

Minutes

Community Development Committee



Meeting date: August 17, 2026

Time: 4:00 PM

Location: 390 Robert Street

Members present:

- | | | |
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| ☐ Chair, Robert Lilligren, D6 | ☐ Diego Morales, District 9 | ☒ Victor Obisakin, District 15 |
| ☒ Vice Chair, Toni Carter, D14 | ☒ Peter Lindstrom, District 10 | ☒ Wendy Wulff, District 16 |
| ☒ Reva Chamblis, District 2 | ☒ Chai Lee, District 13 | ☒ = present, E = excused |
| ☐ Anjuli Cameron, District 8 | | |

Dakota Land, Water, and People Acknowledgment

The Metropolitan Council acknowledges that the land we currently call Minnesota and specifically the seven-county region is the ancestral homeland of the Dakota Oyate who are present and active contributors to our thriving region. As part of the Metropolitan Council's commitment to address the unresolved legacy of genocide, dispossession, and settler colonialism and the fact that government institutions, including the Metropolitan Council, benefitted economically, politically, and institutionally after the forceable removal of the Dakota Oyate, the Metropolitan Council is dedicated to instilling Land, Water, and People Commitments in regional policy. These commitments support the Dakota Oyate, the eleven federally recognized Tribes in Minnesota, Ho-Chunk Nation, and the American Indian Communities representing over 150 diverse Tribal Nations that call the seven-county region home.

Call to order

A quorum being present, Committee Vice Chair, Toni Carter called the regular meeting of the Community Development Committee to order at 4:04 p.m.

Agenda approved

Council members did not have any comments or changes to the agenda.

Approval of minutes

It was moved by Obisakin, seconded by Chamblis to approve the minutes of the July 20, 2026, regular meeting of the Community Development Committee. **Motion carried.**

Public Hearing

2026-138 Public Hearing 2027 Public Housing Agency (PHA) Annual Plan (Stephanie Paulson)

The purpose of this item is to conduct a public hearing to inform a future action on the 2027 Public Housing Agency (PHA) Annual Plan.

The PHA Plan serves as a guide to Metro HRA programs, policies, operations, and strategies for serving the needs of very low and extremely low-income households. The PHA Plan is intended to be a convenient source of information for program participants, HUD, and the general public.

Consent business

It was moved by Wulff, seconded by Chamblis that the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

1. **2026-137:** City of Minnetrista Mixed Residential South Area Comprehensive Plan Amendment, Review File 21758-8 (Shawn James, 651-602-1233)

That the Metropolitan Council adopt the attached Review Record and take the following actions:

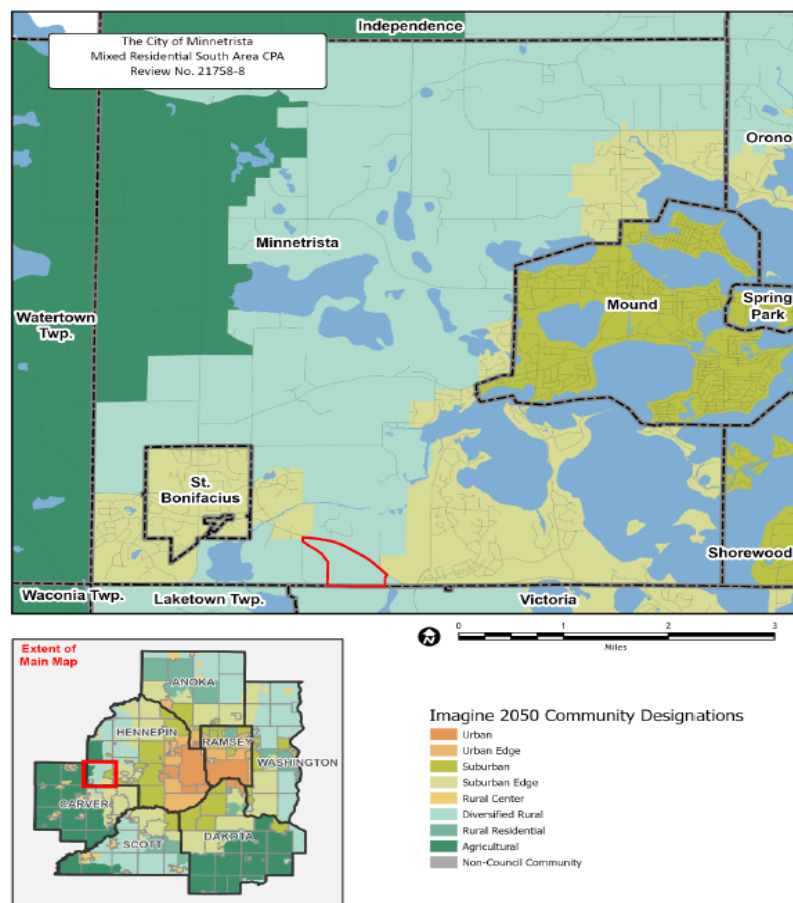
1. Authorize the City of Minnetrista to place its comprehensive plan amendment into effect.
2. Revise the City's forecasts for population and households upward as shown in Table 1 of the attached Review Record.

Table 1. Metropolitan Council City of Minnetrista Forecasts

Category	Census 2020	Current Approved Forecast			Forecast Revision		
		2030	2040	2050	2030	2040	2050
Population	8,262	10,200	11,300	12,500	<u>10,700</u>	<u>11,800</u>	<u>13,000</u>
Households	2,765	3,410	3,800	4,200	<u>3,600</u>	<u>4,000</u>	<u>4,400</u>
Employment	652	940	1,140	1,380	940	1,140	1,380

3. Revise the Imagine 2050 community designation from Diversified Rural to Suburban Edge for the amendment site as shown in Figure 3 in the Review Record.

Figure 3a. Location Map Showing Current Imagine 2050 Community Designation



4. Advise the City to implement the advisory comments in the Review Record for Regional Parks, Wastewater Service, Transportation, and Land Use.

2. **2026-153:** City of Greenfield Bleck Property Comprehensive Plan Amendment, Review File 21991-3 (Freya Thamman, 651-602-1750)

That the Metropolitan Council adopt the attached Review Record and take the following actions:

1. Authorize the City of Greenfield to place its comprehensive plan amendment into effect.
2. Revise the City's forecasts upward for population, households, and employment as shown in Table 1 of the attached Review Record.

Table 1. Metropolitan Council City of Greenfield Forecasts

Category	System Statement Forecast				Estimate 2025	Forecast Revision		
	2020	2030	2040	2050		2030	2040	2050
Population	2,903	3,210	3,510	3,880	3,096	<u>3,680</u>	<u>4,760</u>	<u>4,900</u>
Households	1,013	1,110	1,220	1,350	1,089	<u>1,300</u>	<u>1,700</u>	<u>1,750</u>
Employment	522	740	840	910	947	<u>1,000</u>	<u>1,100</u>	<u>1,200</u>

3. Revise the City's allocation of the regional affordable housing need to 83 units at 30% Area Median Income (AMI), 92 units at 31-50% AMI, and none at 51-80% AMI
 4. Advise the City to implement the advisory comments in the Review Record for wastewater, forecasts, and land use.
3. **2026-154:** City of Bloomington South Loop Future Land Use Designation Comprehensive Plan Amendment, Review File 21953-21 (Amber Turnquest, 651-602-1576)

That the Metropolitan Council adopt the attached Review Record and take the following actions:

1. Authorize the City of Bloomington to place its comprehensive plan amendment into effect.
 2. Find that the amendment does not change the City's forecasts.
 3. Advise the City to implement the advisory comments in the Review Record for Land Use.
4. **2026-139:** Forecast Revisions Following System Statements Reconciliation (Todd Graham, 651-602-1322)

That the Metropolitan Council:

1. Revise local forecasts in Imagine 2050 for North Oaks, Hugo, and Oakdale, as detailed in Table 1.

Table 1: Local forecast revisions

City	Measure	Census/DEED 2020	Amended Forecast		
			2030	2040	2050
North Oaks	Population	5,272	5,700	5,700	5,700
	Households	1,972	2,140	2,150	2,150
	Employment	1,288	1,630	1,630	1,630
Hugo	Population	15,766	23,000	27,100	29,000
	Households	5,939	9,000	10,900	11,900
	Employment	2,668	3,500	3,910	4,000
Oakdale	Population	28,303	35,300	36,000	36,000
	Households	11,304	14,500	14,900	14,900
	Employment	9,943	11,400	12,100	12,100

2. Revise sewer-serviced forecasts in the Water Policy Plan for North Oaks, Hugo, and Oakdale, as detailed in Table 2.

Table 2: Sewer-serviced forecast revisions

City	Measure	Estimated 2020	Amended Forecast		
			2030	2040	2050
North Oaks, to Metro facility	Population	1,831	2,300	2,300	2,300
	Households	685	850	860	860
	Employment	1,206	1,550	1,570	1,570
Hugo, to Metro facility	Population	12,904	21,280	25,420	27,340
	Households	4,861	8,330	10,230	11,230
	Employment	2,447	3,430	3,840	3,930
Oakdale, to Metro facility	Population	28,303	35,300	36,000	36,000
	Households	11,304	14,500	14,900	14,900
	Employment	9,943	11,400	12,100	12,100

3. Revise Affordable Housing Need allocations in the Housing Policy Plan for North Oaks, Hugo, and Oakdale, as detailed in Table 3.

Table 3: Affordable Housing Need revisions

Affordable Housing Need: 2031 – 2040 Decade				
City	Units needed 0 - 30% AMI	Units needed 31 - 50% AMI	Units needed 51 - 60% AMI	Total units needed
North Oaks	3	2	1	6
Hugo	417	377	0	794
Oakdale	84	47	22	153

Consent Business Adopted **Items 2026-137, 2026-153, 2026-154, and 2026-139.**

Motion carried.

Non-consent business – Reports of standing committees

1. 2026-156: Bring It Home Project Based Voucher Award Recommendation (Chong Lao)

It was moved by Wulff, seconded by Obisakin that That the Metropolitan Council:

Award 100 Bring It Home (BIH) Project Based Vouchers (PBV) to five (5) projects.

Authorize the Metro HRA Senior Manager to execute the necessary documents with the project owners of the awarded projects.

Wulff: I would love to see the pictures of chessman too so that we see what it is that we're approving. And then um are these units currently occupied? So that the people that are there get a gift of home affordability.

Chamblis: I like that adults being the second priority to families because there are adults that are really looking for affordable housing and some of them are at risk or actually homeless. An opportunity for adults as well and the growing population of individuals that you know are getting housing stress.

Chamblis: What is an area of affluence related to how selecting units in an area of concentrated poverty or improved housing choice in an area of affluence.

Chamblis: How did this area of fluence come about and what does it mean to the selection criteria?

Obisakin: Program requirements - Why is that number 30%.

Motion carried.

2. 2026-124 JT: Third Quarter Budget Amendment (Heather Giesel)

It was moved by Obisakin, seconded by Wulff, That Metropolitan Council to amend community development's operating budget and capital program. (Capital Program, 2026 Operating and Passthrough Budgets and Capital Program)

Wulff: Are there houses that have been identified that this is budgeting for or is this to have the money there when we find the right houses?

Chamblis: How would we make the decision and what is the process of deciding what to do with that money?

Motion carried.

Information

1. Family Affordable Housing Program (FAHP) Portfolio Update (Stephanie Paulson)

The Metropolitan Council is rebalancing the FAHP portfolio to improve resident experience, accessibility, and location while maintaining affordable housing options. Recent actions include using \$2 million in HRA reserves for unit replacement. The portfolio continues to shift across unit types and bedroom sizes to better meet family needs. New units in Richfield were added with substantial rehabilitation work. Upcoming discussions will focus on financing future acquisitions, including selling ten units and assessing cost gaps. The Council is also seeking new city partnership agreements, with a preference for East Metro communities.

2. Draft Regional Parks and Trails System Competitive Equity Grant Program: Notice of Funding Availability (Jessica Lee)

The 2027 Equity Grant Program NOFA outlines \$8 million in funding for regional park implementing agencies to propose capital or non-capital projects that strengthen equitable use of regional parks and trails across age, race, ethnicity, income, national origin, and ability. Eligible agencies may submit up to four applications, with grants ranging from \$100,000 to \$1,000,000. Projects must align with the 2050 Regional Parks and Trails Policy Plan, meet ADA requirements, and focus on equity-driven outcomes such as engagement, partnerships, community awareness, accessibility, or programming. Applications are due December 30, 2026, and evaluated using a 100-point system emphasizing equity impact, partnerships, engagement, capacity building, and programming.

3. Update on Decennial System Statement Dispute Resolutions (Angela Torres)

Update explains that after issuing the 2050 System Statements in September 2025, most communities accepted them without dispute, while a small number requested clarifications or formally contested their population, household, or mapping forecasts; ultimately, five cities Farmington, Forest Lake, Hugo, North Oaks, and Oakdale submitted formal disputes, all of which were resolved through negotiated agreements without administrative hearings, often involving modest forecast adjustments, commitments to future studies, or procedural clarifications, reflecting a collaborative process between local governments and Council staff.

Adjournment

Business completed; the meeting adjourned at 5:25 p.m.

Certification

I hereby certify that the foregoing narrative and exhibits constitute a true and accurate record of the Community Development Committee meeting of August 17, 2026.

Council contact:

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