



Southwest Community Works Steering Committee

Meeting Minutes

Thursday, November 17, 2015

1:30 – 3:00 PM, St. Louis Park City Hall

Meeting Attendees

Steering Committee Members and Alternates

Linda Higgins, Hennepin County member

Mary Bridle, City of Edina alternate

Marion Greene, HCRRA

Kristi Halverson, City of Hopkins member

James Hovland, City of Edina member

Anne Mavity, City of St. Louis Park member

Kathy Nelson, City of Eden Prairie member

Linea Palmisano, City of Minneapolis member

Kurt Rogness, Minnehaha Creek Watershed District *for Dick Miller*

Terry Schneider, City of Minnetonka alternate

Anita Tabb, Minneapolis Park and Recreation Board member

Caren Dewar, ULI-MN member

Will Roach, BAC member

Russ Adams, CAC member

Other attendees: Katie Walker (Hennepin County), Kathryn Hansen (SPO), Meg McMonigal (St. Louis Park), Kerri Pearce Ruch (Hennepin County), Julie Wischnack (Minnetonka), Alysen Nesse (Eden Prairie), Michele Schnitker (St. Louis Park), Margo Geffen (Hennepin County), Barry Schade (Bryn Mawr neighborhood), Vita Ditter (Bryn Mawr neighborhood), Tara Beard (Met Council), Tim Thompson (Housing Justice Project), Allyson Lueneburg (Hennepin County), Howard Orenstein (Hennepin County), Connor Schafer (KLD Consulting), Kevin Locke (St. Louis Park), John Doan (Hennepin County), Libby Starling (Met Council), Dan Pfiefer (SPO), Cathy Bennett (ULI-MN)

- Welcome and Announcements:** Acting Chair Higgins called the meeting to order and began with announcements. Chair Higgins announced that Hennepin County will be accepting applications for Transit Oriented Development (TOD) funding in early 2016 and cities are encouraged to apply. Councilmember Nelson (Eden Prairie) announced that the Eden Prairie City Council has taken action to contribute land at City West station and Eden Road for the SW LRT project.
- Approval of August 2015 meeting minutes:** Chair Higgins requested action on the August 2015 minutes. Minutes were approved on a voice vote.



3. **Committee updates:** Katie Walker (Hennepin County staff) provided an update on the Technical Implementation Committee (TIC) activities, which included a presentation from the Trust for Public Land regarding greenspace along transit corridors. Russ Adams and Will Roach provided updates on the recent joint CAC/BAC meeting, which was held on October 27th. The joint BAC/CAC meeting focused on construction communications and outreach, discussing challenges in reaching a wide range of groups with construction impact information.
4. **Fair Housing Act & U.S. Supreme Court Fair Housing Decision:** Phil Steger (Dorsey & Whitney LLC) presented an overview of the U.S. Supreme Court decision on Fair Housing, which was handed down in June 2015. He noted that the Court upheld the disparate impact theory while also addressing intent to discriminate. The Court said that a policy must intentionally cause disparate impact, not simply be the result of another legitimate policy. Barriers must be “arbitrary, artificial and unnecessary” for a case to proceed. Members had a number of questions for Mr. Steger about impacts to cities for actions and non-actions. Questions included impacts on zoning that dictates lot sizes, policies relating to unit sizes, current local HUD complaints and the potential for additional lawsuits stemming from this decision as well as implications for the *Southwest Corridor Housing Strategy* and for not adopting specific policy tools, such as inclusionary zoning. Mr. Steger was clear to point out that he was not providing legal advice as he answered questions and strongly recommended that members need to secure their own legal advice on this issue. He did stress the importance of good public policy with clear goals and objectives to avoid lawsuits.
5. **Corridor Wide Housing Strategy:** Kerri Pearce Ruch (Hennepin County) and Michele Schnitker (St. Louis Park) provided an overview of the revised *Southwest Corridor Housing Strategy*. The draft before the Committee had been updated from the March 2015 version following stakeholder engagement and feedback received. The overview highlighted sections of the report that had been changed or added since the March 2015 draft as well as actions and a timeline for next steps. Members discussed the document and asked clarifying questions of staff. Due to a lack of sufficient time to conclude their review and discussion of this item the committee decided to delay action on this time until the January 2016 meeting.
6. **Resolution: Corridor Wide Housing Strategy:** Due to a lack of time for adequate discussion, a motion was made to lay this resolution over to the January 2016 meeting. The motion was made by Anne Mavity (St. Louis Park), seconded by Marion Greene (Hennepin County), and passed on a voice vote.
7. **Adjournment:** The Committee adjourned at 3:11 PM. The next Southwest Community Works Steering Committee meeting will be on January 21, 2016.