



**Southwest LRT Community Works Steering
Committee Meeting Minutes**

Thursday, September 18, 2014

1:30-3:00pm, St Louis Park City Hall

Meeting Attendees

Steering Committee Members & Alternates

Chair Jan Callison, Hennepin County Member

Linda Higgins, Hennepin County Alternate

Peter McLaughlin, Hennepin Regional RR Authority Member

Linea Palmisano, City of Minneapolis Member

Anne Mavity, St. Louis Park Member

Jason Gadd, City of Hopkins Member

Kristi Halverson, Hopkins Alternate

Terry Schneider, Minnetonka Member

Tony Wagner, Minnetonka Member

Kathy Nelson, Eden Prairie Member

Mary Brindle, City of Edina Alternate

Dick Miller, Minnehaha Creek Watershed District Member

Jeff Casale, Minnehaha Creek Watershed District Alternate

Anita Tabb, Minneapolis Parks and Recreation Board Member

Caren Dewar, Urban Land Institute- Minnesota Member

Other Attendees

Katie Walker (Hennepin County), Chuck Darnell (Hennepin County), Elise Durbin (Minnetonka), Tara Beard (Met Council), Cathy Bennett (Urban Land Institute), Karen Lyons (Met Council), Brent Wittenberg (Marquette Advisors), Lou Frillman (Marquette Advisors), Barry Schade (BMNA), Vida Y Ditter (BMNA), Larry Blackstad (MCWD), Janet Jeremiah (EP), Alyssa Ness (EP), Jeanette Colby (Kenwood-Isles Area Association), Gretchen Nicholls (TC LISC), Tim Thompson (Housing Preservation Project), Kim Koempel (SPO), Meg McMonigal (SLP), Lars Negstad (ISAI AH), La Shella Sims (MICA H), Louis Smith (Smith Partners), Elizabeth Ryan (FH Fund), Sara Schmitt (KLD), Kathie Doty (KLD Consulting)

I. Welcome and Introductions

Chair Jan Callison convened the meeting and provided updates. Two community events were highlighted, the Hennepin Community Works 20-year celebration on October 9th at Midtown Global Market from 2:30 to 4:30pm and the Rail-olution Conference on Sunday September 21. Chair Callison addressed materials included in the attendee's packets. First introduced was the executive summary of the Land Use and Economic Development section of the New Starts application submitted to the FTA on September 10. The hope is to now advance to the next stage of project development. Next Chair Callison provided updates on the Met Council grants to Hopkins and Minnetonka for a joint zoning study for the Shady Oak Station and to St. Louis Park for a project at the Wooddale station.

II. Approval of July 2014 Minutes

Chair Callison asked for a motion on the minutes from the July 17, 2014 Steering Committee Meeting. The minutes

were moved by the maker of the motion, Mary Brindle, seconded by Terry Schneider, and passed on a voice vote.

III. Metropolitan Council Housing Policy Plan

Tara Beard, Housing Analyst, provided an overview of the Housing Policy Plan and identified how the region can use its resources effectively. Roles of the Metropolitan Council are as follows: determine the region and each city's future *Need* to affordable housing, negotiate *Goals* for affordable housing development with Livable Communities Act cities, calculate a city's Housing performance *Score*. The need number provides information to cities in order to plan for future anticipated growth, the goal number deals with market issues and is less than the need number, and the score number takes into consideration physical developments, such as new units. These scores are a mechanism used by the Met Council to determine priority criteria for Livable Community Act dollars and are not percentages. Ms. Beard described the measures as some of the most commonly misunderstood concepts. Under the new plan the scoring framework will recognize the differences and provide all communities with a possibility to achieve a high score. The public comment period on the draft closes on September 26th and an adoption of the plan is anticipated for November. Mary Brindle raised the issue of the challenges for some cities to develop affordable housing. Ms. Beard addressed the funding opportunities available through the Met Council.

IV. Southwest Corridor Wide Housing Gaps Analysis

Lou Frillman and Brent Wittenberg from Marquette Advisors summarized the draft and provided recommendations for development of the housing strategy. The housing market and demographics along the corridor show approximately 2/3 of the households are renters. 107,000 corporate presences with only 4% of employees housed within the ½ mile radius. Mr. Wittenberg referenced a Met Council study on changing demographics and housing needs; between 2010 and 2012 80% of household growth is expected to consist of households without children with a strong preference for urban housing primarily high density multifamily residential. 20% of people employed within the ½ mile radius earn less than \$1,250/month. Recommendations going forward: TOD Affordable housing fund, new construction of 1,300 new units at less than 60% of AIM, preserve and improve 7,700 existing affordable units, focus on stations with significant public land ownership, provision of a full range of housing choices, develop branding and promotion strategies for SW LRT lifestyle, create a SW LRT Housing Policy Overlay Zone, mixed-income residential development. Anne Mavity acknowledged the need for cash-flow of the TOD Affordable Housing Fund and questioned the corridor wide housing strategy benefits. Mr. Wittenberg replied with the consistency in goals and policy, and the desire for cities to retain control of the ability to use tools. Ms. Mavity commented on the number of service providers already in place and the risk of adding complexity. Peter McLaughlin stressed the need to explore station area assessments more in depth as the basis to develop policies. Kathy Nelson emphasized the need to accommodate a range of populations and station variations.

V. Myron Orfield, Institute on Metropolitan Opportunity

Mr. Orfield discussed how race and poverty are interconnected and the impact of housing discrimination that has occurred over the years. Minneapolis is the third whitest metropolitan area in the country and dramatically more segregated than other comparable cities with 130 schools more than 70% white. Mr. Orfield concluded with the need for affordable housing goals to be established for the most affluent neighborhoods as opposed to the poorest. Ms. Mavity wondered about the intersection of transportation costs and housing affordability. Chair Callison acknowledged the limited opportunity along the SW LRT line to reach schools with more affluent students. Mr. Orfield concluded with comments about starting conversation and the need for more affluent suburbs to serve a greater portion of lower income students.

VI. Adjournment

Chair Callison adjourned the meeting. The next Steering Committee Meeting will be on Thursday October 16, 2014 at the St. Louis Park City Hall at 1:30pm.