

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, October 2, 2017

Committee Members Present: Barber, Commers, Cunningham, Elkins, Kramer

Committee Members Absent: Chavez, Dorfman, Munt, Wulff

Committee Members Excused:

INFORMATION

1. 2016 Plat Monitoring Report – Local Planning Assistance Manager Lisa Barajas and Senior Planner Raya Esmaeili presented the information item to the Community Development Committee.

The Council annually reports on the platting activity in the participating communities as a method of tracking development patterns on the region's developing edge. This information is used to assess consistency with the Council's land use policies, evaluate trends in land usage and housing mix, analyze for consistency with local comprehensive plans, and to review sewer connection permits. Staff will present this report at the Community Development Committee meeting. In 2001, the Metropolitan Council initiated the Plat Monitoring Program with input from the Builders Association of the Twin Cities (BATC) and MetroCities (formerly the Association of Metropolitan Municipalities). The program started with 12 volunteer communities, and now includes 45 communities. The communities annually submit their residential plat data for the preceding calendar year. The attached report summarizes data from 45 participating communities through the end of the 2016 calendar year, including 44 cities and one township. In 2016, the participating communities approved a total of 132 plats, which is an increase from the previous years of economic downturn. These plats accounted for 5,187 housing units, single and multifamily, on 1,364.3 acres of net developable land. The overall net density of the plats during this year was 3.8 units per acre, demonstrating the continued consistency in implementing the Council's sewer residential development policy. Of the units platted, 64% were single family units and 36% multi-family units. While the majority of units platted in the reporting year are single family, during the life of the program, 53% of the total units platted have been multi-family.

The Community Development Committee asked Ms. Esmaeili questions regarding commercial permits vs residential, any overlapping. Ms. Esmaeili provided information on the 45 residential communities. Another question from the Committee was regarding pace of residential development vs commercial. Ms. Barajas commented on the differences in the markets especially regarding access to mortgages.

The current sizes of lots for development was a concern from the committee. Ms. Barajas provided information on market demand and densities.

CALL TO ORDER

A quorum being present, Committee Chair Cunningham called the regular meeting of the Council's Community Development Committee to order at 4:15 p.m. on Monday, October 2, 2017.

APPROVAL OF AGENDA AND MINUTES

It was moved by Elkins, seconded by Commers to approve the agenda. Motion carried.

It was moved by Kramer, seconded by Elkins to approve the minutes of the September 18, 2017 special meeting of the Community Development Committee. **Motion carried.**

BUSINESS - Other

Requests for Extensions to the 2018 Comprehensive Plan Deadline – Local Planning Assistance Manager Lisa Barajas presented the report to the Community Development Committee.

No official action at this time. Staff seeks the Committee's policy direction in designing a process for requests to extend the 2018 comprehensive plan deadline.

Minnesota Statutes section 473.864 requires all local governments in the seven-county metropolitan area to review and update their local comprehensive plans, and submit those plans to the Metropolitan Council for review and comment by December 31, 2018. Section 473.864 further authorizes the Metropolitan Council to grant extension to local governments if they need additional time to complete their plan updates.

Specifically, the Statute indicates that any extensions granted by the Council "must include a timetable and plan for completion of the review and amendment." The Statute also requires the Council to establish guidelines and procedures to which local governments must conform when preparing, adopting, and submitting their plans.

In the 2008 planning cycle, the Council offered an extension process in which 70 communities requested extensions to the plan deadline. The majority of the communities requested extensions of up to 6 months, with just a handful of communities requesting between 6 months and a year.

Staff seek policy direction from the Committee on the parameters for considering requests for extensions to the comprehensive plan update deadline of December 31, 2018. Potential parameters for consideration include:

- How much additional time to allow extensions of the plan deadline. In the last cycle, the Council allowed:
 - Extensions of up to 6 months to be approved by staff administratively
 - Extensions beyond 6 months required approval by the Council's governing body
- Whether the process is administrative or requires formal Council action, or some combination of the two
- Whether the Council would consider extension requests from communities who have received Planning Assistance Grants
- Submittal requirements for requests for deadline extensions. Statute requires a resolution of local governments to request the extension a description of completed activities, and an explanation justifying the extension request. Other items might include:
 - Completed application form
 - Formal letter of request
 - Detailed work plan with timelines

- The time period in which the Council will consider extension requests

Ms. Barajas requested feedback from the Community Development Committee regarding the Parameters of Consideration.

The committee responded with suggestions to allow extensions, especially for small communities with limited staff. The committee also commented the new LPA tools will be very helpful drafting Comp plans, and the more manageable submission process. The digital submission process should reduce costs.

INFORMATION

2. Strategic Land Acquisition for Affordable Housing Update, Land Bank Twin Cities, Land Bank President Sandy Oakes and Vice President Lenny Landenberger presented the information item to the Community Development Committee.

The mission of the Land Bank Twin Cities is to capture strategic real estate opportunities for future development to benefit people with low and moderate incomes, prioritizing people of color and populations facing barriers.

The Land Bank works with developers, non-profit service providers, and government through brokering, land banking, and lending, to the benefit of their mission. Through their brokerage service, the Land Bank locates properties and negotiates the purchase price. Through the land banking services, the Land Bank purchases and takes title to the property and holds the property for a specified amount of time until a developer, non-profit service provider, or government is ready to develop the property. And through their financing services, including property loans, the Land Bank Twin Cities meets a variety of real estate needs to further opportunities that enable people with low and moderate incomes to live and prosper in a community of their choice.

Land Bank Twin Cities staff will present an overview of their work and an update on recent strategic land acquisition activity.

A Community Development Committee member asked about zoning for commercial properties. Mr. Landenberger responded they're working on overcoming public hurdles; family sizes, mixed use, re-zoning.

3. Missing Opportunities: Racial and Ethnic Disparities in the Twin Cities Metro in 2016 – Senior Researcher Matt Schroeder presented the information item to the Community Development Committee.

American Community Survey data released (9/14)

- A portrait of 2016, based on a sample of 2% of housing units
- Available for geographic areas with at least 65,000 people
- Metropolitan areas, not census tracts

MetroStats released – “Missing Opportunities: Racial and Ethnic Disparities in the Twin Cities Metro in 2016”

- The next chapter in a well-known story
 - Our metro area has some of the **highest overall rates** of employment and homeownership in the country

- Our metro area also has some of the ***largest disparities by race and ethnicity*** in the country
- Disparities are particularly striking for Black residents compared to White residents
- Disparities are ***not*** due simply to demographic differences between White residents and residents of color
 - [*Diving Deeper*](#) series (April 2016)
 - [*Behind the Curve*](#) (September 2016)
 - Disparities are ***not*** due simply to the fact that our White residents are doing so well

Questions were asked from the Committee regarding homeownership. Mr. Schroeder provided information on the number of homeowners in the region by race and in other communities.

ADJOURNMENT

Business completed, the meeting adjourned at 5:20 p.m.

Michele Wenner
Recording Secretary