

Minutes of the

MEETING OF THE LAND USE ADVISORY COMMITTEE

Thursday, September 17, 2020

Committee Members Present:

Phillip Klein, Gerald Bruner, Dan Roe, Chair Wendy Wulff, Trista MatasCastillo, Courtney Schroeder, Noah Keller, Karl Drotning, Suado Abdi, Kathi Hemken

Committee Members Absent:

Jonathan Bottema, Steve Morris, Mark Nelson, Vince Workman, Jennifer Geisler, Mitra Jalali Nelson, Kathi Mocol, April Graves

CALL TO ORDER

Chair Wulff called the WebEx meeting of the Council's Land Use Advisory Committee to order at 4:01 p.m. on Thursday, September 17, 2020.

APPROVAL OF THE AGENDA

Chair Wulff asked for a consensus to approve the September 17, 2020 agenda. The agenda was approved.

APPROVAL OF THE MINUTES

Chair Wulff, postponed the approval of the July 16, 2020 minutes until such time that a quorum may be present.

INFORMATION

Livable Communities Demonstration Account – Transit Oriented Development – Stephen Klimek, Livable Communities

Klimek gave a presentation on the Livable Communities Demonstration Account as outlined in the presentation provided.

Bruner stated he feels funds for low income housing are built along light rail transit lines and go downtown. He stated not everyone works downtown.

Klimek stated the program funds affordable housing, job sites, etc. – to be thought of as a network. He stated we're looking at what's different between downtown versus the suburbs.

Wulff discussed riders going in all directions. Bruner stated he hadn't thought of it that way.

Hemken is part of the Blue Line Extension and discussed all that is along the way, such as nursing homes, schools, etc., but feels we don't have support of the Met Council.

Drotning stated all public transit isn't the same and discussed development they are experiencing on the Red Line in Lakeville.

Roe discussed the A-Line BRT and stated they're looking at TOD in their community. He feels it makes sense to increase density/business at those nodes.

MatasCastillo discussed civil unrest along transit lines and asked if there will be any help with redevelopment. She discussed displacement risks/gentrification.

Klimek stated staff have reached out to areas that need to be rebuilt. He reminded members that predevelopment engagement planning, etc., happens twice a year. Regarding displacement/gentrification – staff have been thinking about this and looking at it. He stated there is more than can be done and he welcomes suggestions.

MatasCastillo discussed scoring criteria and noted it isn't the city taking the lead on redevelopment. Klimek stated they've looked at this and talked about reaching out to non-profits, etc.

Wulff noted these are city programs and cities need to apply. She discussed first floor retail that is empty and felt we may need to rethink the scoring and if there's a mix of uses. She stated there may be a need to redefine, i.e., separate buildings not necessarily below residential.

Roe discussed corporate guidelines.

Hemken stated it's been unsuccessful in her community.

Local Housing Incentives Account - Tara Beard, Livable Communities

Beard gave a presentation on the Local Housing Incentives Account (LHIA) as outlined in the presentation provided.

Ashleigh Johnson introduced herself and began the presentation.

MatasCastillo asked if we are talking about any single-family home ownership. Johnson stated, yes, LHIA does fund these types of ownership. She noted that affordable at 30% area median income or below is aimed at rentals.

Beard expanded on the applicants.

MatasCastillo asked about single-family ownership and if there is a 30% area median income attached to this. Beard stated we are limited in the projects that apply.

Wulff asked, what is the amount of subsidy for units be them single family versus multi-family. Beard stated new construction is upwards of \$300,000. She discussed opportunities with land trusts or some structure that restricts buyers in the next sale.

Hemken asked, does the Council work with Habitat for Humanity? Beard responded, yes. Hemken asked, when the city is involved with Habitat can they get help with land costs? Beard stated it is usually considered the 'match' portion, but yes.

Bruner asked why houses are better suited to long-term homelessness. Wulff stated they are not typically looking for single-family homes, but homelessness often needs services, etc. She added we're not necessarily targeting homeless – this is just one area the Council is targeting.

Bruner stated it seems staff are getting families into a home and feels they should be prioritizing larger families. Beard stated two or more bedrooms is a priority to try to address this.

Bruner stated he feels this account is very underfunded.

Hemken stated they have a scattered site housing program, however, once it's fixed up, it's no longer affordable, so it doesn't seem to be working too well.

Suado asked, are funds able to be used for renovations and expansions? Wulff stated, yes, and are often done and then put into a land trust. Beard added that about half are for acquisition rehab. She noted that Anoka, Dakota, and Scott Counties are doing a lot for affordable housing. What concerns her is applications are not equally disbursed throughout the seven-county metro and this money is for the region.

Beard outlined the questions in the presentation.

Wulff said she knows that Dakota County has stated they don't bother applying. Beard responded that they did participate in the county workshop.

Roe stated it would be interesting to see us diversifying geographically. The challenge may be the cost per unit. He stated there aren't many opportunities and suggested looking at projects that go to smaller lot sizes and maybe manufactured homes.

Bruner is all for diversity in this.

Hemken discussed their success with Habitat for Humanity and stated they've had almost zero police calls. She feels it's a wonderful program.

Wulff discussed a number of manufactured homes that are older/unsafe and also vacant spots that may provide a nice opportunity. She suggested talking with park owners. Beard discussed separate money to go towards manufactured homes in particular. She felt the local match requirement may be a challenge.

Drotning stated they look at manufacturing communities as the easiest way to build affordability.

Beard noted any in-house program would still be available for all. Hemken asked for contact information.

APPROVAL OF THE MINUTES

With a quorum now present, Chair Wulff asked for a motion to approve the July 16, 2020 minutes. It was motioned by Klein and seconded by Bruner to approve the minutes.

Secretary Dingle performed a roll call vote:

Ayes: 10 (Suado Abdi, Gerald Bruner, Karl Drotning, Kathi Hemken, Noah Keller, Phillip Klein, Trista MatasCastillo, Dan Roe, Courtney Schroeder, Wendy Wulff)

Nays: 0

The minutes were approved.

INFORMATION (continued)

Housing Action Plan for Livable Communities Act Participation 2021-2030 – Hilary Lovelace, Livable Communities

Lovelace gave a presentation on the Housing Action Plan for Livable Communities Act Participation 2021-2030 as outlined in the presentation provided.

Roe referred to the question on equity and stated we need a question specifically addressing equity.

Bruner stated these questions depend on what 'hat' he's wearing as a representative of a Township – they don't want affordable housing. He added he does feel that the County is doing a good job.

Wulff encouraged members to email Lovelace with additional comments/questions.

2020 Water Supply Planning Report to the Minnesota Legislature – Lanya Ross, Water Supply Planning

Ross gave an update on a report submitted to the legislature on the 2020 Water Supply Planning as outlined in the presentation provided. The report can be found online at:

<https://metro council.org/Wastewater-Water/Publications-And-Resources/WATER-SUPPLY-PLANNING/Water-Supply-Planning-in-the-Twin-Cities-Metropoli.aspx>

Keller asked about 1,500 square miles of source water protection and asked is this parkland. Ross stated those areas are fairly stable – we find an interesting challenge at the local level. She added planning and well head protection groups need to work more closely.

Klein asked, how do we implement equity in water supply? Ross stated she doesn't have an answer but would love to come back to discuss this further. She discussed water rates and equity in that. She noted that most persons of color live in areas that drink surface water, while white people predominately live in areas that drink water from wells or aquifers. Surface water is more heavily treated. She added we need to look at source protection.

Wulff discussed the east metro that is receiving money from a settlement with 3M due to contaminants from manufacturing, whereas Elko New Market has naturally occurring contaminants that they have to pay to have cleaned up.

ADJOURNMENT

Business completed the meeting adjourned at 6:00 p.m.

Respectfully submitted,

Sandi Dingle
Recording Secretary