

## Minutes of the

### MEETING OF THE LAND USE ADVISORY COMMITTEE

Thursday, November 18, 2021

#### Committee Members Present:

Gerald Bruner, Jennifer Geisler, Kathi Hemken, Phillip Klein, Dan Roe, Jonathan Bottema, Noah Keller, Bill Droste, Karl Drotning, Chair Wendy Wulff

#### Committee Members Absent:

Suado Abdi, April Graves, Trista MatasCastillo, Steve Morris, Kathi Mocol, Mark Nelson, Courtney Schroeder, Mitra Jalali

#### CALL TO ORDER

Chair Wulff called the WebEx meeting of the Council's Land Use Advisory Committee to order at 4:02 p.m. on Thursday, November 18, 2021.

#### APPROVAL OF THE AGENDA

Chair Wulff asked for a consensus to approve the November 18, 2021, agenda. The agenda was approved.

#### APPROVAL OF THE MINUTES

Chair Wulff asked for a motion to approve the September 16, 2021, minutes. It was motioned by Klein and seconded by Droste to approve the minutes.

Secretary Dingle performed a roll call vote:

Ayes: 10 (Bottema, Bruner, Geisler, Hemken, Klein, Keller, Droste, Drotning, Roe, Wulff)

Nays: 0

Abstain: 0

**The minutes were approved.**

#### BUSINESS

There were no business items on the agenda.

#### INFORMATION

##### LHIA Affordable Homeownership Pilot – Ashleigh Johnson, Livable Communities

Johnson gave a presentation on the LHIA Affordable Homeownership Pilot as outlined in the materials provided.

Wulff asked, regarding fiscal disparities, are you looking at net contributors or distributors? Johnson responded contributors.

Droste asked, is the number for the whole region or is it divided? He also asked, how do cities find their own numbers, i.e., single family homes, etc? Johnson stated the attached and detached are considered single family and stated, yes, they compare applications to regional average.

Droste asked, is the Metropolitan Council producing numbers for each community? Wulff asked, do cities need to determine their own eligibility? Johnson stated first they look at cities across the region and look to see if communities pre-qualify. She added they look at affordability across the region. She noted every LCA community is eligible to apply. Regarding scoring, she stated some would score better.

Bottema asked, what specifically is being asked? For example, if the intent is to screen for projects for homeowners earning less than 80% AMI or will these scoring criteria help our towns decide. Johnson stated the AMI is straightforward, however, there is criteria that helps us focus on other things, i.e., racial disparity. Bottema stated if you're targeting racial equity, you don't need us; or, if you're targeting certain census tracks.

Roe stated this pilot program is trying to support projects not in Minneapolis/St. Paul – but to fund other areas in the region. Johnson affirmed.

Bruner stated he feels there's enough programs out there for low-income families and asked why do we need another? He added that he feels the cost of development is too high and asked, why not start out in used homes? Barajas stated that the Council does support a home ownership program with MN Housing which includes a variety of housing including existing housing stock. She noted we find most projects have been in Minneapolis/St. Paul and are looking to expand opportunities to others in the region.

Klein asked, have we considered jobs in those areas? He stated there are transportation issues associated with more rural areas and asked if this is taken into account? He also asked, what is the biggest dilemma being faced? Johnson stated they have discussed jobs/transportation and decided not to include them in the criteria because there are other programs (funding streams) that deal more with these issues. Therefore, she added, they don't want the lack of transportation to lower opportunities for low-income housing. Regarding dilemma – the biggest challenges seen is having a stream of funding that isn't ownership to smaller developments.

Roe asked, are we writing criteria to exclude Minneapolis/St. Paul? He noted that Roseville has seen homelessness exist in our suburban communities and also stated there are needs for affordable housing in the suburbs. Johnson stated they are not excluding Minneapolis/St. Paul but hoping to give other areas (cites) an even chance.

Wulff noted with the housing market the way it is, this is a horrible time to find affordable housing. Johnson said about one third of communities are ready and about one third are asking for help, leaving one third who said they don't need it. Regarding affordable and timing, some communities say they are nowhere near the affordability level. Regarding land trust models, she discussed when the market crashed, those folks were protected.

Johnson stated she values everyone's feedback and thanks Commission members.

Wulff cautioned that we cannot offer only to certain populations. Johnson noted that they are trying to affirmatively forward affordable housing according to HUD guidelines.

Droste noted it makes sense to build near large distribution center where jobs are abundant.

### **Transit Oriented Development (TOD) Guide – Mike Larson and Gabriela Olvera, Local Planning Assistance**

Larson gave a presentation on the TOD Guide and reviewed questions for LUAC listed in the presentation provided.

**Question 1: Who in your community depends on transit, or whose quality of life or economic opportunity might be enhanced by transit or walkability?**

Geisler stated she is challenged with development around the NorthStar and parking standards. Larson stated there are a lot of resources around TOD and parking standards. He noted in a lot of places, financing is the problem. Geisler added that it is affordable and senior housing that depends on transit.

Roe, stated in Roseville, people dependent on transit are employees and customers and noted that Rosedale and HarMar malls are in their TOD district. The big challenge for them is widely dispersed seniors.

Klein stated that in Hugo consensus data regarding metro stop in Lino Lakes has 150 spots and the average cars parked there now is 8 per day because so many are working from home. The issue for them is providing opportunities for seniors. Long term, he added, are issues with development and parking. He asked about autonomous vehicles in the future, and if this has been considered.

Droste agreed and noted they have many students that are using transit.

Bruner stated a lot of money has been spent on mass transit in the Twin Cities and asked if light rail was the most cost-effective way to move people around. The pandemic has changed things overnight and a lot of money was spent on mass transit that could have been spent on affordable housing.

Questions 2 and 3: For communities with limited transit, do the principles of TOD apply to your community in any way? For communities with no regular transit, does your community see the value of transit and TOD for the region?

Bruner stated they have no mass transit in his community, however, as population ages, there could be some need.

Wulff stated older communities with traditional downtowns, i.e., Rosemount, have done a lot to increase density and walkability.

Droste discussed the future of autonomous vehicles. Larson stated this is a big subject for research and what the land use impacts could be.

Question 4: For communities with more significant levels of transit investment (existing or planned), what is needed or missing from planning or the implementation of plans?

Roe stated they've realized that Snelling Avenue, being so busy, creates pedestrian issues and stated this is something to be mindful of.

Question 5: What experience does your community have that might warrant a case study or other type of information sharing?

Wulff heard from someone in St. Paul stated it's hard to find land for development in St. Paul, as it is too expensive. Larson discussed land trusts for commercial space, etc.

Larson discussed next steps outlined in materials provided.

#### **Draft 2022 Land Use Advisory Committee Work Plan Draft – Deb Detrick, Local Planning Assistance**

Detrick discussed the draft 2022 Land Use Advisory Committee Work Plan as outlined in the materials provided.

Klein discussed infrastructure on internet and asked, is this something this group should discuss? Wulff stated we could look into it but she is not sure how much our roles would be.

Roe asked about issues with System Statements – will we hear about disputes? Detrick stated staff would prepare the Committee if there is a chance of a hearing. She noted that it is rare. The last hearing that LUAC conducted was 2005-2006 with Lake Elmo, and Carver.

## **ADJOURNMENT**

Business completed the meeting adjourned at 5:50 p.m.

Respectfully submitted,

Sandi Dingle  
Recording Secretary