

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, March 2, 2015

Committee Members Present: Cunningham, Chávez, Commers, Elkins, Munt, Rummel, Wulff

Committee Members Absent: Kramer

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Chair Cunningham called the regular meeting of the Council's Community Development Committee to order at 4:10 p.m. on Monday, March 2, 2015.

APPROVAL OF AGENDA AND MINUTES

It was moved by Rummel, seconded by Chávez to approve the agenda. Motion carried.

It was moved by Munt, seconded by Chávez to approve the minutes of the February 17, 2015 regular meeting of the Community Development Committee. Motion carried.

BUSINESS – None

INFORMATION

Discussion of content to be included in amendment to the *2040 Housing Policy Plan*

Regional Policy & Research Manager Libby Starling presented information on the content of the amendment to the 2040 Housing Policy Plan. Ms. Starling stated the overall goal and provided an overview of her presentation; Proposals and tensions; allocation of affordable housing need, comprehensive Plan requirements, housing performance scores; Next step with the Housing Policy Plan. The presentation included maps indicating the ratio of low-wage jobs to low-wage workers. Chair Cunningham questioned the doubling of the concentration of poverty and its impact with data on maps. Ms. Starling explained the impact of existing affordable housing stock vs. the low-wage jobs and workers. And the net increases in affordable housing and net decreases in allocation.

Commers questioned the rational of sewer and unsewered. Ms. Starling responded the same logic is used, new affordable housing difficult to develop, especially 1 unit/10 acres, not allocating to communities without sewer.

Chair Cunningham inquired about the implications of the tensions. Will this lessen, or worsen the concentration of poverty. Ms. Starling explained the allocation of the affordable housing need is from a regional to city level, it influences Local

Comp plan process, guides land for affordable housing and the city determines their share of need. The need is city driven.

Chair Cunningham asked about the overlap of poverty and affordable housing and how much development at each tier (AMI).

Ms. Starling explained the allocation proposed is based on existing housing stock. What's getting built is at 50% AMI or below. Eighty percent AMI can be built without subsidies.

Chair Cunningham asked if there is a map indicating concentrations of wealth. Ms. Starling responded yes there is a map indicating 150% AMI.

Elkins asked if new subsidized housing being developed at 30% AMI. Ms. Starling responded some new units at 30% AMI or below are available, however only 4 units out of 50 are affordable at 30% AMI or below.

Interim Community Development Director Beth Reetz indicated there's a disconnect between need and production.

Wulff asked if there is an adjustment for Transit in affordable housing outside a transit area. She stated an example of handicapped units in Dakota County being used by able body tenants due to lack of transit.

Elkins asked if Transit should be included in the allocation of need, and encourage cities to locate affordable housing in walkable/transit areas.

Wulff remarked no one wants to develop, no market for high densities.

Tara Beard, Housing staff member indicated Council policies address land use, and promote the availability of land and use of long range planning tools.

Wulff commented on the overall densities and development costs. Development in Minneapolis is \$300K, and Dakota County \$130K. Communities should have options with a range of units, and a wide range of land costs.

Ms. Starling remarked the Comp plans indicate affordable housing, guiding new locations, which promote options.

Munt asked if the quantity of affordable housing ever be filled. And what are the costs to provide 52K units.

Ms. Starling commented that at 50-60% AMI or below, a 1000 units are made available each year. More funding for affordable housing is needed, adjustments in need is an unknown, tax credits, legislative funding, the impact is difficult to calculate.

Chávez questioned the use of the word "preserve" in the Housing Performance Scores section. Ms. Starling explained the preservation of units with long-term affordability.

Rummel asked if pertains to existing rental housing.

Ms. Starling responded the preservation applies to existing, subsidized, non subsidized, owner occupied, and new units without subsidies.

Wulff asked if the cities see their scores. She stated cities want to know their scores to make informed decisions.

Ms. Starling indicated the preliminary scores are given and communities are surveyed and informed how to get points.

Chávez acknowledge 4 years of work to get to this point, this deliverable.

Munt commented on the recent opened waiting list for 2000 vouchers, which articulates the need.

ADJOURNMENT

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

Michele Wenner
Recording Secretary