

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

**REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE**  
October 3, 2011

Committee Members            **Jon Commers, Vice-Chair; Steven T. Chávez, Richard Kramer,**  
Present:                            **Jennifer Munt, Sandra Rummel, Roxanne Smith, Wendy Wulff**

**CALL TO ORDER**

A quorum being present, Vice-Chair Commers called the regular meeting of the Council's Community Development Committee to order at 4:30 p.m. on Monday, October 3, 2011.

**APPROVAL OF AGENDA AND MINUTES**

It was moved by Munt seconded by Chávez, to approve the agenda. **The motion carried.**

It was moved by Smith, seconded by Chavez to approve the minutes of the September 19, 2011 regular meeting of the Community Development Committee. **The motion carried.**

**BUSINESS**

**2011-259** Unified Capital Budget Amendment

Planning Analyst Arne Stefferud presented the staff report and proposed actions to the Community Development Committee.

Chávez moved, seconded by Rummel that the Metropolitan Council Amend the 2011 Capital Budget (annual appropriation) by increasing it \$1,420,800 for the year 2011 and increasing the multi-year authorization by \$7,104,000 for Parks and Open Space;  
Approve the projects under "Increasing Funding Commitments" as detailed in Attachment 1.

Members of the Committee questioned the use of state and regional funding for one project. Staff explained the circumstances of the project in question. The motion passed on a 4-3 vote. **The motion carried.**

**2011-267** City of St. Paul Request to Amend the PPL W 7th Housing LCDA Grant Agreement SG010-142

Senior Project Administrator Deb Jensen presented the staff report and proposed actions to the Community Development Committee.

Wulff moved, seconded by Munt that the Metropolitan Council authorize reallocation of a portion of the \$233,550 Livable Communities Demonstration Account (LCDA) grant awarded to the City of Saint Paul in 2010 for the *PPL West 7<sup>th</sup> Housing* project; the reallocation will shift \$40,950 from site preparation and grading costs to utility line relocation in accordance with a request from the grantee.

No questions. **The motion carried.**

**2011-268** City of Edina Request to Amend the Grandview Small Area Plan LCDA Grant Agreement SG010-136

Senior Project Administrator Deb Jensen presented the staff report and proposed actions to the Community Development Committee.

Rummel moved, seconded by Munt that the Metropolitan Council authorize reallocation of a portion of the \$100,000 Livable Communities Demonstration Account (LCDA) pre-development grant awarded to the City of Edina in 2010 for the *Grandview Small Area Plan* project; the reallocation will shift \$20,000 from market and financial analysis to community needs analysis, a redevelopment phasing plan, and a public participation plan in accordance with a request from the grantee.

No questions. **The motion carried.**

**2011-269** Adoption of 2011-2012 Utility Allowance Schedule for the Section 8 Housing Choice Voucher Program

HRA manger Terri Smith presented the staff report and proposed actions to the Community Development Committee.

Chávez moved, seconded by Rummel that the Metropolitan Council approve the attached 2011-2012 Section 8 Utility Allowance Schedule effective November 1, 2011 for use by the Metropolitan Housing and Redevelopment Authority (Metro HRA) in the administration of the Section 8 Housing Choice Voucher and other Rent Assistance Programs.

Committee member asked if the utility allowances are based on average consumption and that some actual utility bills will be higher than others, both more and less than the allowance. Ms. Smith confirmed that is correct. Another Committee member asked about the level of increase to the allowances last year. Ms. Smith responded that both gas and electric allowances went up last year but this is the largest increase in gas rates seen. Confirmation that telecommunication expenses are not included in this utility allowance. Staff confirmed that these types of expenses are considered personal expenses rather than essential housing services. The federal regulations governing the Section 8 program exclude these types of expenses from the utility allowances provided to participating families.

Clarification was requested on the impact this will have on participating families. Staff stated that no families will be terminated from the program as a result of the increased costs. It will, instead, mean that fewer families will be selected from the waiting list.

Committee member asked what type of waiting list we have. Staff responded that the current waiting list is 2,700 families waiting 5-7 years for assistance. The waiting list has been closed since 2007.

Another Committee member asked if we have an option of having all families pay 31% of their income towards rent instead of 30% so more families can be served. Ms. Smith stated that current rules do not allow that type of flexibility in rent calculation. **The motion carried.**

**2011-271** Board **Resolution 2011-031**, Authorizing Grant Execution with Minnesota Housing Rental Assistance for Anoka County (RAAC) Program

HRA manager Terri Smith presented the staff report and proposed actions to the Community Development Committee.

Rummel moved, seconded by Munt that the Metropolitan Council adopt a resolution, 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.

No questions. **The motion carried.**

### **INFORMATION**

Project Based Section 8 Assistance

HRA manager Terri Smith provided an overview of the Project Based Section 8 Assistance programs. She provided an historical perspective, description of the programs; project based and tenant based, project-based voucher award process, and project-based recommendations.

### **ADJOURNMENT**

The next regularly scheduled CDC meeting will be held on November 7, 2011 at 4:30 p.m. in the Council Chambers.

Business completed Vice-Chair Commers adjourned the meeting at 5:30 p.m.

Respectfully submitted,

Michele Wenner  
Recording Secretary