

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

REGULAR MEETING OF THE COMMUNITY DEVELOPMENT COMMITTEE
Monday, November 19, 2012

Committee Members Present: **Gary Cunningham, Chair; Jon Commers, Steven Elkins, Richard Kramer, Jennifer Munt, Sandra Rummel, Roxanne Smith, Wendy Wulff**

CALL TO ORDER

A quorum being present, Chair Cunningham called the regular meeting of the Council's Community Development Committee to order at 4:30 p.m. on Monday, November 19, 2012.

APPROVAL OF AGENDA AND MINUTES

It was moved by Smith seconded by Elkins, to approve amending the agenda, moving business item 2012-357 to second on the list. **The motion carried.**

It was moved by Munt, seconded by Kramer to approve the minutes of the November 5, 2012 regular meeting of the Community Development Committee. **The motion carried.**

BUSINESS

2012-260 Public Hearing on changes to *2030 Regional Parks Policy Plan* – Modification to the Park Acquisition opportunity Fund Grant Rules (Arne Stefferud 651 602-1360)

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

Elkins moved, seconded by Kramer that the Metropolitan Council:
Conduct a public hearing on November 19, 2012 as part of its Community Development Committee meeting regarding amending the *2030 Regional Parks Policy Plan* to:

- Replace the rules for Park Acquisition Opportunity Fund Grants found in Chapter 4 Finance of the *2030 Regional Parks Policy Plan* with those described in this memorandum; and
- Replace System Protection Strategy 3 of the *2030 Regional Parks Policy Plan* as described in this memorandum.

The hearing record shall remain open until 4:30 p.m., November 30, 2012.

Three people signed in to speak at the hearing supporting the 2030 Regional Parks Policy Plan:

Jonathan Vlaming, Three Rivers Park District
Mark Themig, Scott County Regional Parks
Greg Mack, Ramsey County Parks and Recreation

The motion carried.

2012-357 City of Greenfield Comprehensive Plan Update, Tier II Sewer Plan,
Review File No. 20590-1

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

Commerz moved, seconded by Smith to table action on this report to the next CDC meeting on December 3rd.

The Committee (CDC) made a motion to bring the Greenfield Comprehensive Plan Update (Business Item 2012-357, Review File No. Review File No. 20590-1) back to the December 3, 2012, CDC meeting for further discussion of staff findings.

Council staff found the Update conforms to regional system plans, is consistent with Council policies, and compatible with the plans of adjacent and affected jurisdictions.

The motion carried.

2012-353 Scott County 2011 System Statement Comprehensive Plan Amendment,
Review File 20402-4

Senior Planner Tori Dupre presented the staff report and proposed actions to the Community Development Committee.

Kramer moved, seconded by Elkins that the Metropolitan Council

1. Adopt the attached review record and allow Scott County to put the 2011 System Statement comprehensive plan amendment (CPA) into effect.
2. Advise the County to implement the advisory comments in the Review Record for Parks and forward the corrected maps to the Metropolitan Council staff following the County Board approval.
3. Find that the proposed CPA does not change the County's forecasts.

The committee had no questions. **The motion carried.**

2012-352 Change in scope of three Anoka County park grants

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

Kramer moved, seconded by Wulff that the Metropolitan Council authorize amendments to change the scope of Grants SG-2011-099, SG-2011-101 and SG-2012-050 to Anoka County as described in Attachment 1.

The committee had no questions. **The motion carried.**

2012-354 Rosemount Greenway Regional Trail Master Plan, Dakota County
(Referral No. 50028-1) (Tori Dupre 651 602-1621)

Senior Planner Tori Dupre presented the staff report and proposed actions to the Community Development Committee.

Wulff moved, seconded by Smith that the Metropolitan Council

1. Approve the Rosemount Greenway Regional Trail Master Plan (Referral No. 50028-1).
2. Require Dakota County to send the greenway trail preliminary plans to Scott Dentz, Interceptor Engineering Manager, to assess the potential impact to the Metropolitan Council's interceptors prior to initiating the project.
3. Request that Dakota County consider the references to infiltrating stormwater in vulnerable wellhead protection areas as noted in this memorandum.

The Chair asked about trail connections from Minneapolis. Staff responded that trail planning is intended to connect existing trails to other trails and to regional parks. **The motion carried.**

2012-355 Vermillion Highlands Greenway Regional Trail Master Plan, Dakota County (Referral No. 50029-1)

Senior Planner Tori Dupre presented the staff report and proposed actions to the Community Development Committee.

Rummel moved, seconded by Wulff that the Metropolitan Council

1. Approve the Vermillion Highlands Greenway Regional Trail Master Plan.
2. Require Dakota County to provide trail alignment and development plans to the Metropolitan Council Environmental Services Interceptor Engineering Manager for review to protect regional wastewater inceptor facilities.
3. Request that Dakota County consider the referenced documents regarding groundwater and surface water management concerns.

The committee commented on the good work and forward thinking of the counties. **The motion carried.**

2012-356 City of Golden Valley Tiburon Comprehensive Plan Amendment, Review
File No. 20585-3 (Freya Thamman 651 602-1750)

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

Wulff moved, seconded by Elkins that the Metropolitan Council

1. Adopt the attached review record and allow the City of Golden Valley to put the Tiburon comprehensive plan amendment (CPA) into effect.
2. Find that the proposed CPA changes the City's forecasts by adding 150 households and 300 people.

Councilmember Wulff commented that the location of the apartment between the highway and commercial area is an unexpected re-use. **The motion carried.**

2012-358 LCA Local Housing Incentive Account Funding Recommendations (Linda Milashius 651 602-1541)

Senior Planner Linda Milashius presented the staff report and proposed actions to the Community Development Committee.

Rummel moved, seconded by Elkins that the Metropolitan Council award \$1.5 million in Local Housing Incentives Account grants:

Project	City/Applicant	Number of New Units	Number of Units to be Rehabilitated	LHIA Funding Recommendation
Rental Housing Proposals				
Midway Pointe	St. Paul	50		\$100,000
Snelling Apartments	Minneapolis	60		\$150,000
West Broadway Curve	Minneapolis	53		\$300,000
Greenway Heights Townhomes	Minneapolis	42		\$300,000
Concordia Arms	Maplewood		125	\$300,000
Riverview Ridge	Eagan/Inver Grove Heights	51		\$300,000
Sub-total:		266	125	\$1,450,000
Ownership Housing Proposals				
Rebuilding Twin Cities	St. Paul/Falcon Heights		9	50,000
Sub-total:			9	\$50,000
TOTAL		266	134	\$1,500,000

Livable Communities staff presented information about each of the recommended awards. Staff summarized the expected outcomes from the 2012 LHIA funding, which includes the

construction of 256 new affordable units and the rehabilitation and preservation of another 134 affordable units to provide safe, affordable housing options to low income residents in the metro area. The \$1.5 million in LHIA funds will leverage over \$24 million in private investment, and another \$45 million in other public investment.

After summarizing the Concordia Arms project, which is the acquisition, rehabilitation and preservation of an existing senior housing complex, Committee Member Elkins asked if proposals requesting funding for rehab and preservation were becoming more prevalent in the application process. Staff responded that more applications for this type of scope of work have been submitted through the joint application process over the past several years, and that this trend was expected to continue as a large portion of the existing affordable housing stock was built in the '70s and '80s and is now in need of repair and renovation, as well as a renewing of the long-term affordability guarantee that is a condition of publicly subsidized developments.

Committee Member Elkins asked if this is a similar trend for homeownership opportunities.

Staff responded that the majority of homeownership applications that are submitted and funded are for rehabilitation and preservation efforts, and that it is a priority of all the collaborating funding partners of the Metropolitan Housing Implementation Group to preserve the existing affordability housing stock while at the same time adding new units to address the growing need.

Committee Member Wulff raised the concern that with the limitations of even the current longer-term affordability mechanisms of 30 years, new construction developments could likely need to be

publically subsidized again at the end of that time in order to ensure the preservation of the units, as we're now seeing happening with projects such as Concordia Arms. Staff responded that although affordable housing projects funded today may return sometime in the future for assistance with rehabilitation and preservation needs, the underwriting requirements of today have changed and improved from the past to now require that developments have sufficient maintenance and operating budgets and reserves in order to address maintenance issues on an as needed and ongoing basis. **The motion carried.**

ADJOURNMENT

The next regularly scheduled CDC meeting will be held on December 3, 2012 at 4:30 p.m. in the Council Chambers.

Business completed Chair Cunningham adjourned the meeting at 6:30 p.m.

Respectfully submitted,

Michele Wenner
Recording Secretary