

## **SPECIAL Minutes of the**

### **REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**

Monday, November 21, 2016

**Committee Members Present: Cunningham, Chávez, Dorfman, Elkins, Letofsky, Munt, Wulff**

**Committee Members Absent: Commers, Kramer**

#### **Committee Members Excused:**

No quorum was available, the first information item was presented.

Tom Link, Community Development Director, City of Inver Grove Heights, presented a report on highlights of Inver Grove Heights, Mr. Link introduced George Tourville, Mayor of Inver Grove Heights.

#### **CALL TO ORDER**

A quorum being present, Committee Chair Cunningham called the regular meeting of the Council's Community Development Committee to order at 4:06 p.m. on Monday, November 21, 2016.

#### **APPROVAL OF AGENDA AND MINUTES**

It was moved by Munt, seconded by Letofsky to approve the agenda. Motion carried.

It was moved by Wulff, seconded by Elkins to approve the minutes of the October 17, 2016 regular meeting of the Community Development Committee. Motion carried.

#### **BUSINESS - Consent**

**2016-238** City of Eden Prairie - Prairie Bluffs Senior Living Comprehensive Plan Amendment, Review File No. 20401-16 (Michael Larson 651 602-1407)

It was moved by Elkins, seconded by Munt, that the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Eden Prairie to place the Prairie Bluffs Senior Living Comprehensive Plan Amendment into effect.
2. Advise the City to implement the advisory comments in the Review Record for Natural Resources.

**Motion carried.**

No questions or discussion for this consent item.

#### **BUSINESS – Non-Consent**

**2016-240** 2016 Livable Communities Local Housing Incentives Account Funding Recommendations Senior Planner Ryan Kelley presented an overview of the Local Housing Incentives Account and the Council's partnership with Minnesota Housing in funding affordable housing in the region. A summary of each project

recommended for funding was also provided.

It was moved by Chávez, seconded by Munt, that the Metropolitan Council (1) award \$2.5 million in Local Housing Incentives Account grants as follows and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council.

**Multifamily Rental Housing Proposals**

Project	City/Applicant	Number of New Units	Number of Preserved Units	LHIA Funding Recommendation
Indian Neighborhood Club Expansion	Minneapolis	20		\$300,000
Minnehaha Townhomes	Minneapolis	16		\$400,000
Ramsey Apartments	Ramsey	54		\$100,000
Como by the Lake	Saint Paul		89	\$400,000
Model Cities Supportive Housing	Saint Paul		37	\$100,000
The Glen at Valley Creek	Woodbury	42		\$400,000
<b>Sub-total Rental:</b>		<b>132</b>	<b>126</b>	<b>\$1,700,000</b>

**Single Family Ownership Housing Proposals**

Project	City/Applicant	Number of New Units	Number of Preserved Units	LHIA Funding Recommendation
Twin Cities Habitat	Multiple Cities/Anoka County HRA	9		\$200,000
Tax Forfeit to Affordable Home Ownership	Bloomington & Minneapolis/Hennepin County HRA		1	\$105,000
Homes Within Reach	Hennepin County Suburbs/Minnetonka		9	\$335,000
Inspiring Communities	Saint Paul	4		\$160,000
<b>Sub-total Ownership:</b>		<b>13</b>	<b>10</b>	<b>\$800,000</b>
<b>TOTAL RENTAL AND HOME OWNERSHIP</b>		<b>145</b>	<b>136</b>	<b>\$2,500,000</b>

**Motion carried.**

The Committee discussed the recommendation and asked about the affordability terms of projects and indicated particular support for funding units affordable at 30% of area median income.

**2016-241 Project Based Voucher Award Recommendations**

HRA Manager Terri Smith presented the report to the Community Development Committee.

It was moved by Chávez, seconded by Munt, that the Metropolitan Council approve proposals for Project Based Voucher (PBV) assistance and authorize staff to execute necessary documents with the U.S. Department of Housing and Urban Development (HUD) and the owners of the projects to assign a total of 30 Vouchers in six (6) projects as follows:

Project	City	Total Units in Project	PBV Request	PBV Award
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Ramsey Apartments	Ramsey	54	15	15
Clover Ridge Townhomes	Carver	3	3	3
The Glen at Valley Creek	Woodbury	42	4	4
W 1 <sup>st</sup> Street	Chaska	4	4	4
Oak Grove Senior Residence	Norwood Young-America	50	3	2
Crossings at Town Centre	Waconia	68	3	2
<b>Total</b>			<b>32</b>	<b>30</b>

**Motion carried.**

The Community Development Committee had questions regarding the Project Based vouchers vs Tenant Based vouchers. Also, discussed the challenges voucher holders face with the current low vacancy rates. Ms. Smith stated some client are not able to use their vouchers, even with extensions.

Chair Cunningham suggested voucher holders could be considered a “protected class”.

**2016-242 2016 Livable Communities Demonstration Account Grant Recommendations**

Apple Valley Mayor Mary Hamann-Roland, Chair of the Livable Communities Advisory Committee (LCAC), and Senior Planner Ryan Kelley presented information on the 2016 Livable Communities Demonstration Account (LCDA) program, process, and each of the projects being recommended for funding. The Community Development Committee was presented with two funding options as described in the Business Item.

It was moved by Letofsky, seconded by Dorfman, that the Metropolitan Council (1) authorize the transfer of \$175,000 remaining from the LCDA-TOD Pre-Development Program to the regular LCDA program, (2) award nine Livable Communities Demonstration Account grants, as follows, and (3) authorize its Community Development Division director to execute the grant agreements on behalf of the Council:

Development Project	Applicant	Points	Amount Recommended
West Side Flats III	Saint Paul	89	\$800,000
Dorothy Day	Saint Paul	86	\$662,000
Hook & Ladder	Minneapolis	86	\$1,300,000
Artspace	Hastings	83	\$236,891
West Side Flats Greenway	Saint Paul	82	\$800,000
Knox-American	Bloomington	81	\$1,400,000
Sabathani	Minneapolis	79	\$516,109
Cedar Point South	Richfield	71	\$1,360,000
Commerce Park Apartments	North St. Paul	69	\$600,000

**Total Recommended** **\$7,675,000**

Total Available \$7,675,000

Total Remaining \$0

## **Motion carried.**

The Committee discussed the two options. Councilmember Wulff expressed concern with the share of funding awarded to the central cities of Minneapolis and Saint Paul and the potential precedent this may set. Option 2 was approved on a 5-1 vote.

## **INFORMATION**

### 2. Indicators from the 2040 Housing Policy Plan

Research & Policy Manager Libby Starling and Research Krysten Ryba-Tures provided a demonstration to the Community Development Committee of the new data dashboard.

### 3. Update on the Regional Analysis of Impediments to Fair Housing- Research & Policy Manager Libby Starling provided a presentation to the Community Development Committee regarding the Regional Analysis of Impediments to Fair Housing.

Committee members had a question regarding the use of Twin Cities vs Region. And expressed concern over changes in HUD programs and changes in the upcoming new federal administration. Committee member suggests asserting our values.

Chair Cunningham addressed the Community Development Committee suggesting the creation of a work group to gather ideas regarding LCA grant applications, awards, land acquisition, holding costs just for affordable housing development. Committee members Letofsky, Wulff, Dorfman, and Elkins volunteered to join the work group.

Chair Cunningham thanked the city of Inver Grove Heights for the use of their City Hall chambers.

Community Development Division Director Beth Reetz invited the committee members to the upcoming PlanIt conference on December 13<sup>th</sup>.

Chair Cunningham announce the MUSA discussion from the October 19<sup>th</sup> Community Development Committee meeting will be continued at the December 5<sup>th</sup> Community Development Committee meeting.

## **ADJOURNMENT**

Business completed, the meeting adjourned at 6:10 p.m.

Michele Wenner  
Recording Secretary