

## Minutes of the

### REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

December 6, 2021

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

**Committee Members Absent: 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, December 6, 2021.

#### APPROVAL OF MINUTES

It was moved by Vento, seconded by Wulff to approve the minutes of the November 15, 2021 regular meeting of the Community Development Committee. Motion carried.

[Click here to view the December 6, 2021 Community Development Committee meeting video.](#)

#### BUSINESS - Consent

**2021-338** City of Maple Grove Gravel Mining Area Mixed Use Text Change and Evanswood Land Use Comprehensive Plan Amendment, Review File 21999-3 (Freya Thamman 651-602-1750)

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

1. Authorize the City of Maple Grove to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for forecasts.

#### Motion carried.

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

**2021-339** City of South St. Paul Density Increase for the Grand/Exchange Mixed Use Area Comprehensive Plan Amendment, Review File 22398-2 (Patrick Boylan 651-602-1438)

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

1. Authorize the City of South St. Paul to place its comprehensive plan amendment into effect.
2. Revise the population and household forecasts for the City upward as shown in Table 1 of the Review Record.

3. Revise the City's affordable housing allocation for the 2021-2030 decade to 101 units.
4. Advise the City to implement the advisory comments in the Review Record for Wastewater Service

**Motion carried.**

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

**2021-348** City of Mounds View Mixed Use Text Change Comprehensive Plan Amendment, Review File 22396-2 (Jerome Benner II 651-602-1494)

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

1. Authorize the City of Mounds View to place its comprehensive plan amendment into effect.
2. Revise the City's forecasts for population and households upward as shown in Table 1 of the Review Record.

**Motion carried.**

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

**BUSINESS – Non-Consent**

**2021-340 JT:** City of Shoreview 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22168-1

Planning Analyst Eric Wojchik presented the Business Item to the Community Development Committee.

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

1. Authorize the City of Shoreview to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for forecasts.

**Motion carried.**

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

**2021-341 JT:** City of North Oaks 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21796-1

Planning Analyst Eric Wojchik presented the Business Item to the Community Development Committee.

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

1. Authorize the City of North Oaks to place its 2040 Comprehensive Plan into effect.
2. Revise the Community Designation for the Suburban portion of the City to Emerging Suburban Edge.
3. Revise the City's forecasts upward as shown in Tables 1 and 2 of the attached Review Record.
4. Revise the City's affordable housing need allocation for 2021-2030 to 68 units.
5. Advise the City to:
  - a. Correct the affordable housing need allocation in final Plan that is adopted by the City.
  - b. Incorporate the revised Local Water Management Plan (LWMP) into the final Plan that is adopted by the City.
  - c. As part of final Plan submittal, provide the Council the date that the Vadnais Lake Area Watershed Management Organization approved the local water management plan, and the date the City adopted the final local water management plan.
6. Advise the City that:
  - a. The Plan is inconsistent with Council housing policy for land supply and, therefore, the City will be unable to enroll in Livable Communities Act programs.
  - b. Council staff are available to discuss potential changes to guiding land use and density changes needed to address Council housing policy inconsistencies.

**Motion carried.**

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

**2021-342 SW:** Minnesota River Greenway Regional Trail (Fort Snelling State Park segment) Master Plan Amendment, Dakota County  
Planning Analyst Colin Kelly presented the Business Item to the Community Development Committee. It was moved by Vento, seconded by Cummings, that the Metropolitan Council:

1. Approve Dakota County's Minnesota River Greenway Regional Trail Master Plan Amendment for the Fort Snelling State Park segment.
2. Require Dakota County to send preliminary plans to the Metropolitan Council's Environmental Services Interceptor Engineering Assistant Manager prior to initiating any new development of the regional trail corridor.

**Motion carried.**

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

**2021-349 SW:** Extend Planning Assistance Grant Agreements  
Senior Project Administrator Sam Johnson presented the Business Item to the Community Development Committee.  
It was moved by Wulff, seconded by Chamblis, that the Metropolitan Council extend Planning Assistance grant agreements until June 30, 2021 for grantees with incomplete 2040 Comprehensive Plans.

## Motion carried.

Council Member Chamblis requested a list of all Planning Assistance grant recipients.

## INFORMATION

### 1. Livable Communities Demonstration Accounts Policy Expansion

Senior Planners Hannah Gary and Stephen Klimek presented the Information Item to the Community Development Committee.

The Livable Communities Act (LCA) includes the Local Housing Incentives Account (LHIA), which provides funds to help participating communities achieve their affordable housing goals.

Since the LHIA was first implemented in 1996, it has been pooled with state and other affordable housing funds through an annual Consolidated Request for Proposals (RFP) that is issued by Minnesota Housing. The ability to partner with other, larger funding sources to layer and award different types of funding can be a valuable tool in simplifying the application process and maximizing project selection; however, it also inhibits the ability to tailor funding decisions to most closely meet Council priorities as the various funding sources often have different goals and requirements.

As staff outlined at the [September 20, 2021 Community Development Committee](#), the LHIA affordable homeownership pilot is intended to prioritize affordable homeownership opportunities in communities and populations that are underserved. Specifically, the pilot would address two priorities derived from 2020-2022 strategic plan objectives:

- Racial Equity Priority: create homeownership opportunities for Black, Indigenous, and other ethnic or racial groups that own homes at disproportionately lower rates than white households in the region; and
- Geographic Choice Priority: create affordable homeownership opportunities in parts of the region where it is most challenging to do so.

Staff introduced draft scoring criteria in the body of this report and seek feedback on the following:

- How well the proposed scoring framework captures the intent of the pilot,
- Funding sources and availability for the pilot, and
- Any issues we have not considered.

Council Members asked staff about City policies influencing the scoring, and staff confirmed in currently in LCDA more points are scored for pre-development.

Council Members asked about resources to support broader goals for affordable housing. Staff explained the policies supporting green steps, cities programs, living wage jobs and best practices. Also remarked regarding policies to prevent gentrification and displacement.

Council Members discussed consultant fees paid by cities, stakeholder engagement and support for policy creation. Also asked if BIPOC consultants retained. Staff commented on the technical assistance available and the importance of feedback. Council Members wanted clarification on combined applications applying for the appropriate project. Staff confirmed applicants are supported and advised which program is best to apply.

## 2. Local Housing Incentives Account Affordable Homeownership Pilot Discussion

Livable Communities Manager Tara Beard and Housing Planner Ashleigh Johnson presented the Information Item to the Community Development Committee.

The Livable Communities Demonstration Account (LCDA) is a grant program created through the Livable Communities Act (LCA) to fund development projects across the region that meet the following goals:

- increasing housing choice and creating more affordable housing opportunities.
- creating or preserving permanent, accessible, living wage jobs.
- intensifying density and intensity of land use to better connect jobs, housing, and amenities.
- minimizing climate impact by reducing greenhouse gas emissions and conserving natural resources; and
- furthering racial equity outcomes in affordable housing, living wage jobs, climate impacts, and regional connections.

The LCDA-Transit Oriented Development Account (LCDA-TOD) has the same goals but includes an emphasis on connection to transit and increasing transit ridership.

The LCDA program awards funding through Pre-Development and Development opportunities. Pre-Development awards provide funding for project teams to do initial feasibility studies, site planning, and community engagement work while development awards primarily support physical construction. Since 2012, the LCDA-TOD program has offered a separate pre-development program for the development of TOD zoning policies. The TOD Zoning opportunity provides funding for eligible cities to create TOD zoning policies around current or planned station areas. The proposed Policy Expansion would allow all participating LCA communities to create locally adopted policies that support the above stated LCDA goals. Expanding the TOD Zoning program would allow LCA programs to influence development patterns beyond TOD eligible areas and achieve more equitable development outcomes.

Conversations with participating cities and a question included in a survey about the LCDA and LCDA-TOD Pre-Development programs revealed interest in a program to support policy creation. Several cities are in the process of developing policies that support LCDA and LCDA-TOD goals and there have been many policies, namely around affordable housing, that have been adopted in recent years.

Council Members and staff discussed the scoring and cities making the cut. Staff confirmed most cities can achieve scoring through density, affordable housing among other opportunities for points.

Council Members asked for the minimum points for a project to move forward and a local match. Staff responded for some cities a minimum of 5 points up to 17 points and explained the pilot priority. Staff expressed a local match is a concern, and sources of regional funding; property tax-based program/value of purchase, and the importance of cost containment and home ownership for new and existing homes. Project ceilings and reasonable sale prices, and the ease of affordable housing in some area vs the difficulty in other areas was discussed.

Council Members commented on the science of starting a pilot program with a scoring criterion that makes sense and preferences for fairness in eligibility. Staff agreed and emphasized the importance of trying something different in the region in terms of affordability.

### **ADJOURNMENT**

Business completed, the meeting adjourned at 5:45 p.m.

Michele Wenner  
Recording Secretary