



Housing Opportunities Commission Minutes  
December 9, 2020 at 5:00 p.m.  
City Hall Council Chambers &  
Virtual Online – WebEx Meeting

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Members Present: Betzig-Lundberg, Chaput, Crowell, Gomez, Gulbrandson, Moseley, Poser, Rogers, Councilmember Xiong

Members Absent: Filipczak, Theisen

Staff Present: Allen, Draxler, Johnathan

1. Call to Order at 5:00 p.m.
2. Roll Call – All attending members were present virtually online.
3. Meeting Minutes – Minutes of November 11, 2020, were approved on a motion by Betzig-Lundberg and seconded by Moseley, with a correction to Item 5.B. that the consensus for the affordable housing fund policy recommendation to reflect a combination of 1.a. and 2.a., plus the addition of “and new construction” to “universal design retrofits” in the same Item.
4. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion. None.
5. Public Discussions
  - A. Review background information – Director Allen referred to a memorandum in the agenda packet summarizing responses from Director Johnathan on questions from the Commission in their review of the 2020-2024 Consolidated Plan. Director Allen referred to the Plan Commission’s Comprehensive Plan 5-year review process and requested any additional feedback and input, specifically on Chapter 10: *Housing Assistance, Diversity and Design Plan*, to be sent to him as soon as possible.
  - B. Affordable Housing Fund – Commissioners clarified the consensus for 1.a. Competitive Awards for New Construction and 2.a. Rehabilitation of Existing Housing. Commissioner Moseley requested clarification on whether the City Council allocated the funds exclusively for multi-family housing or if it is more comprehensive. Director Allen will review and confirm the Council’s direction and available options. Commissioner Poser initiated discussion on new construction versus rehab of existing housing. Councilmember Xiong questioned how these funds could be built upon and serve as seed money for a longer-term program, including engaging community partners for funding. Discussion continued regarding: landlord or developer fees to support affordable housing; revolving loan fund concept; focusing on existing units versus new construction; adaptive reuse; Milwaukee County Housing models (e.g., [Take Root Milwaukee](#), [Milwaukee County Housing First](#)). Commissioner Poser made a motion that the policy would be used for 1.a. with the option for 2.a. for a substantial rehabilitation to an existing structure, such as an adaptive reuse. Motion seconded by Commissioner Moseley and the motion carried.
  - C. 2021 Draft Work Plan – Commissioner Moseley provided a draft work plan in the agenda packet, using the format from the Bicycle & Pedestrian Advisory Committee and the Sustainability Advisory Committee. Chairperson Crowell thanked Commissioner Moseley for her work on this initial draft and asked for feedback from the Commission. Commissioner Rogers suggested adding an item “Monitor Housing Inventory.” Commissioner Poser suggested changing “Identified Partners” to “Potential Partners.” Commissioner Xiong suggested adding an item “Explore Growth of the Affordable Housing Fund.” Commissioner Moseley added that more items could come forward from the Plan Commission through their Comprehensive Plan 5-year Review and need to be considered additions to the work plan.

Chair Crowell closed the discussion with a request that Commissioners bring forth final comments on the work plan at the next meeting.

6. Other Business Agenda Items –
  - A. Staff Updates – Director Allen noted that additional information on the new Transit Development Plan and Parking Study Update are available and links to said documents were included in the Commission’s agenda. Commissioner Rogers noted the documents should be reviewed as the Commission implements its work plan, particularly the work plan item “Ordinance Review.”
7. Discussion and Direction
  - A. Future Agenda Items – The Commission agreed to finalize the 2021 Work Plan and Affordable Housing Fund Policy at the next meeting.
  - B. Announcements – None.
8. On a motion by Vice-Chairperson Chaput and second by Betzig-Lundberg, the meeting adjourned at 6:05 p.m.



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Beth Crowell, Chairperson