

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, March 16, 2015

Committee Members Present: Cunningham, Chávez, Commers, Dorfman, Elkins, Kramer, Letofsky, Munt, 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, March 16, 2015.

APPROVAL OF AGENDA AND MINUTES

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

It was moved by Kramer, seconded by Elkins to approve the minutes of the March 2, 2015 regular meeting of the Community Development Committee. Motion carried.

BUSINESS - Consent

2015-55 Amendment to the Livable Communities Advisory Committee Bylaws

It was moved by Letofsky, seconded by Wulff, that the Metropolitan Council amend the by-laws of the Livable Communities Advisory Committee to add two members with expertise in planning, economic and community development/engagement, representing traditionally under-represented people, and eliminate the requirement for staggered terms. **Motion carried.**

2015-45 City of Minneapolis Request for a Project Change to the TBRA TOD Grant, Prospect Park Station – Boeser Site project

It was moved by Letofsky, seconded by Wulff, that the Community Development Committee (1) approve a project change amendment reducing the number of housing units proposed for the City of Minneapolis' Tax Base Revitalization Account Transit Oriented Development grant agreement number SG011-187, Prospect Park Station – Boeser Site project; and (2) authorize its Community Development Division Director to execute the grant agreement amendment on behalf of the Council. **Motion carried.**

2015-56 Project Based Voucher Award Recommendations, Parkview Villa, Columbia Heights

It was moved by Letofsky, seconded by Wulff, that the Metropolitan Council approve the award of 100 Section 8 Project Based Vouchers (PBV) to the following project and authorize staff to execute necessary documents with the U.S. Department of Housing and Urban Development (HUD) and project owners:

Project Name	City	Number of Units in Project	Number of PBV Units Requested	Target Population
Parkview Villa	Columbia Heights	146	101	Age 62+ and disabled

Motion carried.

2015-58 Above the Falls Regional Park Master Plan Amendment, Minneapolis Park & Recreation Board

It was moved by Letofsky, seconded by Wulff, that the Metropolitan Council approve the Above the Falls Regional Park Master Plan Amendment.

Motion carried.

2015-39 Park Acquisition Opportunity Fund Grant for Nine Mile Creek Regional Trail, Four Easements, Three Rivers Park District

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

1. Authorize a grant of up to \$220,500 to Three Rivers Park District to acquire four trail easements for Nine Mile Creek Regional Trail.

a. The Metropolitan Council will finance the grant through the Park Acquisition Opportunity Fund, with Metropolitan Council bonds funding 75 percent of the total acquisition costs.

b. Three Rivers Park District will match the grant with \$73,500, or 25 percent of the total acquisition costs.

Motion carried.

2015-40 Park Acquisition Opportunity Fund Grant for Intercity Regional Trail, Two Easements, Three Rivers Park District

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

1. Authorize a grant of \$85,894 to reimburse Three Rivers Park District for the costs to acquire two regional trail easements in Bloomington through condemnation for the Intercity Regional Trail.

a. The Metropolitan Council will finance the grant through the Park Acquisition Opportunity Fund, with Metropolitan Council bonds funding 75 percent of the total acquisition costs.

b. Three Rivers Park District will match the grant with \$28,631, or 25 percent of the total acquisition costs.

2. Authorize the Community Development Director to sign the grant agreement including the restrictive covenant

Motion carried.

2015-57 St. Louis Park Highway 7 & Glenhurst Development Comprehensive Plan Amendment, Review File No. 20619-7

Senior Planner Michael Larson presented the report to the Committee.

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

1. Adopt the attached review record and allow the City of St. Louis Park to put *Highway 7 & Glenhurst* comprehensive plan amendment (CPA) into effect.

2. Find that the CPA does not change the City's forecasts.

Motion carried.

The Community Development Committee had no questions.

BUSINESS – Non-Consent

2015-47 Approve the 2015 Annual Livable Communities Fund Distribution Plan

LCA Manager Paul Burns presented the report to the committee.

It was moved by Letofsky, seconded by Kramer, that the Metropolitan Council approve the 2015 Annual Livable Communities Fund Distribution Plan with the suggested change in language. **Motion carried.**

The Committee approved a motion to make a slight wording change on page nine of the document. The attached Plan includes the wording change approved by the Committee. The Committee voted unanimously to recommend approval of the 2015 Annual Livable Communities Fund Distribution plan as amended.

2015-59 Release of a draft amendment to the *2040 Housing Policy Plan* and set public hearing date
Research & Policy Manager Libby Starling presented the draft amendment.

It was moved by Elkins, seconded by Chávez, that the Metropolitan Council:

- Release a draft amendment to the *2040 Housing Policy Plan* for public comment;
- Conduct a public hearing on May 4, 2015, regarding the draft amendment to the *2040 Housing Policy Plan* for public comment;
- Keep the hearing record open until 5:00 p.m. on Friday, May 15, 2015; and
- Direct staff to publish public hearing notices and distribute copies of the draft amendment to the *2040 Housing Policy Plan* for public comment under the Council's administrative procedure for public hearings.
- Approved revisions in the draft amendment.

Motion carried.

Councilmember Elkins requested a change to the amendment to add "for 2021-2030" to the titles of Exhibits 5 and 6. Committee members agreed to this change by a voice consensus. Committee members discussed alternative language to replace a sentence regarding explanations of why communities are choosing not to use available tools to implement the housing element in their local comprehensive plans. Councilmember Letofsky moved with a second from Councilmember Elkins to remove the last sentence of the second paragraph under the Implementation Plan from the draft amendment. The motion to amend the amendment passed on a voice vote with one dissent. Councilmember's Elkins and Wulff expressed concerns about a lack of variation in the minimum densities proposed in the draft amendment and asked that those be revisited based on comments received through the public comment period. Councilmember Wulff expressed her concern that the lack of a transit adjustment in the Allocation of Affordable Housing Need was overstating the need for housing units affordable to households earning 30% of area median income or less outside the area served by all-day transit service and Metro Mobility. Councilmember Elkins responded that a transit adjustment could reinforce concentration.

Councilmember Chávez moved and Councilmember Elkins seconded a motion to approve the proposed action, including the revisions to the amendment. The motion passed on a voice vote with one dissent.

Councilmember Commers and Councilmember Chávez moved to reconsider the motion.

Councilmember Chávez and Councilmember Commers moved to amend the amendment to replace “diversified stock portfolio” with “diversified investment portfolio” and “new affordable housing” with “additional affordable housing” throughout the document. The motion to amend the amendment passed on a voice vote.

Councilmember Elkins moved and Councilmember Chávez seconded a motion to approve the amendment as revised twice.

2015-60 Planning Assistance Grant Program Recommendations

Committee member Jon Commers, Chair of the Land Use Advisory Committee (LUAC), presented the report and a summary of the discussions held at LUAC meetings over the last year.

It was moved by Commers, seconded by Chávez, that the Metropolitan Council direct Council staff to implement the Planning Assistance Grant Program for this comprehensive planning cycle using the grant criteria outlined in Option 2 of the business item report.

Motion carried.

Committee member Wulff indicated that she was not sure whether the townships in Dakota County would work together again in this upcoming cycle and inquired how that might affect our grant program. Local Planning Assistance Manager LisaBeth Barajas responded that the townships could apply individually if they met the eligibility criteria as outlined. She indicated that there would likely be townships that would be ineligible on their own. The townships would still be eligible to apply as a group of at least 5 communities, even if their consortium did not cover all of the townships formerly involved. Chair Cunningham asked for clarity on what Committee member Commers’s recommendation would be, as he sensed some reservations. Commers explained that he was concerned about expanding the program to cover 81 communities as recommended by LUAC because of the reduction in the grant award amount that would be made available to each community. His preference would be to support Option 2 that would cover 51 communities in the same budget.

Cunningham asked about the usage in this program in the past and whether the money was used up. Barajas explained that all eligible communities in the last cycle applied and were granted dollars. She also explained that a small number of communities were required to relinquish the remaining portion of their planning grant due to not meeting the terms of their planning grant.

Committee member Munt asked whether communities with planning grants receive a higher level of technical assistance from our staff. Barajas indicated that having a grant does not change how much technical assistance is provided. Sector Representatives are available at all times to all communities in the region to assist with planning issues.

Chávez asked about what the grant represents to the total planning cost to a community. Barajas indicated that in the last cycle, our grants represented about 1/3 of the total planning costs on average. She further explained that this did vary, with some communities fitting their planning costs entirely within the grant award, while others paid more locally for planning due to larger changes to their local plans. Barajas explained that the additional resources through the Local Planning Handbook and sector representatives that the approach is to make the core requirements as clear as possible up front to prevent those from being issues at the end of the planning process.

Committee member Munt stated that she has many smaller communities in her district, many of whom lack planners or resources to complete their plans. She stated that this program and our online tools are coming a long way to help communities complete their plans.

Comparing Option 2 to the 2007 grant program, Chávez stated that he hoped the increase in planning grant amounts would be sufficient.

2015-61 2015 Community Development Committee Work Plan

Interim Community Development Director Beth Reetz presented the 2015 Community Development Committee Work Plan to the committee.

It was moved by Chávez, seconded by Kramer, the Community Development Committee adopt this committee work plan understanding that it is to serve as a guide for its work but is subject to revision as needed or directed by its Chair and the Committee.

Motion carried.

The committee provided suggestions and feedback regarding future topics. Committee members would like to see a draft of the Local Planning Handbook soon, and looking forward to a group discussion this summer. The work plan and future off-site meetings were well received by the Community Development Committee.

INFORMATION

None

ADJOURNMENT

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

Michele Wenner
Recording Secretary