

Minutes of the

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE

Monday, November 6, 2017

Committee Members Present: Cunningham, Barber, Commers, Dorfman, Elkins, Kramer, Munt, Wulff

Committee Members Absent: Chavez

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, November 6, 2017.

APPROVAL OF AGENDA AND MINUTES

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

It was moved by Elkins, seconded by Kramer to approve the minutes of the October 16, 2017 regular meeting of the Community Development Committee. Motion carried.

BUSINESS

2017-249 SW: City of Edina Mixed Use Center (MXC) Districts – Density and Height Comprehensive Plan Amendment, Review File No. 20413-11

Senior Planner Michael Larson presented the business item to the Community Development Committee.

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

1. Adopt the attached Review Record and allow the City of Edina to place the Mixed Use Center (MXC) Districts – Density and Height Comprehensive Plan Amendment (CPA) into effect.
2. Revise the City's forecasts for population and households for 2020, 2030, and 2040, as shown in Table 1 of the Review Record.
3. Advise the City to implement the advisory comments in the Review Record for Land Use.

Motion carried.

Council Member Elkins briefly mentioned the work that the City of Edina is doing, in consultation with MnDOT, regarding a potential lid over Highway 100 in the Grandview District.

INFORMATION

1. 2017 Housing Performance Scores – Housing Analyst Jonathan Stanley presented an information item to the Community Development Committee. Council staff recently distributed final [2017 Housing Performance Scores](#) to cities and townships across the region. Calculated

using the [Guidelines for Priority Funding for Housing Performance](#), Housing Performance Scores assess and recognize local efforts in developing and maintaining housing affordable to low- and moderate-income households through a variety of programs and services. Council staff calculate Housing Performance Scores for all [communities that participate in the Livable Communities Act](#) and/or have an [Allocation of Affordable Housing Need](#).

A higher Housing Performance Score can improve competitiveness for grant funding through the Livable Communities Demonstration Account and the Tax Base Revitalization Account; Housing Performance Scores are used inversely in the Local Housing Initiatives Account to spur affordable housing activities in communities with less existing affordable housing (i.e., a lower score gives greater priority). The Scores are also used in the Regional Solicitation for federal transportation funding, accounting for 7 percent of a proposal's total score.

As outlined in the *2040 Housing Policy Plan*, the Council will review the methodology for determining Housing Performance Scores biennially with the next update due in 2018. At that time, staff will convene a working group and solicit feedback from external stakeholders including local government officials, Metro Cities and others. The work group process is intended to ensure that the Housing Performance Scores best meet the objectives of incentivizing and rewarding outstanding performance in addressing communities' housing needs.

The Community Development Committee had questions regarding goals and comparisons of data in 2016 and 2017 from rural to urban areas. Mr. Stanley explained Housing goals are negotiated every 10 years, the criteria of the scores, and reasons for high performing communities.

2. New MetroStats on Affordable Housing Production in 2016 – Community Development Division Deputy Director Libby Starling presented the information item to the Community Development Committee.

On November 6, Regional Policy and Research plans to release a new MetroStats based on the Council's tracking of new affordable housing added in the seven-county Twin Cities region in 2016. In order to provide Council Members information simultaneous with the public release of the data, the new *MetroStats* that summarizes 2016's affordable housing production will be available at the November 6 Community Development Committee.

Under [Minnesota Statute 473.254](#), the Metropolitan Council is responsible for preparing a "comprehensive report card on affordable and life-cycle housing in each municipality in the metropolitan area." The Council fulfills this responsibility by conducting an annual survey of local governments regarding new affordable housing. The Council supplements the information submitted by local governments with data collected by [HousingLink](#) on affordable rental housing and the initial sales prices of new owner-occupied housing listed in county parcel data and real estate listings. According to statute, the Council's data on new affordable housing "include information on government, nonprofit, and marketplace efforts" and capture all new housing that meets the Council's affordability thresholds, including units added with neither public subsidy nor income restrictions.

The new *MetroStats* and the Committee presentation will contain information on:

- Where are 2016's new affordable units?
- How many new units are rental? How many are owner-occupied?
- How many new units are available at each income level?

The Community Development Committee had questions regarding gains and losses of affordable units. Ms. Starling commented on the difficulty of identifying the loss of units due to

natural occurring affordable housing. The committee wanted information on trends in senior housing, starter homes, and the tax credits for eligible projects. Ms. Starling described the competitive RFP process and bond resources.

3. Sold Out: Affordable Housing at Risk – Community Development Division Deputy Director Libby Starling introduced the film “Sold Out: Affordable Housing at Risk”

In 2015, the Minnesota Housing Partnership invited the Metropolitan Council to become a partner in the production of a Twin Cities Public Television (TPT) documentary on the risks facing naturally occurring affordable housing in the Twin Cities region, using the story of the conversion of Crossroads Apartments to the Concierge Apartments as a case study to focus the larger conversation. The Council provided funding and technical support to the documentary as part of its *2040 Housing Policy Plan* strategy to “Address how ‘naturally occurring’ or unsubsidized affordable housing meets the region’s housing needs.”

Minnesota Housing Partnership and TPT premiered [*Sold Out: Affordable Housing at Risk*](#) at an event in June 2017 and have been airing it both on TPT channels (including TPT-MN and TPT-LIFE) and at special airings since then.

The Community Development Committee commented on the former residents of the Crossroads/Concierge’s court award, and ways to tackle the loss of affordable units including screenings of the film to housing advocates, and policymakers.

ADJOURNMENT

Business completed, the meeting adjourned at 5:55 p.m.

Michele Wenner
Recording Secretary