

## Minutes of the

### MEETING OF THE LAND USE ADVISORY COMMITTEE

Thursday, July 16, 2020

#### Committee Members Present:

Phillip Klein, Gerald Bruner, Dan Roe, Chair Wendy Wulff, Trista MatasCastillo, Courtney Schroeder, Kathi Mocol, Jonathan Bottema, Steve Morris, Noah Keller, Jennifer Geisler, Mitra Jalali Nelson, Karl Drotning, Saudo Abdi

#### Committee Members Absent:

Kathi Hemken, April Graves, Mark Nelson, Vince Workman

#### CALL TO ORDER

Chair Wulff called the WebEx meeting of the Council's Land Use Advisory Committee to order at 4:03 p.m. on Thursday, July 16, 2020.

#### APPROVAL OF THE AGENDA

Chair Wulff asked for a consensus to approve the July 16, 2020 agenda. The agenda was approved.

#### APPROVAL OF THE MINUTES

Chair Wulff, asked for a motion to approve the May 21, 2020 minutes. It was motioned by Mocol and seconded by Geisler to approve the minutes.

Secretary Dingle performed a roll call vote:

Ayes: 12

Nays: 0

**The motion carried.**

#### INFORMATION

##### **Applying an Equity Approach – Cameran Bailey, Local Planning Assistance**

Bailey gave a presentation on applying an equity approach as outlined in the materials presented.

##### **Livable Communities Act Program Overview - Tara Beard, Livable Communities**

Beard gave a presentation on the four Livable Communities Act (LCA) programs outlined in the presentation. She began by introducing the Livable Communities staff. The programs were outlined as follows:

TBRA – Tax Based Revitalization Account

LCDA – Livable Communities Demonstration Account

LCDA-TOD – Livable Communities Demonstration Account – Transit Oriented Development

LHIA – Local Housing Incentives Account

Beard next reviewed an update on LCA enrollment and re-enrollment as well as equity and the Livable Communities Act. She discussed what inequitable development patterns LCA can address and asked what other inequitable development patterns people see.

Bruner asked who decides what equity is or should be. Beard felt it would be interesting to call out inequitable development patterns but doesn't have a definition. She discussed disparities in home ownership by race.

Bottema stated he has worked with Bailey and he is good at what he does. He stated he feels inequity of opportunity on the front end is missing from this conversation. He discussed the limitations of trying to fix inequity on the back end. He would like to look at addressing inequity and outcomes on the front end as well.

Wulff stated that we are looking at what we can do with land use. She discussed meeting educational needs.

Schroeder stated there is a point to be made about today coupled with history. He said a piece of equity is thinking about historical patterns. He feels we need to take this into consideration when making decisions on future land use.

Morris asked how we look at the whole picture and how we ensure this is done. Beard discussed requirements over what is in the statute and stated cities need a fair housing policy.

Wulff discussed inequities in how the same communities apply over and over again, and they get the money, while others do not even apply.

Beard discussed evaluating applications with an equity lens and also expanding eligible uses of funds. She noted there could also be other requirements applied, and this is where we'd like feedback from LUAC.

Geisler asked if we have run through scoring criteria with a number of different use cases. She asked, if I am city A, B, C, or D, how do I score differently based on what I currently have?

Matascastillo asked if 'displacement risk' is another way of saying gentrification. Beard stated she sees displacement as a negative outcome of gentrification and discussed the differences between the two.

Matascastillo asked who designs the current scoring criteria and are we using communities of color to help. Beard reviewed the statutory language that is followed but added that Thrive helps inform this work. She stated we are looking at how and who we fund.

Schroeder asked (in the Chat) to clarify, do we not have a definition of how we define equity in LCA? Wulff noted that we do have a definition in Thrive. Beard clarified that the definition was not defined within this presentation but noted that equity is defined as when race does not impact your access to opportunities or outcomes in life. Wulff added that it's not just race, but other aspects such as gender, age, etc.

Wulff referred to scoring and stated in the past, recommendations have been done with work groups, and then the Council ultimately decides. Wulff said that those who get the most of funds usually dominate, and that is why we want LUAC to weigh in because they are from across the region.

Beard gave examples of eligible use of funds: public improvements, benefits outside, i.e., transit station, sidewalks, etc. Beard said an unintended consequence is not paying for rehabilitation. She discussed expanding use of funds for rehabilitation and preservation.

Matascastillo agreed 100 percent.

Morris discussed a local Housing and Redevelopment Authority (HRA) replacing toilets and finding unique ways of assisting with rehab and preservation.

Schroeder discussed looking at outcomes over time and stated that wrap around services are important, not just the building.

Klein agreed with Schroeder and discussed infrastructure from a communications standpoint and asked about using funds for internet access at affordable housing sites. Beard stated this was a great point, and she will look into it.

Bruner asked if we have looked at results of all this funding. Beard stated we do have some data/maps etc. She noted staff do an annual report every year and can provide this.

Geisler agreed with Klein and discussed how this can change early equity opportunities for kids and change outcomes. Beard stated staff will definitely look into this.

Beard next discussed measuring and monitoring projects for equitable outcomes and asked, what data should staff track and what monitoring should they do?

Bruner stated that anytime taxpayer dollars are used, monitoring should take place to see how it is used. He also discussed getting people working and felt funds should be used for this.

Klein asked if we ever asked residents themselves what was beneficial and what can we do better. Beard loved this idea and stated they have been looking at doing a survey to get this perspective beyond just housing they can afford.

Wulff noted we do this with our HRA clients. She also discussed reviewing if this worked or not.

Roe discussed time horizons of some of these impacts and looking beyond an annual horizon. He also supports using funds for existing rehab and preservation 100 percent. Wulff noted that this is done in some of the different programs.

Beard discussed communicating and engaging with those under-represented and most affected as outlined in the presentation.

Klein stated if he was a developer, he would ask what is in it for me. He asked what they will get out of it.

Schroeder discussed financing and tax credit caps. He asked what is stopping developers from participating.

Beard stated we are trying to be thoughtful with who we can engage, both for-profit and non-profit. She discussed partnerships and programming with how spaces will be used that connects to a higher score.

Bruner stated all accounts are designed to pump money for affordable housing. He doesn't see using it to restore businesses that were destroyed.

Wulff stated some of the programs are for jobs and redevelopment and discussed mixed-use redevelopment. Bruner agreed as long as funds are being used for affordable housing.

Morris discussed a project in Woodbury where money was awarded in order to get a density bonus that exceeded zoning. He asked if LCA would cover non-standard ways of doing something to get eligibility up.

Beard asked who else should we be hearing from.

Bruner asked if staff reached out to builder's associations and noted there are many. Beard thanked him for this comment.

Morris suggested contacting city or county CDAs or HRAs and sending them a survey. Beard noted that they do this sometimes.

Bruner asked if there is coordination with other state/federal programs; do we try to connect with them? He felt this would help to work together and not overlap services. Beard discussed collaboration of the different programs with other entities and different sources of funding. She noted that what the LCDA and LCDA-TOD are doing here is unlike anything done elsewhere in the country. She added that these programs always have multiple funding sources.

Beard discussed future discussions with LUAC in September for LCDA-TOD and LHIA and also in November for TBRA and the 2021 Fund Distribution Plan.

Bailey continued his discussion seeking feedback from the Committee.

Bruner stated equity is a big word with many meanings. He asked if funds are being distributed equitably throughout the seven-county metro area. Wulff affirmed. Beard stated they can send out data to the group.

Schroeder asked how we can frame equity as we have certain conversations. He said creating a framework and providing a level of detail is going to be important.

Roe stated it will be helpful to define existing inequities at the beginning of the conversations.

Bailey asked LUAC members if this feels like a workable process. Wulff noted that she saw heads nodding.

Klein agreed to continue moving forward and stated we need to look what has been accomplished and how to move forward.

Bruner agreed and stated like all programs, he would like to see how it was handled in the past, so if it's not working, we can look at how it can be improved. He would like to see data on the number of housed, number of jobs, etc.

Bailey asked what worked well today and what folks would like to have done differently.

Bruner felt it went very well today and felt there was a lot of good information and good ideas.

Wulff agreed that there was good participation.

Bailey thanked the Committee for their direction and guidance.

## **ADJOURNMENT**

Business completed the meeting adjourned at 5:43 p.m.

Respectfully submitted,

Sandi Dingle  
Recording Secretary