

## Minutes of the

### REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, May 4, 2015

**Committee Members Present: Cunningham, Chávez, Commers, Dorfman, Kramer, Letofsky, Munt, Wulff**

**Committee Members Absent: Elkins**

**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, May 4, 2015.

### APPROVAL OF AGENDA AND MINUTES

It was moved by Kramer, seconded by Letofsky to approve the agenda. Motion carried.

It was moved by Wulff, seconded by Kramer to approve the minutes of the April 20, 2015 regular meeting of the Community Development Committee. Motion carried.

### BUSINESS

2015-94 Public hearing on the draft amendment to the *2040 Housing Policy Plan*

The *2040 Housing Policy Plan* adopted in December 2014 referred to three unfinished areas of work that would be the subject of an amendment this year—the precise methodology of the Allocation of Affordable Housing Need, criteria for reviewing the housing elements and housing action plans of local comprehensive plans, and details to the update of the Housing Performance Scores.

The text of the draft amendment and the full 2040 Housing Policy Plan, as adopted, are available on the Council's website at: <http://www.metrocouncil.org/Housing/Planning/Housing-Policy-Plan.aspx>.

The draft amendment was released for public comment on March 25, 2015. The public hearing record will remain open until 5:00 p.m. on Friday, May 15, 2015.

Testimony:

Tim Thompson, Housing Justice Center

Mr. Thompson stated his support of the Housing Policy Plan; the changes in housing performance scores seem more effective, however improvement is needed in the Housing Performance goals. Also address preservation activities, more points for units preserved, and incent the right kind of preservation. Emphasis an inclusionary housing policy and implement a plan with actions taken in sequence with a commitment from the Metropolitan Council to monitor cities. Mr. Thompson indicated he will submit his comments in writing.

Katherine Kersten, Center of the American Experiment

Ms. Kersten stated the plan is overreaching and misguided. She remarked 2/3 of the region is already affordable. She indicated that the city of Andover's percentage of new dwellings must be affordable at various AMI requiring the city to budget for affordable housing, which is an extra expense to individual cities. She commented this is a strong arm tactic to force cities to be complaint or face penalties. Ms. Kersten indicated she will submit her comments in writing.

Sue Watlov Phillips – MICAH

Ms. Phillips first commented the Housing Policy Plan is a significant step forward. She expressed her concerns regarding the growing aging & extremely low-income community. She remarked the housing/income formula is too complicated. Her main concern is fair housing enforcement and a stronger commitment to homeownership.

Patricia Nauman – Metro Cities

Ms. Nauman first stated her appreciation of the work accomplished by the Work Groups. She stated to be fair the need must be recognized and address the challenges. Be clear on the housing need numbers, follow the codes and ordinances, also new density requirements are confusing. Metro Cities supports the language in the plan to address reviews of methodology, and review the housing performance score methodology after a couple rounds. Ms. Nauman indicated she will submit her comments in writing.

## Consent

**2015-93** City of Minneapolis Request for a Project Change to the TBRA TOD Grant for the Plymouth Building, Grant No. SG014-085

It was moved by Letofsky, seconded by Chavez, that the Metropolitan Council: (1) approve a project change for the Tax Base Revitalization Account Transit Oriented Development grant for the *Plymouth Building* project in the City of Minneapolis, acknowledging a reduction in the number of jobs produced by the project; and (2) authorize the Community Development Director to execute an amendment to Grant No. SG014-085 reflecting the change.

**Motion carried.**

## INFORMATION

1. Local Planning Handbook Update – Senior Planner Angela Torres presented an update to the Community Development Committee regarding the Local Planning Handbook. The Community Development Committee were eager to review all the parts/modules of the new application, encouraged to thoroughly test all the parts and inquired about the next update. A link to the test site will be emailed to the Committee.
2. Development Patterns – Policy and Research Manager Libby Starling presented a presentation to the Community Development Committee on Development Patterns. Ms. Starling provided information on permits, trends in housing, and development hypothesis.

Interim Community Development Director Beth Reetz announced a Joint Transportation/CDC meeting Monday May 11<sup>th</sup> at 5:00. Also the June 1<sup>st</sup> or June 15<sup>th</sup> Community Development Committee meeting will be held in Savage.

Committee member requested advanced information on the speaker Alan Berube scheduled at the May 11<sup>th</sup> meeting.

**ADJOURNMENT**

Business completed, the meeting adjourned at 5:35 p.m.

Michele Wenner

Recording Secretary