

Minutes

Community Development Committee



Meeting Date: March 17, 2025

Time: 4:00 PM

Location: 390 Robert Steet

Members Present:

Chair, Robert Lilligren, D6

Vice Chair, Toni Carter, D14

Reva Chamblis, District 2

Anjuli Camerom, District 8

Diego Morales, District 9

Peter Lindstrom, District 10

Chai Lee, District 13

Wendy Wulff, District 16

= present, E = excused

Call to Order

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

Agenda Approved

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

Approval of Minutes

It was moved by Wulff, seconded by Carter to approve the minutes of the February 3, 2025, regular meeting of the Community Development Committee. **Motion carried.**

Consent

1. **2025-77** City of Coon Rapids: LDR and Very LDR Text Comprehensive Plan Amendment, Review File 21880-9 (Eric Wojchik 651-602-1330)

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

- Authorize the City of Coon Rapids to place its comprehensive plan amendment into effect.
- Find that the amendment does not change the City's forecasts.
- Advise the City to implement the advisory comments in the Review Record for Wastewater, Transportation, and Land Use.

Motion carried.

- **2025-78** Scott County Lydia Properties Comprehensive Plan Amendment, Review File 21936-6 (MacKenzie Young-Walters 651-602-1373)

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

- Authorize Scott County to place its comprehensive plan amendment into effect.
- Find that the amendment does not change the County's forecasts.
- Advise Scott County to implement the advisory comments in the Review Record for Forecasts and Water Resources.

Motion carried.

- **2025-79** Eagan Metcalf Park Comprehensive Plan Amendment, Review File 22062-22 (Patrick Boylan 651-602-1438)

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

- Authorize the City of Eagan to place its comprehensive plan amendment into effect.
- Find that the amendment does not change the City’s forecasts.
- Advise the City to implement the advisory comments in the Review Record for wastewater and forecasts.

Motion carried.

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

Non-Consent

- **2025-69** Midtown Greenway Regional Trail Long-Range Plan, Minneapolis Park and Recreation Board (Colin Kelly 651-602-1361; Zoey Mauck 651-602-1398)

It was moved by Carter seconded by Lindstrom that the Metropolitan Council:

1. Approve Minneapolis Park and Recreation Board’s Midtown Greenway Regional Trail Long-Range Plan.
2. Require MPRB, prior to initiating any construction, to send preliminary plans to the Metropolitan Council Environmental Services Interceptor Engineering Assistant Manager.

Motion carried.

Council Member Lindstrom asked about the status of the Midtown Greenway extension into Saint Paul. Mauck responded that the Midtown Greenway Trail Expansion Planning Project is currently underway and more concrete plans are being developed. She noted that the expansion project is separate from this project, but that future plans are in process.

Chair Lilligren asked if the Midtown Greenway Trail Corridor will be widened at the narrow existing portion by the New Nicollet site. Adam Arvidson from MPRB responded that HCCRA owns this portion of the trail corridor, and it is not part of the New Nicollet project site. He added that plans to reconstruct and relocate the ramp onto the corridor from the New Nicollet site will improve access to the corridor.

Council Member Lee asked if appraisal costs for the two planned land acquisitions will be brought to CDC for approval. Arvidson responded that if a government-to-government transaction, or land swap, occurs for the council-owned parcel east of the Sabo Bridge, a formal appraisal process might not be required. Community Development Director Lisa Barajas added that if the council-owned parcel of land is explored for a swap, it will be brought to CDC as an action. Arvidson also mentioned that for the parcel near West River Parkway owned by the City of Minneapolis, it is possible to realign public land ownership if it is in the best interest of the public without having a fee transaction; it is uncertain whether the cost for acquisition will involve Council funds.

2. **2025-50 JT:** 1st Quarter/Carry Forward Budget Amendment (Heather Giesel 651-602-1715)

It was moved by Chamblis seconded by Wulff that the Metropolitan Council authorize the 2025 Unified Budget amendment as indicated, and in accordance with, the attached tables.



Motion carried.

No questions.

Information

1. Homeownership and Wealth Building Opportunities for Metro HRA (Caitlin Magistad 651-602-1212; Elizabeth Kirsner 651-602-5186)

In June 2024 Elizabeth Kirsner joined Metro HRA as a Wealth Building & Homeownership Intern to explore the wealth building and homeownership landscape in the Twin Cities and potential programs Metro HRA could adopt. Elizabeth researched two programs for Public Housing Authorities (PHAs) operating the Housing Choice Voucher (HCV) program: the Family Self-Sufficiency Program (FSS) and the HCV Homeownership Program. Both programs are authorized by the US Department of Housing and Urban Development (HUD). PHAs can choose to implement one or both programs. To create an FSS or HCV Homeownership program, Metro HRA would need to update its Administrative Plan to specify details such as staffing, program size, and support services.

Family Self-Sufficiency Program (FSS):

FSS helps HCV participants build financial capability and assets through financial incentives (in the form of an escrow savings account) and case management/coaching. FSS has three main goals:

- Increase educational and employment attainment leading to increased earnings,
- Engage in financial empowerment activities that lead to debt reduction, credit score improvement,
- and increased savings, and to Decrease or eliminate the need for Temporary Assistance for Needy Families (TANF).

During this five-year program, participants develop an Individual Training and Services Plan (ITSP).

The plan outlines attainable goals, such as attaining their GED, participating in work training, or saving for education, a car, or downpayment on a home. The FSS ITSP must contain two goals:

1. Be independent of cash assistance from federal or state welfare at graduation.
2. Maintain suitable employment and work at least 30 hours per week.

While completing their ITSP goals, a participant's income may rise. As FSS participants increase their earned income, that increase is deposited into an escrow account on their behalf. The local PHA funds and maintains the escrow accounts, which obtains reimbursement as part of its Housing Assistance Payments (HAP) and operating subsidy from HUD.

2. 2025 Housing and LCA Work Plan Update (Sarah Berke 651-602-1198)

Council staff presented an overview of the 2025 work plan for the Housing and Livable Communities Act (LCA) work unit in the Community Development Division.

The housing policy and LCA work unit connects regional housing policy planning and development goals with local planning and development efforts in the region. With the recent approval of Imagine 2050, the Met Council is kicking off a new decade of housing planning for the 2031-2040 decade within the local comprehensive plan update process. LCA programs are structured as an incentive and as an implementation tool for cities to align their development with regional housing policy and the regional development guide. LCA program guidelines will be updated this year to align more closely with Imagine 2050 policies, per statutory requirements.

Housing policy topics that will come before the Committee for discussion and/or action in 2025 include:

- Local Planning Handbook housing section to guide local government comprehensive planning (August)
- Presentation on residential development and affordable housing production trends (Fall)
- PRO Housing sub-grants and technical assistance programs, funded via a competitive award from the US Department of Housing and Urban Development (TBD/ongoing)

LCA grant program discussions and actions will include:

- Celebrating 30 years of success since the passage of the Livable Communities Act of 1995
- Deploying \$29.4 million in new grants for 9 LCA programs (Summer, Fall, Winter)

- LCA grant program updates, building on discussions with the Committee in 2024 on March 18, July 15, September 3, October 7, November 18, and December 16

- Regular updates throughout the year on the program design process (quarterly)
- Recommendations for 2026 programming (Fall)

Adjournment

Business completed; the meeting adjourned at 5:25 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 March 17, 2025.

Council Contact:

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