

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, December 1, 2014

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

Committee Members Absent:

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 4:00 p.m. on Monday, December 1, 2014.

APPROVAL OF AGENDA AND MINUTES

It was moved by Elkins, seconded by Kramer to approve the agenda postponing information item #1 to another Community Development Committee meeting date. Motion carried.

It was moved by Kramer, seconded by Elkins to approve the minutes of the November 3, 2014 regular meeting of the Community Development Committee. Motion carried.

BUSINESS – *due to an error in the business item numbering log, duplicate numbers were used, new numbers were assigned to correct the log.

2014-317 Livable Communities Act Local Housing Incentives Account (LHIA) Grant Recommendations
*formerly 2014-244

Senior Planner Linda Milashius presented information about each of the recommended awards.

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

- Accept the public comment report on the *2040 Housing Policy Plan*.
- Adopt the *2040 Housing Policy Plan* as part of the comprehensive development guide for the metropolitan area authorized under Minnesota Statutes section 473.145, superseding and replacing any housing policies adopted by the Council prior to the May 28, 2014 adoptions of *Thrive MSP 2040*.
- Use the *2040 Housing Policy Plan* as a basis for making investment decisions, expanding the Council's technical assistance and informational resources, and providing advisory comments to local governments.

Motion carried.

Committee member Wulff stated that the Morgan Square Townhome development, in Lakeville, is a great example of how communities can take advantage of the slowly rebounding rental housing market to complete a neighborhood development plan. This neighborhood was originally slated for

ownership townhomes but when the housing market collapsed, development stalled.

Committee Member Rummel asked what year the first LHIA awards were granted. Staff responded the program began in 1996, nearly 20 years ago. Council Member Rummel commented it was nice to see a mixed-income development going up in Roseville, especially since it has been 35 years since any new market-rate housing had been developed in the city. Committee Member Munt asked staff if this type of mixed-use, mixed-income development could be a model for other suburban communities. Staff responded that it could.

Committee Member Munt thanked staff for including the overall LHIA outcomes to date in the presentation, noting that it is important to see the big impact that the relatively modest amount of LHIA funding has made in addressing the affordable housing needs of the region.

The Committee unanimously voted to approve the Proposed Action.

Note: There were a number of corrections to project outcomes reported in the Business Item after the Committee took action. Revisions to some of the number totals were the result of inconsistencies in documents used in the MHIG review process and others were minor errors. The corrections have no impact on the Committee's Proposed Action.

2014-318 Request from the City of Watertown to Extend the Livable Communities Demonstration Account Grant SG009-078, South Lewis Avenue Redevelopment , *formerly 2014-245

Grants Coordinator Deb Jensen presented the report to the Community Development Committee.

It was moved by Wulff, seconded by Elkins, that the Metropolitan Council approve a 12-month extension to Livable Communities Demonstration Account (LCDA) grant number SG009-078, *South Lewis Avenue Redevelopment*, for the City of Watertown, provided that by February 28, 2015 the City submits evidence of full financing, an executed development agreement and a detailed construction schedule showing the starting and completion dates of all remaining grant-funded activities and construction of both phases of the senior housing development associated with the project. **Motion carried.**

The Community Development Committee had no questions.

2014-319 Accept public comment report on the 2040 Housing Policy Plan and adopt the 2040 Housing Policy Plan *formerly 2014-246

Research Manager Libby Starling presented the report to the Community Development Committee.

The motion to approve the business item was made by Councilmember Chávez and seconded by Councilmember Rummel, including an amendment to the action to replace “the” with “a” as the eighth word in the final bullet, that the Metropolitan Council:

- Accept the public comment report on the *2040 Housing Policy Plan*.
- Adopt the *2040 Housing Policy Plan* as part of the comprehensive development guide for the metropolitan area authorized under Minnesota Statutes section 473.145, superseding and replacing any housing policies adopted by the Council prior to the May 28, 2014 adoptions of *Thrive MSP 2040*.
- Use the *2040 Housing Policy Plan* as a basis for making investment decisions, expanding the Council's technical assistance and informational resources, and providing advisory comments to local governments.

Motion carried.

Councilmember Wulff expressed concern that the proposed approach to the Housing Performance Scores methodology would be biased toward larger cities and that she would like to see an accurate and unbiased methodology when finalized in the 2015 work plan. Councilmember Chávez, co-chair of the Housing Policy Plan Working Group, and Ms. Starling assured the Committee that the new methodology has not yet been determined.

Councilmember Wulff also expressed concern that transit access was removed from the list of adjustment factors in the proposed framework for the Allocation of Affordable Housing Need. She asked if using transit as an adjustment factor for the Need could be reconsidered as a part of the 2015 work plan to finalize the Need methodology. Ms. Starling assured the committee that the *2040 Housing Policy Plan* is the Council's plan, and when the plan is amended to finalize the Need methodology it can replace as much or as little of the framework provided in the original plan as the Council sees fit.

Councilmember Commers asked about the ambiguity of the *2040 Housing Policy Plan's* guidance for the housing element and implementation plan components of local comprehensive plans. Ms. Starling replied that specific guidance will be finalized as a part of the 2015 amendment to the plan.

Councilmember Munt asked about the plan's ability to address discrimination in housing. Ms. Starling replied that the Council uses the Housing Performance Score to prioritize funding for Livable Communities Act grants and now the Regional Solicitation for transportation funding to communities that are providing affordable housing and providing tools to help build additional affordable housing. Chair Cunningham offered that the plan has made considerable progress on fair housing issues compared to the draft released for public comment.

The motion was approved unanimously.

INFORMATION

1. Progress on Review Times for Comprehensive Plan Amendments –*postponed to future CDC meeting*
2. Land Use Advisory Committee Report – Council Member Jon Commers provided an update on the work of the Land Use Advisory Committee.

In September, Committee members continued to give input and direction on two projects designed to help communities updating local comprehensive plans following the release of System Statements in the fall of 2015. [Agenda](#) items included:

[Local Planning Handbook Website Demonstration](#) of pages covering Plan Elements and Land Use, the Community Page, and Community Highlights; and

[Planning Assistance Fund](#) information on eligibility criteria and award amounts.

The Land Use Advisory Committee focused on the same [Agenda](#) topics in November:

[Local Planning Handbook Website Demonstration](#), featuring progress on the Community Page with information dynamically generated for each community;

[Planning Assistance Fund](#) options for comparing eligibility criteria and potential award amounts in response to earlier comments by the Committee; and

[Meeting Dates and 2015 Draft Work Plan](#), introduced for further discussion in 2015.

The Committee will give more feedback on development of the Local Planning Handbook, as well as input on a Transit Oriented Development (TOD) Guide, through August 2015. In early 2015, the Committee will give further advice and make recommendations on the Planning Assistance Fund. Committee members will also prepare for the release of System Statements next year and potential System Statement hearings.

ADJOURNMENT

Business completed, the meeting adjourned at 5:05 p.m.

Michele Wenner

Recording Secretary