

Minutes

Community Development Committee



Meeting Date: August 5, 2024

Time: 4:00 PM

Location: 390 Robert Steet

Members Present:

Chair, Robert Lilligren, D7

Vice Chair, Susan Vento, D11

Judy Johnson, District 1

Reva Chamblis, District 2

Peter Lindstrom, District 10

Chai Lee, District 13

Toni Carter, District 14

Tenzin Dolkar, District 15

Wendy Wulff, District 16

Call to Order

A quorum being present, Chair Lilligren called the regular meeting of the Community Development Committee to order at 4:00 p.m.

Approval of the Agenda

Council Members did not have any comments or changes to the agenda. **Motion carried.**

Approval of Minutes

It was moved by Johnson, seconded by Vento, to approve the minutes of the July 15, 2024, regular meeting of the Community Development Committee. **Motion carried.**

Consent

1. **2024-168** Miesville Ravine Park Reserve Long-Range Plan, Dakota County (Tracey Kinney 651-602-1029)

It was moved by Chamblis, seconded by Lindstrom that the Metropolitan Council:

1. Approve the Miesville Ravine Park Reserve Long-Range Plan.
2. Approve the boundary adjustment removing 22-acres of private inholdings and adding 77-acres of Dakota County-owned parkland within the Miesville Ravine Park Reserve boundary.
3. Advise the County to consider implementing the recommendations for solar resources and the Minnesota DNR in the Advisory Comments section of the business item.

Motion carried

2. **2024-199** City of Columbia Heights Medtronic Site and TOD Text Amendment Comprehensive Plan Amendment Review Number 21956-2 (Eric Wojchik 651-602-1330)

It was moved by Chamblis, seconded by Lindstrom that the Metropolitan Council adopt the attached Review Record and take the following actions:

1. Authorize the City of Columbia Heights to place its comprehensive plan amendment into effect.
2. Revise the City's forecasts for population and households as shown in Table 1 of the Review Record.

3. Revise the City's Affordable Housing Need calculation to: 87 units at 30% AMI, no units at 31-50% AMI, and 99 units at 51-80% AMI.

Advise the City to implement the advisory comments in the Review Record for Wastewater, Transportation, Transit, Forecasts, and Housing.

Motion carried

3. **2024-200** City of Vadnais Heights 3400 Arcade Street and HDR Text Amendment, Review Number: 22173-5 (Eric Wojchik 651-602-1330)

It was moved by Chamblis, seconded by Lindstrom that the Metropolitan Council adopt the attached Review Record and take the following actions:

1. Authorize the City of Vadnais Heights to place its comprehensive plan amendment into effect.
2. Advise the City to implement the advisory comments in the Review Record for Transportation and Water Supply.

Motion carried

4. **2024-208** City of Ramsey: Haviland Fields and Text Amendment Comprehensive Plan Amendment Review Number 21819-6 (Eric Wojchik 651-602-1330)

It was moved by Chamblis, seconded by Lindstrom that the Metropolitan Council adopt the attached Review Record and take the following actions:

1. Authorize the City of Ramsey to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Find that the City remains inconsistent with the Housing Policy Plan and maintains its status of "not in good standing" for LCA Programs until the 2040 Plan comes into consistency with regional housing policy. The City needs to reguide additional acres expected to develop in the 2021-2030 decade to a land use with a minimum density of 12 units per acre to accommodate a minimum of 233 additional units.
4. Advise the City to implement the advisory comments in the Review Record for Transportation, Forecasts, and Water Supply.

Motion carried

The Community Development Committee recommended approval of the proposed action without questions or discussion as part of its consent agenda.

Non-Consent

1. **2024-192 JT** Release Imagine 2050, including land use policy, the 2050 Regional Parks Policy Plan, and the 2050 Housing Policy Plan for public comment (LisaBeth Barajas, Angela R. Torres, Emmett Mullin, and Sarah Berke)

- Presentation
- Imagine 2050 Regional Vision, Values, & Goals
- 2050 Land Use Policy
- 2050 Regional Parks and Trails Policy Plan
- 2050 Housing Policy Plan

It was moved by Lindstrom, seconded by Carter that the Metropolitan Council release Imagine 2050, including land use policy, the 2050 Regional Parks Policy Plan, and the 2050 Housing Policy Plan for public comment.

Two dissenting votes.

Motion carried

Wulff expressed her concern with the process for reviewing draft content and did not feel that there was sufficient public conversation about some of the draft content. She also shared her concern with increasing minimum average densities for Suburban Edge communities from 3 units per acre to 4 units per acre and her concern that this limits the ability to develop affordable single-family homes.

Vento shared similar concerns about increasing density, particularly in areas in the east metro affected by water quality and water quantity issues. She also expressed support for language in the housing policy plan regarding dignity in housing and suggested coupling supportive housing for older adults with evolving transportation needs.

Johnson asked clarifying questions around encouraging a diversity of housing types and what that looks like in practice, in addition to how neighborhood is defined. Barajas responded that neighborhood will be defined by local governments in their local planning process, and that the intent was to encourage a more diverse array of housing types within communities in response to what we had been hearing through resident engagement. Johnson also reiterated the Council's role in managing regional growth emphasizing that we are all in this together and that policy is meant to address bigger issues.

Chamblis expressed her appreciation for inclusion of discussion regarding the wealth gap and housing affordability. She also noted that the drafts were available in May as 60% drafts and that Council Members have had a lot of discussion about the content. She also stated that she was looking forward to continuing to review as the plan is finalized and hearing from constituents.

Wulff repeated her disagreement with some directions in the plans and stated her support for local decision-making.

Carter expressed her appreciation for all of the work and engagement that went into developing these plans and she was looking forward to hearing from communities in the region on the plan.

Lindstrom expressed his optimism that the plan moves us forward and that he also was looking forward to receiving feedback on the plan.

2. **2024-210** Clarify policy for Metropolitan Livable Communities Fund grants deployed as loans (Sarah Berke 651-602-1198)

It was moved by Chamblis, seconded by Carter that the Metropolitan Council authorize Livable Communities Act (LCA) grantees with closed grants that were deployed as loans to use any future loan repayments to continue to support the original project, or to support other projects that will help the grantee (or the participating municipality within which the project is located) meet its affordable and life-cycle housing goals.

Johnson proposed an amendment to the action, to adopt the proposed action for existing grants while also memorializing a commitment to discuss the structure of awards as grants or loans in the future, seconded by Vento.

Motion carried

Information

1. **Public Housing Agency Plan (PHA)** (Stephanie Paulson 651-602-1584)

Staff provided a review of the PHA Plan process and timeline, shared some highlights in the PHA Plan goals section, minor proposed updates to the Administrative Plan and reports on Resident Advisory Board engagement topics.

The Public Housing Agency Plan is a document required by the U.S. Department of Housing and Urban Development (HUD) for any agency administering the Housing Choice Voucher program. The Plan serves as a guide to the Metropolitan Council Housing and Redevelopment Authority (Metro HRA) programs, policies, operations, and strategies for serving the needs of extremely and very low-income households. The Plan is intended to be a convenient source of information for program participants, HUD, and the public. The document is open for public comment [DRAFT 2025 - 2029 Five Year PHA Plan](#).

The Metropolitan Council is required to adopt a written Administrative Plan that establishes local policies for administration of the Housing Choice Voucher program. The Administrative Plan is the Metro HRA's main policy document that becomes an attachment to the PHA Annual Plan, also open for public comment [DRAFT 2024 Metro HRA Administrative Plan](#).

Adjournment

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

Certification

I hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Community Development Committee meeting of August 5, 2024.

Council Contact:

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