



MEETING MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE
Tuesday, October 19, 2021 at 7:00 P.M.
Remotely via Zoom

Present: Chair Revelle, Councilmember Burns, Councilmember Nieuwsma, Monika Bobo, Kathy Feingold, Hugo Rodriguez, Joanna Zolomij

Absent:, Councilmember Reid, Loren Berlin

Staff: Sarah Flax, Housing and Grants Manager; Marion Johnson, Housing and Economic Development Analyst

Guest: Mike Roane, Chair of the Affordable Housing Plan Steering Committee

Call to Order

Chair Revelle called the meeting to order at 7:04 PM with a quorum present.

Suspension of the rules

Kathy Feingold moved the suspension of the rules to allow for members to participate electronically or by phone. Hugo Rodriguez seconded the motion, the motion was approved 7-0.

Approval of the September 21, 2021 meeting minutes

Councilmember Nieuwsma moved to approve the minutes, Kathy Feingold seconded the motion, the motion was approved 6-0 with 1 abstention (Monika Bobo).

Presentation of the Affordable Housing Plan Steering Committee 2020 Community Outreach findings

Mike Roane, Chair of the Affordable Housing Plan Steering Committee (AHPSC), introduced the 2020 Community Outreach findings report. Staff presented the report which was originally presented at the March 2020 community meeting by Millenia Consulting. Mike Roane reported that the findings from this effort included positive support from the community on the various housing solutions discussed during the engagement and that density and increasing supply would be key to help with affordability. Mr. Roane shared that he welcomed the HCDC to use the findings and continue this work.

Discussion took place around the role of the Housing & Community Development Committee and what could be the next steps to move forward with the work that the AHPSC completed, as well as consideration to include this work within the potential larger work of a comprehensive plan.

Councilmember Burns asked for details about the comprehensive plan process. Staff shared it was still only a budget line item and not yet approved, and suggested looking at the [Minneapolis](#)

[comprehensive plan](#) to understand what a comprehensive plan encompasses.

Work plan discussion

Three areas of focus were discussed for potential task forces or subcommittee.

- Housing rehabilitation for energy efficiency, resilience and sustainability for lower income households (potentially using CDBG funds in combination with ARPA and other available sources of funding)
- Small and midsize landlords program to assist landlords who are most likely to provide naturally occurring affordable housing
- Review and update of the Inclusionary Housing Ordinance

Councilmember Burns suggested looking at ideas to increase density to improve affordability as another key theme, but suggested it may be a topic for another committee or part of the larger comprehensive plan conversation. He also suggested the consideration of a workforce development plan as part of the housing rehabilitation work.

The committee was reminded that vice chair nominations were needed for the next meeting's election.

Updates to the rules and procedures were postponed to the next meeting.

Public comment

Betty Ester asked how much CDBG funds were used to build new affordable housing over the years. Staff shared that CDBG funds are not allowed to be used for the construction of new housing. Ms. Ester suggested that non-profit organizations receiving CDBG allocations are always the same and wanted to know what the results were, and whether reporting was available. Ms. Ester also shared that the community outreach process is too short,

Sue Loellbach shared that a comprehensive plan is great but that time is of the essence and work should be ongoing to keep making improvements on affordable housing. Ms. Loellbach shared that a lot of fragmented work was happening and that she expected the committee would bring some focus and connect all related efforts, including the housing initiative of the reparation committee.

Tina Paden shared that as a small landlord providing affordable rentals in the community she and her fellow landlords needed help, including housing rehab help. She shared concerns about smaller landlords being bought out and selling their properties as they face challenges due to the COVID-19 crisis and increasing property values. Ms. Paden shared concerns about the new laws around sealed eviction records and not being able to assess a potential renter's credit.

Doreen Price suggested that the City should reach out to households in needs with information

on the programs they may be eligible for. Ms. Price also suggested an additional meeting for community outreach and the need to make the meetings more accessible, easy to find as well as share the participants list so that residents can be heard. She suggested considering climate change, flooding, and environmental impact when looking at policy changes and comprehensive plan. She urged the committee to consider seniors aging in place when looking at housing policies.

Adjournment

Chair Revelle adjourned the meeting at 9:18 PM.

The next scheduled meeting of the Commission is Tuesday, November 19th, at 7:00 PM via Zoom.

Respectfully submitted,

Marion Johnson
Housing and Economic Development Analyst