

## Minutes of the

### REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, October 21, 2019

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

**Committee Members Absent: Lee, Lilligren**

**Committee Members Excused:**

### CALL TO ORDER

A quorum being present, Committee Vice Chair Vento called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on Monday, October 21, 2019.

### APPROVAL OF AGENDA AND MINUTES

It was moved by Cummings, seconded by Wulff to approve the agenda. Motion carried.

It was moved by Muse, seconded by Johnson to approve the minutes of the October 7, 2019 regular meeting of the Community Development Committee. Motion carried.

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### BUSINESS

**2019-293 JT:** City of Coon Rapids 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21880-1

Senior Planner Eric Wojchik presented the business item to the Community Development Committee. It was moved by Chamblis, seconded by Wulff, that 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 Coon Rapids to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Land Use and Surface Water Management.
3. Advise the City to adopt the Mississippi River Critical Corridor Area (MRCCA) Plan within 60 days after receiving final DNR approval and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.

#### Recommendation of the Environment Committee

1. Approve the City of Coon Rapids' Comprehensive Sewer Plan.

**Motion carried.**

The Community Development Committee recommended approval of the proposed action with no questions or discussion.

**2019-294 JT:** City of Falcon Heights 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22192-1

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

**Recommendations of the Community Development Committee**

4. Authorize the City of Falcon Heights to place its 2040 Comprehensive Plan into effect.
5. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
6. Revise the City's Affordable Housing Need Allocation to 11.
7. Advise the City to implement the advisory comments in the Review Record for Wastewater, Surface Water Management, and Water Supply.

**Recommendation of the Environment Committee**

2. Approve the City of Falcon Heights's Comprehensive Sewer Plan.

**Motion carried.**

The Community Development Committee recommended approval of the proposed action with no questions or discussion.

**2019-295 JT:** City of Corcoran 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21983-1 Planning Analyst Freya Thamman presented the business item to the Community Development Committee.

It was moved by Johnson, seconded by Wulff, 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 Corcoran to place its 2040 Comprehensive Plan into effect.
2. Revise the City's sewer-serviced forecasts upward as shown in Table 2 of the Review Record.
3. Revise the City's 2021-2030 affordable housing need allocation to 377 units.
4. Advise the City to implement the advisory comments in the Review Record for forecasts, land use, and water supply.

**Recommendations of the Environment Committee**

1. Approve the Corcoran's Comprehensive Sewer Plan component of the City's 2040 Comprehensive Plan.
2. Advise of City that the means and timing of regional wastewater service to southwest Corcoran will be determined as part of a Study that will begin in 2020 and be completed in time to be reflected in the City's 2025 System Statement.

**Motion carried.**

Ms. Thamman thanked City Administrator Brad Martens and City Planning and Zoning Staff Kendra Lindahl and Mike Prichard for their coordination on the Plan.

Council Member asked if there was only one non-golf course park in the City. Ms. Thamman indicated that Corcoran is a primarily rural community with existing community parks, including Lions Park. Ms. Thamman indicated that the City's Plan discusses new park areas to support the City's forecasted

growth and development, including in the Town Center area, which is anticipated to be a key growth area for the City.

**2019-296 JT:** City of Arden Hills 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21914-1

Senior Planner Raya Esmaeili presented the business item to the Community Development Committee. It was moved by Lindstrom, seconded by Wulff, 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 Arden Hills to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Transportation, Forecasts, Housing, and Water Supply.

**Recommendation of the Environment Committee**

1. Approve the City of Arden Hills' Comprehensive Sewer Plan.

**Motion carried.**

Council member Atlas-Ingebretson inquired about the concerns raised publicly about the inadequate number of affordable housing units within the City and what the role of the Council is in ensuring affordable and attainable housing. Community Development Director LisaBeth Barajas responded that the role of the Council is to review the comprehensive plan and ensure conformance with the regional systems and consistency with Council policies. There are currently disagreements between the City and the property owner about the development of the TCAAP site that is going through a legal process, and that is an avenue available to property owners. Moreover, future actions that a City might take are reviewed by the Council as they relate to regional system's underutilization or potential negative system impact.

Atlas-Ingebretson asked about Figure 6 of the staff report and whether there were insufficient units in the City. Barajas responded that Figure 6 indicates that based on guided land uses, there would be a surplus of possible units within the City. Atlas-Ingebretson inquired about the Council's authority in reviewing information related to affordable housing in Plans. Barajas responded that the requirements and policies are outlined in the Housing Policy Plan and include addressing existing and projected housing needs, facilitating land use planning in support of affordable housing, and including an implementation plan. If a Plan does not include any of the requirements, it is determined to be incomplete. If the Plan does not address policies within the Housing Policy Plan, it is considered inconsistent. Atlas-Ingebretson asked, given all the concerns raised around the affordability in this Plan, if this is a situation to determine that the Plan is incomplete. Barajas responded that the Council defines bands of affordability and the requirement is for the community to acknowledge them and to associate their implementation plan with them. In terms of whether a development plan carries out the comprehensive plan, it is not the Council's authority to enforce the comprehensive plan. That authority lies with local residents and property owners.

Russ Adams, Executive Director at the Alliance for Metropolitan Stability addressed the Committee. He raised the concern of the City taking advantage of the Council's process in meeting affordable housing goals and stated that they are currently in mediation with Ramsey County. Adams suggested a substantial inconsistency between the submitted comp plan of Arden Hills, and the city's public position on how to redevelop the one site in the city that can accommodate future growth. The city refuses to add truly affordable housing units to the Twin Cities Army Ammunition Plant (TCAAP) site, and that violates everything they say about future affordable housing growth in their comp plan. Even if the

comp plan, as submitted, is consistent with the statute and Met Council guidance, the city has no intention of following through on the affordable housing goals on the TCAAP site, based on their own public pronouncements.

**2019-297 JT:** City of Hampton 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22170-1

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

It was moved by Wulff, seconded by Lindstrom, 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 Hampton to place its 2040 Comprehensive Plan into effect.
2. Revise the City’s forecasts upward as shown in Table 1 of the attached Review Record.
3. Advise the City to implement the advisory comments in the Review Record for Surface Water Management.

**Recommendation of the Environment Committee**

2. Approve the City of Hampton’s Comprehensive Sewer Plan.

**Motion carried.**

The Community Development Committee recommended approval of the proposed action with no questions or discussion.

**2019-298** Livable Communities Demonstration Account Transit Oriented Development Funding Recommendations Senior Planner Hannah Gary and LCAC chair Jo Emerson presented the business item to the Community Development Committee.

It was moved by Muse, seconded by Chamblis, that the Metropolitan Council:

1. Award two Livable Communities Demonstration Account Transit Oriented Development grants as shown in Table 1 below, totaling \$1,431,800.
2. Table action on the Saint Paul Lexington Project until the City can demonstrate neighborhood concerns have been resolved, but no later than November 23, 2019.
3. Authorize its Community Development Division Director to execute the grant agreements on behalf of the Council

**Table 1. Recommended Projects**

<b>Project Name</b>	<b>Applicant</b>	<b>Points</b>	<b>LCDA-TOD Funding</b>
Bimosedaa	Minneapolis	97.64	\$1,000,000
L&H Phase III	Minneapolis	92.27	\$431,800
<i>Lexington Project</i>	<i>Saint Paul</i>	<i>94.20</i>	<i>\$1,250,000</i>

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<b>Total Recommended</b>	<b>\$1,431,800</b>
Total Available	\$4,500,000
Total Remaining	\$3,068,200

**Motion carried.**

Council members discussed concerns regarding community engagement and support. Staff explained engagement efforts and resources. Council members asked for the number of applicants and eligibility. Staff provided information on funded projects and a project that did not meet the minimum.

Council members asked for an explanation of a design change. Ms. Emerson explained the recommended change from the design team, and the applicant did not take the take the advice and did not make the cut.

**2019-299** Adoption of Utility Allowance Schedule for Metro HRA Rent Assistance Programs  
Metro HRA Director Terri Smith presented the business item to the Community Development Committee.

It was moved by Chamblis, seconded by Atlas-Ingebretson, that the Metropolitan Council approve the attached Utility Allowance Schedule for use in the Housing Choice Voucher and other rent assistance programs effective January 1, 2020.

**Motion carried.**

Council members asked questions regarding energy efficiencies incentives for landlords and tenants. Ms. Smith commented on the purchase of Energy Stars appliances when replacements are needed on Council owned properties, and there are currently no incentive programs for landlords or tenants.

**INFORMATION**

1. none

**ADJOURNMENT**

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

Michele Wenner  
Recording Secretary