

**METROPOLITAN COUNCIL**  
390 North Robert Street, St. Paul, Minnesota 55101

**REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**  
May 17, 2010

Committee Members Present: **Chair Natalie Steffen; Georgeanne Hilker; Daniel Wolter; Richard Aguilar; Sherry Broecker; Polly Bowles; Annette Meeks; Wendy Wulff**

**CALL TO ORDER**

A quorum being present, Chair Steffen called the regular meeting of the Council's Community Development Committee to order at 4:00 p.m. on Monday, May 17, 2010.

**APPROVAL OF AGENDA AND MINUTES**

It was moved by Wolter seconded by Hilker, to approve the agenda. **The motion carried.**

It was moved by Bowles, seconded by Broecker to approve the minutes of the April 19, 2010 regular meeting of the Community Development Committee with a correction to item 2010-149, indicate the motion carried. **The motion carried.**

**BUSINESS**

**2010-186** Establish Public Hearing for the PHA Plan, August 16, 2010 (Sue Putz 651 602-1584; Terri Smith 651 602-1187)

Terri Smith, HRA manager, presented the report to the Community Development Committee.

Broecker moved, seconded by Wulff that the Metropolitan Council conduct a public hearing to discuss and receive comment on the FY 2011 Public Housing Agency (PHA) Plan on August 16, 2010, at 4:00 p.m. in the Council Chambers. **The motion carried.**

**2010-187** Administrative Service Contracts, Section 8 Housing Assistance Program (Terri Smith 651 602-1187)

Terri Smith, HRA manager, presented the report to the Community Development Committee.

Bowles moved, seconded by Wulff that the Metropolitan Council authorize the Regional Administrator to negotiate and execute renewal contracts with four participating local units of government and housing authorities to provide continued administrative services to support the Council's federal Section 8 Housing Choice Voucher program administration. **The motion carried.**

**2010-188** Resolution Authorizing Grant Execution for the Minnesota Housing Agency RAAC Rental Assistance Program (Terri Smith 651 602-1187)

Terri Smith, HRA manager, presented the report to the Community Development Committee. Broecker moved, seconded by Hillker that the Metropolitan Council adopt Resolution 2010-13, required by Minnesota Housing, to authorize the Regional Administrator to execute continuation grant agreements with Minnesota Housing for the Rental Assistance in Anoka County (RAAC) program. **The motion carried.**

**2010-178** City of Stillwater 2030 Comprehensive Plan Update, Review No. 20631-1, Tier II Comprehensive Sewer Plan (Lisa Barajas 651 602-1895)

Senior Planner Lisa Barajas presented the staff report and proposed actions to the Community Development Committee.

Wulff moved, seconded by Bowles that the Metropolitan Council adopt the Advisory Comment and Review Record and take the following actions:

Recommendations of the Community Development Committee:

Authorize the City of Stillwater to put its 2030 Comprehensive Plan Update into effect.

Adopt the revised forecasts for the City of Stillwater as detailed in Table 2 of the Review Record, and revise the City's share of the region's affordable housing need from 142 to 233 units.

Advise the City to:

Send to the Council the dates that the watershed management organizations approved the City of Stillwater's local surface water management plan.

Participate in the Council's activities to monitor redevelopment in Developed communities.

Implement the advisory comments in the Review Record for Forecasts and Housing.

Recommendation of the Environment Committee:

Approve the City of Stillwater's Tier II Comprehensive Sewer Plan

The Committee did not have any questions or discussion. **The motion carried.**

**2010-180** City of Golden Valley 2030 Comprehensive Plan Update, Review No. 20585-1, Tier II Comprehensive Sewer Plan (Denise Engen 651 602-1513)

Senior Planner Denise Engen presented the report and the proposed actions to the Committee, noting revisions made (pp. 7-8) to correct a typographical error on Table 4.

Wulff moved, seconded by Bowles that the Metropolitan Council adopts the attached Advisory Comments and Review Record, and the following:

1. Authorize the City of Golden Valley to put its 2030 Comprehensive Plan Update into effect.

2. Advise the City to participate in Council activities to monitor redevelopment in developed communities.
3. Approve the City of Golden Valley's Tier II Comprehensive Sewer Plan.

The Committee did not have any questions or discussion. **The motion carried.**

**2010-179** City of the Village of Minnetonka Beach 2008 Comprehensive Plan Update, Review No. 20641-1, Tier II Comprehensive Sewer Plan (Jim Uttley 651 602-1361)

Planning Analyst Jim Uttley introduced the City's consulting planner, Dick Krier, and presented an overview of the staff report and recommendations to the Committee.

Hilker moved, seconded by Meeks that the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

1. Authorize the City of The Village of Minnetonka Beach to put its 2008 Comprehensive Plan Update into effect without any plan modifications.
2. Adopt the advisory comments for transportation and transit as presented in those sections of the review record.
3. Advise the City of The Village of Minnetonka Beach to participate in the Council's Redevelopment Monitoring program.
4. Approve the City of the Village of Minnetonka Beach's Tier II Comprehensive Sewer Plan.

Following the presentation, Chair Steffen asked if the terms "grandmother flats" and "mother-in-law apartments" meant the same thing, which staff confirmed were the same. Chair Steffen asked whether the Lafayette Club intended to expand the number of rental apartment units. Mr. Krier confirmed that was the Club's intention. Committee Member Broecker asked about the proposed park and ride site mentioned in the staff report. Mr. Krier responded that the City was recommending that the Council consider such a park and ride site to help reduce traffic on County Road 15 but that the Council has made no commitments to build a park and ride at the site the City is suggesting in its Update. The Committee voted unanimously to recommend that the Council adopt the attached Advisory Comments and Review Record, and proposed actions noted above.

**The motion carried.**

**2010-182** City of Carver Comprehensive Plan Amendment, Review No. 20325-2 , Tier II Comprehensive Sewer Plan (Jim Uttley 651 602-1361)

Planning Analyst Jim Uttley presented an overview of the staff report and recommendations to the Committee.

Bowles moved, seconded by Wulff that the Metropolitan Council adopt the attached Advisory

Comments and Review Record, and the following:

1. Authorize the City of Carver to put its Comprehensive Plan Amendment (CPA) into effect for lands within the existing city limits and those portions of Dahlgren Township for which the City has existing Orderly Annexation Agreements (OAA).
2. Change the Regional Development Framework (RDF) planning designation for the City of Carver and that portion of Dahlgren Township covered by the OAA from Rural Growth Center to Developing.
3. Remind the City that it is required to participate in the Council's plat monitoring program beginning in 2009 and must submit annual reports to the Council consistent with Council guidelines.
4. Approve the City of Carver's Tier II Comprehensive Sewer Plan.

Mr. Uttley provided details about two exceptions in boundary configuration that Council Member Wulff had asked about at the Environment Committee. He noted that the small island of Township land is wholly owned by the City and that the other larger area is owned by the US Fish & Wildlife Service and DNR and will remain in permanent open space. Council Member Bowles asked about whether proposed action #2 should say that the planning designation change is also made to the Water Resources Management Policy Plan. Staff advised Council Member Bowles and Committee Chair Steffen after the meeting that the language in proposed action #2 is correct as written, planning area designations for individual communities are presented and discussed only in the Regional Development Framework. The WRMPP does not discuss planning area designations for individual communities. The Committee voted unanimously to recommend that the Council adopt the attached Advisory Comments and Review Record, and proposed actions noted above. **The motion carried.**

[2010-181](#) City of St. Bonifacius 2030 Comprehensive Plan Update, Review No. 20557-1, Tier II Comprehensive Sewer Plan (Jim Uttley 651 602-1361)

Jim Uttley presented an overview of the staff report and recommendations to the Committee.

Bowles moved, seconded by Hilker that the Metropolitan Council the attached Advisory Comments and Review Record, and the following:

1. Authorize the City of St. Bonifacius to put its 2030 Comprehensive Plan Update into effect.
2. That the Regional Development Framework planning area designation for the City of St. Bonifacius is changed from "Developing" to "Developed."
3. Adopt the advisory comments for parks, wastewater and surface water management, as presented in those sections of the review record.
4. Advise the City of St. Bonifacius to participate in the Council's Redevelopment

Monitoring program.

5. Accept the revised forecasts as shown in Table 1 of this report.
6. Approve the City of St. Bonifacius' Tier II Comprehensive Sewer Plan.

Mr. Uttley provided details about the strange boundary configuration that Council Member Wulff had asked about at the Environment Committee, and noted that St. Bonifacius and Minnetrista officials are currently discussing the matter. Council Member Bowles asked about whether proposed action #2 should say that the planning designation change is also made to the Water Resources Management Policy Plan. Staff advised Council Member Bowles and Committee Chair Steffen after the meeting that the language in proposed action #2 is correct as written, planning area designations for individual communities are presented and discussed only in the Regional Development Framework. The WRMPP does not discuss planning area designations for individual communities. **The motion carried.**

**2010-189** Amendment to 2010-11 Metropolitan Regional Parks Capital Improvement Program (Arne Stefferud 651 602-1360)

Planning Analyst Arne Stefferud presented the report to the Community Development Committee.

Bowles moved, seconded by Hilker that the Metropolitan Council approve the amendment to the 2010-11 Metropolitan Regional Parks CIP as shown on Table 1.

The Committee Chair noted that regional park agencies had the prerogative to change how they spend their portion of the regional parks capital improvement program as long as the projects are consistent with Metropolitan Council-approved master plans. The Council has approved such amendments to the CIP in the past under these conditions. **The motion carried.**

**2010-190** LCA Affordable and Life Cycle Housing Goals 2011-2020 (Guy Peterson 651 602-1418)

Community Development Director Guy Peterson presented the report to the Community Development Committee.

Wulff moved, seconded by Wolter that the Metropolitan Council direct staff to:

1. begin the discussions with the communities on the proposed goals using the 65% low end of the affordable housing goals range for all LCA communities and continue dialogue with Minneapolis, St. Paul and Dakota County to determine if, in fact, the additional resources available to these communities are used for new affordable housing opportunities or housing preservation activities, and how much of each type of activity;
2. consider this new or revised information in the goals setting discussions with Minneapolis, St. Paul and Dakota County, and staff will report back to the Committee on its findings about the use of these additional housing resources in June, and will use a target date of September 1, 2010 to complete the goals adoption work with LCA

participating communities.

Staff reviewed the methodology it is proposing for the LCA affordable and life-cycle housing goals for participating LCA communities for the 2011 to 2020 timeframe.

Staff indicated that an analysis of anticipated funding availability for new affordable housing opportunities found that at present funding levels, there would be only enough resources to address about 65% of the total need. Therefore, the proposed methodology reflects that each community's goal would be their full share of the regional need as the high end of a goals range, and 65% that number as the low end. Staff explained that because Minneapolis, St. Paul and Dakota County have additional resources in the form of entitlement housing revenue bonding capacity, their expected goals should reflect that resource. Dakota County cities' low end of the range would be about 85% of their total need, while Minneapolis and St. Paul would be at 100% of their need number.

The life-cycle range was explained as a proposal that the goals be a reflection of the multifamily residential land use number set forth in the cities' Comprehensive Plan Updates. The low end of the range would be the number of units necessary to accommodate the community's total affordable need number; the high end would be the maximum number of attached or multifamily units allowed by the city's land use guiding. In this fashion the numbers already adopted by a city would be recast as the life-cycle goal.

Staff provided the Committee with an overview of the discussion and reaction it had experienced in a series of meetings with Council funding partners, cities, HRAs, and housing advocates since it directed the staff in April to conduct such meetings.

The cities and HRAs were reported to have had a generally positive reaction to the proposal's recognition of anticipated funding realities and limitations, and of the staff's stated willingness to discuss and revise life-cycle goals ranges prior to local adoption if in fact the city was going to undertake a significant reduction of their multifamily land use guiding that might lower the potential high end of the goal number.

The housing advocates were much less enthusiastic expressing significant concerns about reducing a goal range to only 65% of a city's share of regional need. They said they feared cities would view the low end of the range as their "new goal" and the maximum number they need to work toward.

Chair Steffen recognized Tim Thompson of the Housing Preservation Project who had asked to address the Committee. Mr. Thompson reiterated the concerns set forth in a letter to Chair Steffen. He expressed reservations about the methodology employed to arrive at the low-end of the range, and that accepting a lesser expectation in the LCA goals was stepping backward and in contradiction to what had been said in the Plan Updates.

There were reservations expressed by Committee members about what they construe is a penalty for communities that have and use more affordable housing resources than others; Minneapolis, St. Paul and Dakota County. Other questions were asked about how the Council measures and uses information about housing goals achievement or attainment. Staff explained that while housing performance scores are developed each year for each community they are not developed around LCA goals attainment. They are, rather, developed around several measures of local actions to advance affordable housing, and the community's current housing affordability and diversification. **The motion carried.**

**2010-192** Washington County HRA Request for Extension of Time to Acquire Property Under LAAND Loan Award (Paul Burns 651 602-1106)

Livable Communities Manager, Paul Burns, presented the request to extend the deadline for property acquisition under the LAAND program for a second time.

Wulff moved, seconded by Bowles that the Metropolitan Council approve the request by the Washington County Housing and Redevelopment Authority (HRA) to extend from June 30, 2010 to December 31, 2010 the deadline for acquisition of a parcel of land under the Metropolitan Council's Land Acquisition for Affordable New Development (LAAND) Loan program award to the HRA, subject to the HRA submitting to the Council, by September 30, 2010, a copy of a Letter of Intent between the property owner and the HRA to acquire the property. **The motion carried.**

**2010-197** Small Business Disruption Loan Program and 2010 Unified Operating Budget Amendment (Guy Peterson 651 602-1418) *no materials mailed*  
Community Development Director Guy Peterson presented the report to the Community Development Committee.

Hilker moved, seconded by Bowles that the Metropolitan Council: (1) authorize the Chair to execute and the Regional Administrator to negotiate a Joint Exercise of Powers Agreement with the City of St. Paul to help implement a loan program for small businesses that may experience disruptions from construction activities associated with the Central Corridor Light Rail Transit (CCLRT) Project; and (2) amend the 2010 Unified Operating Budget by authorizing an increase of \$1,000,000 in expenditure authority in Community Development.

The committee discussed language in the report regarding "non-forgivable" loan program. Concerns regarding setting a precedent, and availability of other loan programs. Committee approved the report with amended language.

**The motion carried.**

**INFORMATION ITEMS:**

[Plat Monitoring Program Report](#) (Lisa Barajas 651 602-1895)

[Annual Use Estimate of the Regional Parks System for 2009](#) (Jan Youngquist 651 602-1029)

**ADJOURNMENT**

The next regularly scheduled CDC meeting will be held on June 21, 2010 at 4:00 p.m. in the Council Chambers.

Business completed Chair Steffen adjourned the meeting at 6:10 p.m.

Respectfully submitted,

Michele Wenner  
Recording Secretary