

Minutes

Community Development Committee



Meeting Date: October 3, 2022

Time: 4:00 PM

Location: 390 Robert Steet

Members Present:

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Chair, Robert Lilligren, D7 | <input checked="" type="checkbox"/> Reva Chamblis, District 2 | <input checked="" type="checkbox"/> Peter Lindstrom, District 10 |
| <input checked="" type="checkbox"/> Vice Chair, Susan Vento, D11 | <input checked="" type="checkbox"/> Molly Cummings, District 5 | <input checked="" type="checkbox"/> Chai Lee, District 13 |
| <input type="checkbox"/> Judy Johnson, District 1 | <input type="checkbox"/> Abdirahman Muse, District 8 | <input checked="" type="checkbox"/> Wendy Wulff, District 16 |
| | | <input checked="" type="checkbox"/> = present |

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.

Approval of Minutes

It was moved by Wulff, seconded by Lindstrom to approve the minutes of the September 6, 2022 regular meeting of the Community Development Committee. **Motion carried.**

Non-Consent Business

1. 2022-254 2023 Annual Public Housing Agency Plan Approval (Stephanie Paulson 651-602-1584)

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

1. Approve the 2023 Annual Public Housing Agency (PHA) Plan, including changes to the Housing Choice Voucher Administrative Plan as described in this report and attachments.
2. Authorize the Metropolitan Council Chair to execute the required certifications.
3. Direct staff to submit the final PHA Plan to the U.S. Department of Housing and Urban Development (HUD).

Motion carried.

The Community Development Committee recommended approval of the proposed action without questions.

Information

1. Community Development Division 2023-2028 Capital Improvement Program (Nick Hendrikson 651-602-1340)

The purpose of this information item is to provide background on the Community Development Capital Program. The Capital Program is a multi-year plan representing authorized and planned projects. The Council adopts a program-level budget for each division. Individual projects are grouped into “programs” based on their similarities. Projects carry forward from year to year and are added, removed, and changed through the Council’s amendment process.

The proposed 2023-2028 Community Development Capital Program builds on the approved 2022-2027 Capital Program. At the Committee meeting, Council staff will provide an overview of the Family Affordable Housing Program and Regional Parks systems, funding sources, allocations, assumptions, and notable modifications from the approved 2022-2027 program to the 2023-2028 proposed program.

Council Members expressed their appreciation of the system alignment, suggests highlighting the need of implementing agencies accompany spending plans, especially with reductions of funding from state legislature. Ms. Barajas commented the 2050 update to park policies will include sustainable funding.

2. Comprehensive Plan Amendment Administrative Review Process (Angela R. Torres 651-602-1566)

At this point in the decennial regional planning process, the vast majority of local 2040 comprehensive plans have been authorized by the Council. Following adoption of the 2040 Plan and submittal of the Final 2040 Plan to the Council, local governments may amend their Plans as needed. Amendments to comprehensive plans are typically driven by new development proposals that were unforeseen by local governments during the last plan update process, or the completion of additional studies or small area plans.

The Metropolitan Council has adopted guidelines for administratively reviewing comprehensive plan amendments. The current administrative review guidelines have been in place since 2010 (Business Item 2010-258). They were reviewed by the Community Development Committee (CDC) in 2016 and affirmed with no changes at that time.

Administrative reviews are conducted by staff with delegated authority granted by the Council and are not required to be presented to the CDC for review or the governing body of the Council for final action. Amendments reviewed administratively must meet all adopted criteria and may still be redirected to the CDC if determined necessary by staff. Administrative review is typically completed within 15 business days after receiving a complete comprehensive plan amendment submittal. The administrative review guidelines apply to comprehensive plan amendments, local water management plans, and water supply plan amendments.

The purpose of the proposed changes is primarily for clarification and transparency. Along with any changes that may be made to the criteria, Council staff are also updating the resources for local governments that assist with submitting amendments.

Questions for Discussion

As you review the information included in this report, please consider the following questions for discussion.

- Do these proposed changes help clarify language?
- Are the thresholds in the criteria still applicable?
- Does it make sense to review the *net change*, both increases and decreases, of 100 housing units?
- Are there other changes needed to these Guidelines?
- Does the information provided allow you to decide on the proposed changes?

2040 Plan Amendments by the Numbers

Between October 2019 and July 2022, Council staff reviewed 217 amendments to 2040 comprehensive plans (Table 1). Most of those reviews (115) were completed in 2021. Of the 217 completed amendments, 156 were processed administratively with the remaining 61 amendments (28%) reviewed by the Council.

Of the 61 amendments that required full Council review:

- 10 required a change in Community Designation as defined in *Thrive MSP 2040*
- 15 proposed a change in land use to an area encompassing more than 80 acres
- 10 had policy issues

Of the 61 amendments that required full Council review, 43 proposed land use changes that resulted in a net change in housing units over 100. Of those 43 amendments, nine reduced housing capacity (-) and 34 increased housing capacity (+).

In estimating the net change through a range in number of housing units,

- 8 had a net change between 100 – 150 units
- 12 had a net change between 151 – 200 units
- 8 had a net change between 201 – 250 units
- 15 had a net change of 250 units or more

Emerging Suburban Edge communities submitted the most amendments that required full Council review. Suburban Edge and Suburban communities also had higher numbers of amendments that required full Council review compared to other community designations.

Council Members appreciated the streamlined process, modified criteria, and threshold update. One question was asked regarding delinquent reports, Ms. Torres explained the various reasons such as the pandemic, staff issues, especially small communities, however remarked just a few more than usual.

3. Regional Parks System Administrative Process for Minor Master Plan Amendments (Emmett Mullin 651-602-1360; Tracey Kinney 651-602-1029)

Minn. Stat. § 473.313 requires that Regional Park Implementing Agencies prepare park and trail master plans and that these plans be consistent with the Metropolitan Council's *2040 Regional Parks Policy Plan* (Policy Plan). The Council is charged with reviewing these Agency plans for consistency with the Policy Plan, and Council staff are investigating an administrative review process for certain master plan amendments. The purpose of establishing an administrative amendment process is to create greater efficiencies and time savings for Council committees, staff, and Regional Park Implementing Agencies for routine and non-controversial park and trail plan amendments.

The proposed administrative amendment process would authorize the Regional Administrator or designee to administratively review certain amendments that qualify as minor master plan amendments. Qualifying amendments will be reviewed for consistency and conformance with the Policy Plan and other Council policies and plans, like all other requests. The proposed Regional Parks System administrative review process would have similar Council adopted guidelines to other existing Council administrative review processes including administrative review of minor comprehensive plan amendments, local water management plan amendments, and water supply plan amendments. Additional information about these similar processes that this Regional Parks System Administrative Review process is modeled after is included in business item [2007-244](#).

This information item serves as a first step in defining such criteria for qualifying Park and Trail Plan Amendment candidates. If the Council is supportive, Parks staff will work with the Metropolitan Parks and Open Space Commission and others to further develop the concept and bring it back to the Council for review and approval.

Council Members discussed the policy transparency, reasonable goals, and the use of underground utilities. An explanation of non-controversial vs controversial parcels. Mr. Mullin described the threshold, easements, and their work with MPOSC and park implementing agency.



Adjournment

Business completed; the meeting adjourned at 5:15 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 October 3, 2022.

Approved this 17 day of October 2022.

Council Contact:

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