

Minutes

Community Development Committee



Meeting Date: September 18, 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

Call to Order

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

Approval of the agenda – Council Members agreed to change the order of the information items. The PHA plan will be presented first and then the Voucher Preference presentation.

Approval of Minutes

It was moved by Vento, seconded by Wulff, to approve the minutes of the September 5, 2023, regular meeting of the Community Development Committee. **Motion carried.**

Consent Business

1. **2023-213** Signature Authorization for State Fiscal Year 2024 and 2025 Regional Parks Grant Programs (Nicole Clapp 651-602-1723)

It was moved by Wulff, seconded by Chamblis that the Metropolitan Council authorize the Community Development Executive Director to execute grant agreements and amendments for:

1. State Fiscal Year (SFY) 2024/2025 Parks and Trails Legacy Fund Program (Legacy),
2. SFY 2024 Regional Parks Bonding Program (Bonding),
3. SFY 2024 Legislatively Designated Pass-through Program (Pass-Through),
4. SFY 2024 Regional Parks Modernization Program (Modernization), and
5. SFY 2024 Hazard Tree Removal/Ash Tree Replacement Program (Tree) up to the amounts indicated, and in accordance with tables

Motion carried.

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

Non-Consent Business

1. **2023-214** Amend Project Scope of Agra TOD Grant (SG-14463) (Nicole Clapp 651-602-1723)

It was moved by Carter, seconded by Chamblis that the Community Development Committee approve amending the Agra (SG-14463) TOD Development grant project summary (Attachment B) to revise the project overview to reflect the change in developer, decrease in units of housing but increase to the number that are deeply affordable, and the removal of the hydroponic food production facility from the project.

Motion carried.

Council Members asked about the scoring/ranking of projects and if projects scored higher because of special features which have been removed/reduced. Ms. Clapp and Ms. Berke explained the scoring and changes with phases or due to increased costs. Council Members asked which other cities did not get funding. Ms. Clapp responded that Minneapolis ranked highest for three projects.

2. **2023-215** Amend Project Scope of Agra TBRA Cleanup Grant (SG-15785) (Nicole Clapp 651-602-1723)

It was moved by Chamblis, seconded by Vento that the Community Development Committee approve amending the Agra (SG-15785) TBRA Cleanup grant project summary (Attachment B) to reflect 1) the reduced net tax capacity, 2) removal of the hydroponic food production facility from the project, 3) changes to the project's FTEs, and the number and level of affordable housing units, and 4) extend the grant term by one-year to December 31, 2024.

Motion carried.

Council Members inquired if 2023 Legislative changes in tax-capacity not capturing as much value on other project and details on proposal for use of space. Ms. Clapp confirmed yes regarding tax-capacity, but did not have information on use of space, the project manager has those plans.

3. **2023-216** Amend Project Scope and Grant Funded Activities of Columbia Heights LCDA Grant (SG-16718) (Nicole Clapp 651-602-1723)

It was moved by Chamblis, seconded by Vento that the Community Development Committee approve amending the Columbia Heights Affordable Housing and Community Food Site (SG-16718) LCDA Development grant project summary (Attachment B) to remove the community food site from the project and reduce the grant award and grant funded activities associated with that portion of the project.

Motion carried.

Council Members requested clarification on changes for this project. Ms. Clapp explained the housing component was complete, however, a partner for the city backed out. Council Member expressed their disappointment and their desire for this parcel to be developed with new partners and more engagement.

4. **2023-217** Establish Public Hearing Date – Pathways to Removing Obstacles to Housing, Application to U.S. Dept. of Housing and Urban Development (Sarah Berke 651-602-1198)

It was moved by Vento, seconded by Dolkar that the Metropolitan Council establish a date to conduct a public hearing at the October 2, 2023, Community Development Committee meeting, to discuss and receive comment on a grant application to the U.S. Department of Housing and Urban Development for the "Pathways to Removing Obstacles to Housing" (PRO Housing) program.

Motion carried.

Council Member asked when the draft will be available for viewing. Ms. Berke explained the timing and deadline for public comment. Comments will be summarized and presented at a future CDC meeting.

Council Members requested more details on this HUD program, and the quick deadline.



Ms. Berke explained the amount requested which will be split into categories.

Information

2. Annual Public Housing Agency Plan – Continued Discussion of Public Comments (Stephanie Paulson 651-602-1584)

The Public Housing Agency Plan is a document required by the U.S. Department of Housing and Urban Development (HUD) for any agency administering the Housing Choice Voucher program. The Plan serves as a guide to the Metropolitan Council Housing and Redevelopment Authority (Metro HRA) programs, policies, operations, and strategies for serving the needs of extremely and very low-income households. The document was open for public comment through August 31, 2023: [DRAFT 2024 Metro HRA Annual PHA Plan](#).

The Administrative Plan is the Metro HRA's main policy document that becomes an attachment to the PHA Annual Plan, was also open for public comment: [DRAFT 2023 Metro HRA Administrative Plan](#).

The purpose of this information item was to continue discussion of the public comments received and the proposed changes to the PHA Plan and Administrative Plan and receive Committee feedback and direction on proposed changes. The Information Item will be followed by an action item at a future meeting.

Council Members and staff had a robust discussion on the complexity of the Voucher programs and ramifications. Also discussed the waiting list and priorities, the length applicants remain on the list, and the turnover of vouchers.

Council Members clarified the annual plan had no major changes and agree with the staff recommendations. The need for new sources of funding was expressed and confirmation of the service area.

1. Voucher Holder Residential Preference Study (Terri Smith 651 602-1187; Sarah Gong 651 602-8437)

The Council's Housing and Redevelopment Authority (Metro HRA) and the Council's Research department are partnering, along with Minneapolis Public Housing Authority and St. Paul Public Housing to conduct a Residential Preferences Study. The study will explore the kinds of homes and neighborhoods that low-income households want for themselves, the kinds of homes and neighborhoods they actually live in, and identify gaps between them.

The objectives for the study are to:

- Understand what influences an individual household's preferences in housing
- Gain an understanding of the extent to which a voucher holder's locational outcomes are influenced by their own preferences and choices versus structural barriers and program parameters
- Examine how to help voucher holders satisfy their residential preferences
- Understand how preferences, outcomes, and barriers vary across race/ethnicity and/or immigration status and/or household size.

The council hired a consultant to conduct the study which will include surveys, in-depth interviews, and focus groups with voucher holders in the core cities and suburban locations.

Staff provided an overview of the study, gave an update on work to date and provided a timeline for completion and next steps.



Council Members inquired about the data collection, voucher holders, goals and number of participants. Staff explained 360 voucher holders were surveyed among 25-30 focus groups of 5-7 individuals.

Council Members expressed their appreciation and excitement for the collection of data and look forward to the help this data will provide in decision-making.

Adjournment

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

Certification

I hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Community Development Committee meeting of September 18, 2023.

Council Contact:

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