- Chai Lee, District 13

- Toni Carter, District 14
- Tenzin Dolkar, District 15
- Wendy Wulff, District 16

= present, E = excused

Call to Order

A quorum being present, Committee Chair Lilligren called the regular meeting of the Community Development Committee to order at 4:00 p.m.

Approval of Minutes

It was moved by Wulff, seconded by Vento to approve the minutes of the March 6, 2023 regular meeting of the Community Development Committee.

Motion carried.

Consent Business

None.

Non-Consent Business

None

Information

1. Housing Trust Fund Program Updates (Stephanie Paulson 651-602-1584)

The Council's Housing and Redevelopment Authority (Metro HRA) has administered the Housing Trust Fund (HTF) Program since 2002 in partnership with Anoka County. In the current model, the Metro HRA executes a Memorandum of Understanding (MOU) with Anoka County to fulfill all program requirements. The program provides rent assistance to households in Anoka County experiencing homelessness.

Metro HRA responsibilities:

- Accept program referrals from Anoka County
- Rental assistance calculations and recertifications
- Housing Quality Standards (HQS) inspections

Anoka County responsibilities:

- Obtain program referrals through the Coordinated Entry System
- Provide case management supports necessary to maintain housing
- Assist families in long-term housing stabilization goals

In July 2021, Minnesota Housing Finance Agency (MHFA) awarded the Metro HRA \$609,000 to continue the HTF with Anoka County. The current HTF Contract Agreement with MHFA expires September 30, 2023. The Metro HRA does not intend to apply for a renewal HTF Grant. In partnership with Anoka County, it was decided that the current program design should be updated to address an unmet community need. The Metro HRA intends to partner with Anoka County, as the grantee, for a Homework Starts with Home Program (HSWH).

Homework Starts with Home

Homework Starts with Home (HSWH) is a collaborative effort between schools, housing organizations, and local governments to identify, engage, and stabilize students and their families experiencing homelessness. The goal of this program is to prevent homelessness whenever possible and if homelessness does occur to make sure that it is rare, brief, and non-recurring.

In 2019, Anoka County was awarded a HSWH planning grant from MHFA. The 2021 planning report outlined the many negative impacts, including disparate educational outcomes and increased childhood trauma, that children and youth experiencing homelessness in Anoka County encounter.

In the next application period, Anoka County intends to submit applications for both HSWH and HTF to support children and families in Anoka County to maintain or obtain decent, safe, and sanitary housing within Anoka County. The Metro HRA will act as a subgrantee in administration of rental assistance and Housing Quality Standards (HQS) inspections for HTF rather than acting as the primary grantee.

Current and Future HSWH Partnership Opportunities

The Metro HRA has a current partnership with Solid Ground, and Suburban Ramsey County Family Collaborative to provide rent assistance to people of underserved and under-supported populations in suburban Ramsey County schools. The Metro HRA adopted a formal preference for up to twenty (20) Housing Choice Vouchers per calendar year for the partnership.

In addition to the Anoka County HSWH program described above, the Metro HRA is in discussion with Hennepin County and Carver County for potential HSWH partnerships that would replicate housing stability initiatives in other parts of the region. The partnerships are focused as investment in place strategies to bring housing stability to students and their families experiencing homelessness.

Council Members and staff discussed the collaborative efforts, partnerships, number of awards, and other models created by local counties.

2. Minor Update to Metropolitan Urban Service Area (MUSA) Implementation Guidelines (Angela R. Torres 651-602-1566)

Local comprehensive plans for communities with regional wastewater service must identify the timing and staging of lands available for urban development through the planning horizon in 10-year stages. Areas planned for new development are expected to ultimately achieve a minimum net residential density of 3 units per acre when wastewater services become available.

To ensure an adequate supply of urban land to accommodate future regional growth, the Council

monitors the region's land supply. Monitoring includes tracking the designation of guided land uses and enforcement of minimum urban density standards in sewerred areas as well as planning for additional area where the Council will provide regional services (i.e., MUSA) in the next decennial round of comprehensive plans. In addition, the Council continues to administer the Plat Monitoring Program, which tracks and reports annually on density trends of residential development in all communities identified in *Thrive MSP 2040* as Suburban Edge and Emerging Suburban Edge communities.

In October of 2004, the Council adopted "Guidelines for Evaluating Plan Amendments Proposing Changes to Metropolitan Urban Service Area (MUSA) Timing Staging." In early 2007, the Metropolitan Council and staff from Metro Cities discussed the guidelines relative to the density calculation and the 2008 comprehensive plan reviews. The Council revised these implementation guidelines in 2007 to be more flexible, more responsive to market forces, and to acknowledge the performance of individual communities in achieving the Council's policy for average minimum net residential densities.

In 2017, the Council adopted the most current version of "[MUSA Implementation Guidelines](#)" to reflect the adoption of *Thrive MSP 2040*, clarify practice in implementing the guidelines at the time, and add considerations for failing subsurface sewage treatment systems (SSTS) as well as some publicly-owned stormwater management facilities.

Proposed Changes

Council staff propose a minor update to primarily clarify application of the MUSA Implementation Guidelines to failing communal systems (Guideline 2.c.), although a few minor housekeeping changes are also included to state the guideline more plainly or clarify current practice. These guidelines will be revisited more broadly following the adoption of the 2050 regional development guide to clarify review of local comprehensive plans.

At the August 15, 2022, Community Development Committee (CDC) meeting, the Council reviewed [Business Item 2022-228](#), the City of Lake Elmo Tapestry Development Comprehensive Plan Amendment (Review File 22215-6). The amendment requested a MUSA expansion to connect a 156-acre subdivision with 65 single family homes to the regional wastewater system. The development was served by a failing communal subsurface sewage treatment system (SSTS).

According to the MUSA Implementation Guidelines, "areas with failing SSTS and no on-site alternative SSTS locations" will not be counted in a city's density calculation. The guidelines only refer to individual properties with failing systems, and do not apply to communal systems. Council staff applied the MUSA Implementation Guidelines appropriately, requiring that the subdivision be included in the City's density calculation. However, the review highlights an opportunity to more clearly state how the guidelines apply to communal systems.

Current MUSA Implementation Guidelines with Proposed Changes

Proposed changes are included below with the existing criteria. Items underlined in red are new text additions for clarification and items proposed to be deleted are in red and shown with a strikethrough.

UPDATED GUIDELINES (dated April 2017)

1. The city's overall average net residential density for new development and redevelopment since 2000 must be a minimum of three units per developable acre. Determination of this density will be based on approved ~~preliminary~~ plats as reported in the Plat Monitoring Program. . if needed.
2. The following will not be counted in a city's density calculation:
 - a. Replatted areas that were previously platted and reported in the Plat Monitoring Program.
 - b. Existing developments that are part of townships or areas being annexed from townships.
 - c. Areas that have failing sub-surface sewage treatment systems (SSTS) and no on-site alternative SSTS locations. The city shall provide documentation from a licensed SSTS inspector confirming the failure of the existing system and the existing conditions on the site that

prohibit the installation of a new SSTS. Failing communal systems are not included in this provision; areas with communal systems will be included in density calculations.

3. Communities may receive credit for the installation of stormwater BMP facilities provided that the facilities are located on separate lots or outlots, are publicly-owned, properly maintained, and do not encroach upon or modify an existing natural resource.

Comprehensive Plan Updates

In review of decennial updates to local comprehensive plans, the Council will calculate density consistent with the policies of the current metropolitan development guide as follows:

1. For communities that participate in the Council's Plat Monitoring Program, the Council will calculate density giving credit on a 1:1 basis for housing units platted or developed that yield an overall average density in excess of the applicable minimum net density required in the current metropolitan development guide. The housing unit credits will be applied to areas guided for the next decade of planned development on urban services and to any other proposed regulated areas.
2. For communities with platted development history, the Council will calculate density using an acreage average of the city's actual platting since 2000, the lowest allowable density on land guided for development for the next decade of planned development, and any regulated land within the community's current approved MUSA.
3. For communities without platted development history, the Council will calculate density using the lowest allowable density on land guided for development for the next decade of planned development and any regulated land within the community's current approved MUSA.
4. The Council will not include in the density calculations any remaining undeveloped land within the current approved MUSA in the city's existing comprehensive plan, with the exception of areas that are being regulated in the comprehensive plan update.

Council Members and staff discussed trends in development, explaining "failing" systems, capacity and shared capacity of communities, and timelines for Wastewater facilities.

3. Planning for Regional Growth (Angela R. Torres 651-602-1566)

The Council and its staff have been preparing for the 2050 regional development guide process for several years. Working drafts of regional values and a regional vision were endorsed by the Council on February 2, 2023. The Council, its committees, and stakeholders across the region will begin delving deeper into policy explorations and discussions about what it might take to achieve the regional vision.

At this Community Development Committee meeting staff provided a review of the work that's been done to prepare for the regional development guide process. The next steps include an exploration of how to meaningfully address drivers of change in regional policy and an analysis of the opportunities and challenges of significant cross-cutting issues under different growth scenarios. Staff will also discuss the approach to policy development through alignment with the Council's commitment to the regional vision.

This presentation sets the stage for upcoming discussions with the Committee on regional forecasts, scenario planning, and a more in-depth exploration of opportunities and challenges in April.

Council Members and staff discussed the regional development guide process and the engagement buckets, collaboration, and policy development. Council Members suggested additional collaboration with young leaders and focus groups.

Adjournment

Business completed; the meeting adjourned at 6:05 p.m.



Certification

I, Michele Wenner, Recording Secretary, hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Community Development Committee meeting of March 20, 2023.

Approved this 3 day of April 2023.

Council Contact:

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