

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

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE
October 15, 2012

Committee Members Present: **Steven T. Chávez, Steven Elkins, Richard Kramer, Jennifer Munt, Sandra Rummel, Roxanne Smith, Wendy Wulff**

CALL TO ORDER

A quorum being present, Chair Chávez called the regular meeting of the Council's Community Development Committee to order at 4:30 p.m. on Monday, October 15, 2012.

APPROVAL OF AGENDA AND MINUTES

It was moved by Kramer seconded by Elkins, to approve the agenda. **The motion carried.**

It was moved by Rummel, seconded by Elkins to approve the minutes of the October 1, 2012 regular meeting of the Community Development Committee. **The motion carried.**

BUSINESS

2012-317 City of Carver 2011 System Statement Comprehensive Plan Amendment, Review No. 20354-4 (Tori Dupre 651 602-1621) **consent item**

Smith moved, seconded by Kramer that the Metropolitan Council:

1. Adopt the attached review record and allow the City of Carver to put the 2011 System Statement comprehensive plan amendment (CPA) into effect.
2. Find that the proposed CPA does not change the City's forecasts.

This item was on the Community Development Committee's consent list. There was no discussion. This consent item was approved unanimously. **The motion carried.**

2012-316 Intercity Regional Trail Master Plan, Three Rivers Park District (Jan Youngquist, 651-602-1029)

Regional Parks and Natural Resources manager Arne Stefferud presented the staff report and proposed actions to the Community Development Committee.

Elkins moved, seconded by Munt that the Metropolitan Council:

1. Approve the Intercity Regional Trail Master Plan (Referral No. 50027-1).
2. Require that prior to development of new trail segments, development plans be sent to

Metropolitan Council Environmental Services for review and comment in order to ensure the integrity of the interceptor system.

3. Advise Three Rivers Park District, the Minneapolis Park and Recreation Board, and the City of Bloomington that the design of any bridges crossing Trunk Highway 62 or Interstate 494 must avoid encroachment into the airspace of the Minneapolis-St. Paul International Airport and require that any correspondence between the regional park implementing agencies and the Metropolitan Airport Commission be forwarded to the Metropolitan Council's Senior Aviation Planner.

4. Retain the regional trail search corridor from the terminus of the Intercity Regional Trail at the 86th Street Bikeway south to the Minnesota Valley National Wildlife Refuge and the planned Minnesota Valley State Trail in Bloomington within the *2030 Regional Parks Policy Plan*.

The Community Development Committee did not have questions regarding the review of the master plan. **The motion carried.**

2012-319 Adoption of Payment Standards for Section 8 Housing Choice Voucher Program (Terri Smith 651 602-1187)

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

Smith moved, seconded by Munt that the Metropolitan Council:

adopt amounts listed below as Payment Standards for the federal Section 8 Housing Choice Voucher and other rental assistance programs effective November 1, 2012.

Council Member Smith asked what percentage of program participants go over the rent limit allocated to them. Staff responded this is reviewed when adopting new payment standards. The goal is to have less than 40% of families paying more than 30% of their income towards total housing costs. We are currently at that limit for some bedroom sizes and a little over in some. Increasing payment standards can help bring that percentage back down below 40%. Council Member Munt stated she is very supportive of 110% exception payment standards in the higher cost communities. **The motion carried.**

2012-318 2012-2013 Section 8 Utility Allowance Schedule (Terri Smith 651 602-1187)

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

Munt moved, seconded by Rummel that the Metropolitan Council:

approve the attached 2012-2013 Section 8 Utility Allowance Schedule effective November 1, 2012 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.

Council Member Rummel asked if family incomes have fluctuated up or down recently. Staff responded that average housing assistance payments have increased over the last 3 years from \$640 to now \$670 per month. This is due largely to decreased family incomes and increased rents.

Council Member Chavez expressed concern about the adverse impact on the decreased number of families that will be served asking if anything can be done to fill that gap. Staff responded that the vacancy rate is lower than it has been in 10 years and rents are on the rise due to the demand. It is important to have realistic utility allowances and rent limits to ensure families can afford their units. Additionally, staff looks at many other cost saving measures on an ongoing basis to ensure service to as many families as possible within budget. **The motion carried.**

2012-320 City of Minneapolis Request for Extension to LCA LCDA Grant SG007-115, Longfellow Station (Paul Burns 651 602-1106)

LCA manager Paul Burns presented the staff report and proposed actions to the Community Development Committee.

Rummel moved, seconded by Munt that the Metropolitan Council:

(1) approve a 12 month extension to the 2007 Livable Communities Demonstration Account grant number SG007-115 for the *Longfellow Station*

project in the City of Minneapolis;

and (2) authorize its Community Development Director to execute an amendment on behalf of the Council.

Mr. Burns explained the history of the project and the problems it has encountered, but he reported that the project is now moving forward. Construction has begun. The current grant term expires the end of 2013. Given the short amount of time left in the 2012 construction season, however, it would be preferable and more effective timing to complete the grant funded stormwater work next year. **The motion carried.**

2012-321 City of Eden Prairie Mitchell Crossing Apartments Comprehensive Plan Amendment, Review File No. 20401-6 (Freya Thamman 651 602-1750)

Planning Analyst Freya Thamman presented the staff report and proposed actions to the Community Development Committee.

Elkins moved, seconded by Munt that the Metropolitan Council:

1. Adopt the attached review record and allow the City of Eden Prairie to put the Mitchell

Crossing Apartments comprehensive plan amendment (CPA) into effect.

2. Find that the proposed amendment does not change the City's forecasts.

Sector Representative for Eden Prairie, Freya Thamman, presented the Agenda item.

Councilmember Chávez indicated that the first bullet of the proposed action needed to include "into effect" at the end of the action. Ms. Thamman indicated that the change would be made in the Committee Report.

INFORMATION

Migration to and from the Twin Cities metro (Todd Graham 651 602-1322)

Research Analyst Todd Graham provided a presentation to the Community Development Committee on migration to and from the Twin Cities. He provided information on the relevancy of migration, economic competitiveness for the region, demographics on people moving in and out of the Twin Cities and components of population growth, reasons for migration, and who live where in the Twin Cities.

ADJOURNMENT

The next regularly scheduled CDC meeting will be held on November 5, 2012 at 4:30 p.m. in the Council Chambers.

Business completed Chair Chávez adjourned the meeting at 6:00 p.m.

Respectfully submitted,

Michele Wenner
Recording Secretary