

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, October 18, 2021

Committee Members Present: Chamblis, Cummings, Johnson, Lilligren, Muse, Vento, Wulff

Committee Members Absent: Lee, Lindstrom

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Chair Lilligren called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on Monday, October 18, 2021.

APPROVAL OF MINUTES

It was moved by Chamblis, seconded by Cummings to approve the minutes of the October 4, 2021 regular meeting of the Community Development Committee. Motion carried.

[Click here to view the October 18, 2021 Community Development Committee meeting video](#)

BUSINESS – Consent

2021-264 Request for Consent to Easement, Carver Park Reserve, Three Rivers Park District (Jessica Lee 651-602-1621)

It was moved by Wulff, seconded by Johnson, that the Metropolitan Council:

1. Consent to Three Rivers Park District granting an easement, as described in the Attachment, to the Minnesota Department of Natural Resources for groundwater monitoring at Carver Park Reserve.
2. Require Three Rivers Park District to record a Consent to Easement document executed by the Metropolitan Council's Regional Administrator.

Motion carried.

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

INFORMATION

1. Payment standards for Metro HRA Rent Assistance programs – Research Manager Joel Huting and Metro HRA Director Terri Smith presented the information item to the Community Development Committee

The U.S. Department of Housing and Urban Development (HUD) issued 2022 SAFMRs. Staff have been evaluating the new SAFMRs and analyzing changes in the regional rental market. At the Committee meeting, staff shared data regarding the housing market today, discussing the factors influencing payments standards, shared

experience with implementation of SAFMRs, and gathered feedback from Committee members in order to inform an action item at an upcoming Community Development Committee meeting to adopt payment standards for 2022.

The Metropolitan Council must annually review and adopt Payment Standards (rent limits) to be used in the administration of the Housing Choice Voucher and other rent assistance programs. The Council's *2040 Housing Policy Plan* indicates the Council's direction to expand housing choice for residents. To do so, payment standards should be set at amounts that ensure voucher holders can be successful in placing their voucher in an area of their choice.

The Council adopted Small Area Fair Market Rents (SAFMRs) for implementation in 2020. SAFMRs are rent limits adopted at the zip code level instead of for an entire metropolitan area. This allows for higher rent limits in higher rent areas of the region and lower rent limits in lower rent areas of the region. The goal of SAFMRs is to improve housing choice in all neighborhoods, increase voucher placement success, and provide for budget neutral potential in future years.

Council Members commented on the information provided was very helpful in understanding average rents, expanded choice with quantity of affordable units in outer parts of region.

Wulff indicated her choice from Options 1, 2, & 3, she felt strongly for option 2, presents a good balance.

Cummings asked for predictions for the expected end eviction moratorium. And indicated her agreement with Wulff for option 2.

Ms. Smith explained the tools for Federal Utilization, however, until the budget is adopted, we cannot rely on the information.

Vento inquired about the impact/expense of moving to another residence and any forecasts on upcoming need for homeless shelters.

Ms. Smith commented on the rising costs of rent, and the high cost of moving, but no data is available on impact to families. She commented even though she is not involved in shelter data, the mentioned the Emergency Housing Vouchers recently issued through HRA.

The ability to ID zip codes in option 2 and the suggestion of negotiating rents was well received by Council Members.

Lilligren thanked staff and Council Members for their feedback, concluding strong support for option 2.

ADJOURNMENT

Business completed, the meeting adjourned at 5:15 p.m.

Michele Wenner
Recording Secretary