

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, November 16, 2015

Committee Members Present: Chávez, Cunningham, Dorfman, Elkins, Kramer, Letofsky, Wulff

Committee Members Absent: Commers, Munt

Committee Members Excused:

CALL TO ORDER

A quorum being present, Committee Chair Wulff* called the regular meeting of the Council's Community Development Committee to order at 4:05 p.m. on Monday, November 16, 2015.

*Community Development Committee Chair Cunningham arrived late due to a conflict.

APPROVAL OF AGENDA AND MINUTES

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

It was moved by Elkins, seconded by Chávez to approve the minutes of the November 16, 2015 regular meeting of the Community Development Committee. Motion carried.

Council Member Dorfman requested agenda item 5 be pulled from the consent list for discussion.

BUSINESS

A. Consent

1. **2015-274** Land Exchange and Boundary Amendment, Spring Lake Park Reserve, Dakota County (Jan Youngquist 651 602-1029)

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

1. Approve a land exchange at Spring Lake Park Reserve that exchanges 16.06 acres of regional parkland that is used for agricultural purposes for 8.26 acres of wooded bluff land along Spring Lake within the Mississippi River, as depicted in Attachment A.
2. Approve a master plan boundary amendment to Spring Lake Park Reserve that removes a total of 31.78 acres from the park reserve boundary, including 16.06 acres of existing regional parkland and an adjacent 15.72 acre parcel that is a privately owned inholding, as depicted in Attachment B. **Motion carried.**

2. **2015-275** Land Exchange Agreement Extension, Cottage Grove Regional Ravine Regional Park, Washington County (Jan Youngquist 651 602-1029)

It was moved by Elkins, seconded by Chávez, that the Metropolitan Council approve an amendment to the Land Exchange Agreement between the Metropolitan Council and Washington County for Cottage Grove Ravine Regional Park dated February 2008, subject to the following conditions:

- Allow an acre for acre land replacement or an equally valuable facility exchange within Cottage Grove Regional Park that is acceptable to the Council to fulfill the remaining obligations of replacing 13.36 acres that were removed from the regional park.
- Provide a final extension of the expiration date to December 31, 2022, with consequences including, but not limited to, withholding regional parks funding to Washington County if the terms of the agreement are not met by the expiration date.

Motion carried.

3. **2015-276** Lake Waconia Regional Park Boundary Amendment, Carver County (Michael Peterka 651 602-1361; Jan Youngquist 651 602-1029)

It was moved by Elkins, seconded by Chávez, that the Metropolitan Council approve an amendment to the boundary of Lake Waconia Regional Park to add the 33.77 acre property known as Coney Island as shown in Attachment A. **Motion carried.**

4. **2015-291** City of Minneapolis Request for a Project Change to the TBRA Grant, Number SG012-149, for the 4250 Upton Project (Paul Burns 651 602-1106)

It was moved by Elkins, seconded by Chávez, that the Metropolitan Council: (1) approve a project change for the Tax Base Revitalization Account grant for the *4250 Upton* project in the City of Minneapolis, acknowledging a change in the project from ownership to rental apartments, an increase in the number of units, a decrease in the projected increase in net tax capacity and an increase 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.**

B. Non-consent

5. **2015-292** Livable Communities Act Transit Oriented Development Tax Base Revitalization Account Site Cleanup and Livable Communities Demonstration Account Development Grant Recommendations (Erin Heelan 651 602-1633)

It was moved by Elkins, seconded by Letofsky, that the Metropolitan Council (1) award four Livable Communities Demonstration Account Transit-Oriented Development grants as follows, totaling \$4,295,000, and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council:

Recommended Projects	Applicant	Points	LCDA-TOD Development
Place	St. Louis Park	103	\$2,000,000
Superior Plating	Minneapolis	81	\$395,000
66 West	Edina	81	\$900,000
Raymond Avenue Flats	St. Paul	74	\$1,000,000
Total Recommended (LCDA)			\$4,295,000
Total LCDA – TOD Available			\$4,750,000
Total TBRA-TOD Available			\$1,145,000

Motion carried.

Sr. Planner Erin Heelan presented the grant recommendations with the LCAC chair, Apple Valley Mayor Mary Hamann-Roland. The Community Development Committee members commented on the great projects, but encouraged even more affordable housing is needed.

6. 2015-293 Livable Communities Act Livable Communities Demonstration Account Grant Recommendations (Erin Heelan 651 602-1633)

It was moved by Elkins, seconded by Kramer, that the Metropolitan Council (1) award six Livable Communities Demonstration Account grants, as follows, and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council:

Development Projects	Applicant	Points	Recommendation
Youth Link	Minneapolis	82	\$841,852
Selby-Milton-Victoria	St. Paul	79	\$597,000
Great River Landing	Minneapolis	77	\$500,000
Village on Rivoli	St. Paul	74	\$975,000
Arlington Row	St. Louis Park	65	\$581,000
Great River Landing Parking	Hastings	60	\$1,485,000
Total Recommended			\$4,979,852
Total Available			\$7,500,000

Motion carried.

Sr. Planner Erin Heelan presented the grant recommendations with the LCAC chair, Apple Valley Mayor Mary Hamann-Roland. Community Development Committee member commented she was pleased to see the St Louis Park program. Mayor Hamann-Roland commented the good influence for this project from the former Mayor of St Louis Park.

7. 2015-294 Livable Communities Act Local Housing Incentives Account Grant Recommendations (Paul Burns 651 602-1106)

It was moved by Elkins, seconded by Letofsky, that the Metropolitan Council (1) award \$2.2 million in Local Housing Incentives Account grants as follows and (2) authorize its Community Development Division Director to execute the grant agreements on behalf of the Council:

Rental Housing Proposals

Project	City/Applicant	Number of New Units	Number of Preserved Units	LHIA Funding Recommendation
66 West	Edina	39		\$400,000
Marshall Flats	Minneapolis	36		\$400,000
Indian Knoll Manor	Mound	16	50	\$400,000
72 Cesar Chavez	St. Paul	40		\$400,000
Sub-total Rental:		131	50	\$1,600,000

Ownership Housing Proposals

Project	City/Applicant	Number of New Units	Number of Preserved Units	LHIA Funding Recommendation
Ivy Estates	Forest Lake	6		\$150,000
City of Lakes Community Land Trust	Minneapolis		20	\$150,000
Homes Within Reach	Hennepin County Suburbs		6	\$114,000
Twin Cities Habitat for Humanity	Multiple cities	40		\$186,000
Sub-total Ownership:		46	26	\$600,000
TOTAL RENTAL AND OWNERSHIP		177	76	\$2,200,000

Motion carried.

Livable Communities Manager Paul Burns presented the recommendations to the Community Development Committee. The Community Development Committee members remarked the enjoyment in seeing these project recommendations, especially homeownership. Commenting perpetual, permanently affordable housing is the way to go.

8. 2015-295 Project Based Voucher Award Recommendations (Terri Smith 651 602-1187)

It was moved by Elkins, seconded by Letofsky, that the Metropolitan Council approve proposals for Project Based Voucher Assistance (PBV) and authorize staff to execute necessary documents with the U.S. Department of Housing and Urban Development (HUD) and the owners of the projects to assign a total of 68 Vouchers in six (6) projects as follows:

Project	City	Number of Units in Project	Number of PBV Units Requested	Targeted Population
66 West	Edina	39	39	Supportive Housing Homeless Young Adults
Bluff Creek Apartments	Carver	14	3	2 Units - General Occupancy 1 Unit – Long Term Homeless
Bottineau Ridge Apartments	Maple Grove	50	4	Long-Term Homeless
Centennial Hill	Chanhassen	65	3	2 units – General Occupancy 1 Unit – Long-Term Homeless
Indian Knoll Manor	Mound	66	16	9 Units - General Occupancy 7 Units – Long Term Homeless
Windstone Townhomes	Chaska	92	3	2 units – General Occupancy 1 Unit – Long-Term Homeless
Total			68	

Motion carried.

9. 2015-297 Metro HRA Administrative Plan Revision (Terri Smith 651 602-1187)

It was moved by Dorfman, seconded by Kramer, to table this item for a future Community Development Committee meeting. **Motion carried.**

The Community Development Committee had questions regarding the two minor revisions to the Administrative Plan related to the Project Based Voucher program. Questions were raised from the Community Development Committee regarding the notification of the policy change and the mailing process. Committee members inquired as to how persons without an address are notified. Ms. Smith responded supportive services assist with the notification of the policy change.

INFORMATION

Strategic Land Acquisition Discussion (Beth Reetz 651 602-1060)

Community Development Director Beth Reetz presented information to the Community Development Committee on the strategic land acquisition and the Twin Cities Land Bank. The committee members asked for the differences in this draft and the previous submission. A handout was given to the committee members regarding suggestions and investment guidelines. (Copy of handout at the end of the minutes) Questions were raised regarding geographic equity, and percentages in proportion to population. Also, the language of the guidelines does not indicate any priority to transit oriented development. This goal will not hinder development but grant more flexibility. The use of funds was discussed, revolving and long term acquisitions for other projects.

ADJOURNMENT

Business completed, the meeting adjourned at 5:45 p.m.

Michele Wenner
Recording Secretary

Purpose

The Metropolitan Council strategic acquisition grant funds will be invested in the Twin Cities Community Land Bank as a pilot project for the acquisition of strategic real estate sites for the creation of affordable housing for two main purposes: to provide access to stable, quality housing in communities of low opportunity and to expand housing options in areas of high opportunity, as those terms are described in the Council's Housing Policy Plan. The Metropolitan Council is seeking this partnership with the Land Bank because of its ability to leverage additional investment and because of its ability to act quickly and nimbly to acquire sites. None of the Metropolitan Council funding for this program shall be used to increase the concentration of poverty, as defined in the Council's Housing Policy Plan and Choice, Place and Opportunity Report, in any area of the Region.

Guidelines

The Land Bank will use the grant funds:

1. In location-efficient sites within the 7-county metropolitan region, and when appropriate, allocating at least half of the funds from the Metropolitan Council: (a) to opportunities in the counties other than Hennepin and Ramsey, or, (b) alternating the investment of such funds between an opportunity located in either the counties of Hennepin or Ramsey and an opportunity in the counties other than Hennepin and Ramsey.
2. Sites are eligible whether they have or don't have good access to transit as described in the Council's Transportation Policy Plan.
3. For developments that include housing affordable to households earning at or below 80% of AMI, with a preference for units 50% of AMI and below, as identified in the Metropolitan Council's Housing Policy Plan.
4. For both owner-occupied housing and rental housing.
5. As revolving funds, with the expectation of repayment to allow reinvestment.

Reporting Requirements

The Land Bank will provide semi-annual reports for a period of five years on:

1. Invested funds. Property and project information containing location and project descriptions, including anticipated affordability and type of housing.
2. Leveraged funds. Amounts and sources of capital leveraged from grant funds.
3. Review of Pilot. Challenges, successes, learning opportunities and recommendations for changes and enhancements to the program.

