

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

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE
Tuesday, February 21, 2012

Committee Members Present: **Gary Cunningham, Chair; Steven T. Chávez, Steven Elkins, Richard Kramer, Jennifer Munt, Roxanne Smith**

CALL TO ORDER

A quorum being present, Chair Cunningham called the regular meeting of the Council's Community Development Committee to order at 4:34 p.m. on Tuesday, February 21, 2012.

APPROVAL OF AGENDA AND MINUTES

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

It was moved by Elkins, seconded by Chávez to approve the minutes of the January 17, 2012 regular meeting of the Community Development Committee. **The motion carried.**

BUSINESS

A. Consent items

2012-60 West St. Paul 2011 System Statement Comprehensive Plan Amendment Review File No. 20554-2 (Patrick Boylan 651 602-1438)

2012-61 Denmark Township 2011 System Statement Comprehensive Plan Amendment Review File No. 20412-4 (Lisa Barajas 651 602-1895)

2012-62 Baytown Township 2011 System Statement Comprehensive Plan Amendment Review File No. 20447-2 (Lisa Barajas 651 602-1895)

2012-63 Stillwater Township 2011 System Statement Comprehensive Plan Amendment Review File No. 20431-2 (Lisa Barajas 651 602-1895)

2012-64 Ham Lake Comprehensive Plan Amendment, 2011 System Statement Response, Review No. 20490-2 (Freya Thamman 651 602-1750)

Elkins moved, seconded by Chávez that the Metropolitan Council:

Adopt the attached review record and allow the cities or townships to put the 2011 System Statement comprehensive plan amendment (CPA) into effect. **The motion carried.**

B. Non-consent

2012-65 Cedar Lake Farm Regional Park Master Plan, Scott County (Referral No. 50017-1) Planning Analyst Jan Youngquist presented the staff report and proposed actions to the Community Development Committee.

Elkins moved, seconded by Smith that the Metropolitan Council

1. Approve the Cedar Lake Farm Regional Park Master Plan, Scott County (Referral No. 50017-1)
2. Recommend that proceeds from the sale of County-owned land that is being removed from the boundary of the park be reinvested in land acquisition or development for Cedar Lake Farm Regional Park. **The motion carried.**

The Community Development Committee asked about Scott County's response regarding the

recommendation that proceeds from the sale of County-owned land that is being removed from the park be reinvested in land acquisition or development for Cedar Lake Farm Regional Park. Staff responded the County had not expressed any concerns regarding the recommendation.

2012-66 Change in scope of Grant SG-2010-102, Three Rivers Park District
Planning Analyst Jan Youngquist presented the staff report and proposed actions to the Community Development Committee.

Elkins moved, seconded by Smith that the Metropolitan Council authorize a second amendment to Grant SG-2010-102 which changes the scope of the grant to allow \$538,000 of the grant to be used for the Crow Hassan Park Reserve maintenance shop project, thus revising the total allocation to \$1,168,000 for this project. **The motion carried.**

The committee had no questions.

2012-67 Blakely Bluffs Park Reserve Master Plan, Scott County
Planning Analyst Arne Stefferud presented the staff report and proposed actions to the Community Development Committee.

Elkins moved, seconded by Munt that the Metropolitan Council approve the Blakely Bluffs Park Reserve Acquisition Master Plan (Referral No. 50019-1). **The motion carried.**

The Community Development Committee asked questions about the potential economic impact of the park reserve on the village of Blakely, which is north of the park's main entrance. The village would like to reap economic benefits from park users similar to what the City of Lanesboro has received from Root River State Trail visitors.

2012-68 Rice Creek West Regional Trail Master Plan Amendment, Anoka County
Planning Analyst Arne Stefferud presented the staff report and proposed actions to the Community Development Committee.

Smith moved, seconded by Chávez that the Metropolitan Council:

1. Approve the Rice Creek West Regional Trail Master Plan Amendment (Referral No. 50020-1)
2. Inform Anoka County that cost sharing of the $\frac{3}{4}$ acre parcel acquisition with the entity that operates the Banfill Locke Center for the Arts should be done so that park funds are spent on outdoor recreation purposes.

The motion carried.

The Community Development Committee asked questions about the proposed acquisition of the $\frac{3}{4}$ acre parcel as part of the trailhead. Council staff replied that the narrow strip of land on the east half of the parcel was the driveway access to it, and that Anoka County owned the Banfill Locke Center for the Arts and a non-profit organization ran the art center. The house on the $\frac{3}{4}$ acre parcel would be used as office space for the art center. Consequently, the recommendation to share the cost of

the parcel's acquisition that operates the art center was proposed so that park funds are used for outdoor recreation purposes and non-park funds are used for the house that benefits the art center.

2012-42 2012 Carry-forward Budget Amendment

Livable Communities Director Beth Reetz presented the staff report and proposed actions to the Community Development Committee.

Chávez moved, seconded by Munt that the Metropolitan Council amend the 2012 Unified Operating Budget as indicated below:

During the first quarter of each year, staff requests changes to the Unified Operating Budget adopted by the Council the previous December. Requests are to continue or complete projects initiated in previous years. This amendment carries forward previously budgeted expenses from the 2011 Unified Operating Budget to the 2012 Unified Operating Budget. The proposed changes are described below:

\$1,900,000 – These funds remain from the Small Business Support Loan and Grant Program established in 2011 to provide financial assistance and incentives for small businesses along the Central Corridor Light Rail Transit Project to plan and prepare for the potential disruptions that might occur in connection with the construction of the Project in phases into 2013.

\$85,000 – These funds are related to two regional surveys (Metro Residents and Residential Preference). Request for Proposals have been issued but vendors have not been selected. Funds are needed to complete this work.

\$147,550 – These funds are necessary to cover the remaining costs for current contractual services associated with implementation of the new growth forecast model.

This request will be presented to the Management Committee on February 22, 2012, as part of a consolidated request. **The motion carried.**

The committee asked Ms. Reetz how much of the small loan amounts available have been used and what are the expectations. Ms. Reetz remarked the program is working well, 83 businesses have benefited, expecting \$900K in loans to small businesses.

INFORMATION

2011 Employment Data

Research Manager Libby Starling provided a PowerPoint to the committee on 2011 Employment Data.

Every year, Metropolitan Council Research obtains employment counts for the cities and townships in the Twin Cities metropolitan area from the Department of Employment and Economic Development (DEED).

According to the 2010 Generalized Land Use Inventory, employment-related land uses represent 24 percent of developed land within the seven-county region. As it is impractical to monitor land use annually, employment levels serve as one proxy for non-residential land consumption.

Under the local comprehensive planning process, cities and townships guide land to meet the Council's forecasts of population, households and employment; the data obtained from DEED allow the Council to monitor how communities compare to the employment forecasts. With overall employment in 2011 below the 2000 levels, 72 percent of metro-area communities had 2011 employment below their 2010 forecasts. Only five communities had 2011 employment more than 1,000 jobs above their 2010 forecasts. Overall, 2011 employment was 250,000 jobs below the Council's forecast for 2010.

The 2011 employment data suggest the following questions about Council policy:

- Because employment change is so much more sensitive to exogenous economic fluctuations than population change, is it appropriate to ask communities to guide land to meet employment forecasts that may be largely out of local control?
- With job loss throughout the developed core, are there opportunities for redevelopment to uses more suited to today's needs, whether new employment-generating alternatives or residential uses? Do local governments have the redevelopment tools they need?
- The total number of jobs in both Minneapolis and St. Paul (as well as in both downtown areas) is less in 2011 than in 2000. These cities downtowns represent the region's largest destinations of public transit commuters. What are the ramifications of reduced employment density in downtown cores on transit usage and planning?
- The Hiawatha Corridor connects downtown Minneapolis with Fort Snelling and Bloomington, the Central Corridor will connect downtown Minneapolis with downtown St. Paul, the Southwest Corridor will connect downtown Minneapolis with the job-rich suburbs of St. Louis Park, Hopkins, Minnetonka and Eden Prairie. While the Bottineau line may reach Brooklyn Park (26,500 jobs) or Maple Grove (31,500) – both of which have experienced job growth this decade – what next transit line will be able to access concentrations of job destinations?
- Is there an adequate supply of housing in areas experiencing significant job growth or are new hires commuting from elsewhere in the region? Is there an adequate supply of affordable housing in areas experiencing significant job growth?
- Two of the cities seeing the most job growth – Shakopee and Blaine – lie outside any transitway development. Both of these suburbs have experienced significant population growth as well. Is there an alignment between the jobs in growing suburbs such as these and the residents of these suburbs or is the growth creating additional burden on the region's transportation system? (12 percent of workers in Blaine live in Blaine; 30 percent of workers in Shakopee, including the Shakopee Sioux Midewakaton Community, live in Shakopee, including the Shakopee Sioux Midewakaton Community.)

Livable Communities Act – Ownership and Rent Affordability Limits 2012

Livable Communities Director Beth Reetz and Research Manager Libby Starling presented an overview of ownership and rent affordability limits and how those limits are attained.

The Council's definition of "affordable housing" represents the upper limit of monthly rents and home-purchase prices for housing referred to in Framework policy as affordable to low- and moderate-income families. These income limits for determining affordability have been a part of the foundation for goals negotiations and monitoring of goals progress with Livable Communities Act (LCA)

participating cities since 1995, and have been the basis for counting all new affordable units in the housing stock, i.e., all new publicly-assisted and market rate units affordable to low-and-moderate income households.

For units constructed in 2011 and beyond, the Council is using a consistent income limit of what a family of four with an income at or below 60 percent of area median income (AMI) can afford to pay in monthly housing costs for either rental housing or mortgage costs (including principal, interest, property taxes and home insurance).

This level is also consistent with the preference adopted in 2001 by the Local Housing Incentives Account Additional Metropolitan Housing Implementation Group (MHIG) Funding Criteria for funding homeownership units affordable at 60 percent of area median income.

Through 2010, the Council had identified a purchase price ceiling or target maximum price for owner-occupied homes based on what a family of four with an income at or below 80 percent of AMI could afford at prevailing interest rates. For affordable rental units, the Council had previously used the maximum monthly rents affordable for households at 50 percent of AMI.

2012 Community Development Committee Draft Work Plan

Community Development Director Guy Peterson presented to the committee the work plan for the upcoming year. He explained the different types of reports and analyses the CDC will be presented throughout 2012.

ADJOURNMENT

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

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

Respectfully submitted,

Michele Wenner
Recording Secretary