



Housing Opportunities Commission Minutes
February 10, 2021 at 5:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Members Present: Betzig-Lundberg, Chaput, Crowell, Filipczak, Gulbrandson, Moseley, Rogers
(Commissioner Poser and Councilmember Xiong arrived after Roll Call.
Commissioner Filipczak left at 6:00.)

Members Absent: Gomez, Theisen

Staff Present: Allen, Draxler, Johnathan

1. Call to Order by Chairperson Crowell at 5:00 p.m.
2. Roll Call – Commissioner Filipczak was present in the Council Chambers. All other attending members were present virtually online.
3. Meeting Minutes – Minutes of January 13, 2021, were approved on a motion by Commissioner Gulbrandson and seconded by Commissioner Moseley.
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. Approval of 2021 Work Plan – Commissioners reviewed the finalized work plan and did not identify any additional edits. Director Allen noted that the work plan will move forward to the City Council for their formal approval on February 23, 2021. On a motion by Commissioner Moseley and seconded by Commissioner Gulbrandson, the work plan was approved.
 - B. Affordable Housing Fund Policy Criteria – Director Allen presented his staff memo identifying a recommended revised process to move the Commission’s recommendation forward to a City Council Work Session on February 23, 2021. In preparation for the work session, Director Allen requested that the Commission consider providing the City Council with a few criteria or parameters for a competitive program, with a consensus around 3-5 such items. Director Allen offered possible criteria for consideration. Commissioner Moseley offered a goal of the program should focus on assuring that the number of very low income (less than 50-60% AMI) and workforce (60-120% AMI) units should be a minimum of 20%. Commissioner Poser suggested that the program ensure that units are created for those less than 30% AMI. Vice Chairperson Chaput echoed this suggestion and added that screening criteria for tenants should be more inclusive and creative. Commissioner Filipczak commented that the second portion of the policy recommendation on housing rehabilitation should be given a higher priority and that City development regulations should be reduced. Commissioner Rogers recommended that the program should seek to leverage other funds and that funds could be invested as a ratio of affordable units. Vice Chairperson Chaput explained the upcoming Landlord Support Program, including the Ready-To-Rent and Landlord Mitigation components. Director Allen summarized the current status of the Affordable Housing Fund finances and offered additional program criteria options as outlined in the staff memo, including longevity of affordable rent rates and the ability to leverage other funding. Commissioner Betzig-Lundberg recommended that universal design retrofits should be given additional consideration. Commissioner Filipczak asked what the average rent rates are in Eau Claire. Executive Director Johnathan shared HUD fair market rent rates for 2020. Commissioner Filipczak suggested setting a number of years of affordability as a benchmark for specific amounts of funding. Chairperson Crowell summarized criteria categories as: who; what; how; and how affordable. This includes: what kind of project; how affordable based on AMI; how it will work such as leveraging other funds; and who

will be targeted to benefit from the funds and the tenant mix. Commissioner Moseley added that energy efficiency should also be a category for consideration. Vice Chairperson added that another criterion would be projects that would accept housing vouchers.

C. Public Comment Options – Commissioner Moseley commented that this item is before the Commission due to the desire to allow better opportunities for the public to comment before the Commission. Commissioner Poser responded in agreement. Director Allen explained the City Council public comment process for comparison and offered the option to move the comment period to later in the agenda. Commissioner Rogers asked staff the genesis of the current agenda item’s wording. The Commission agreed to edit the comment period agenda item as such: Open Public Comment Period ~~for~~ items that do not appear on this agenda noted as Public Hearings or Items for Public Discussion.

D. Annual Regional Housing Conference – Director Allen introduced this item for Commission discussion. Commissioner Moseley commented that it can take up to a year to plan and organize a quality conference. Commissioner Poser noted that her organization puts on quarterly conferences around the state and that from her experience knowing who the audience is and what we want to convey to them will make the organizing easier. Commissioner Rogers added that he also has work experience with conferences. Chairperson Crowell requested that this item be placed on the next meeting agenda to discuss audience and focus and asked that a Commissioner volunteer to put together a step-by-step timeline. Commissioner Poser responded that the format of in-person versus virtual will make a difference in the timeline. Chairperson Crowell concluded that the focus for discussion at the next meeting will be the conference date and format.

E. Speaking invitation to Kurt Paulsen (UW-Madison) – Director Allen referenced Dr. Paulsen’s presentation to the Regional Housing Task Force in December located [here](#) on the City of Altoona’s website. Commissioner Rogers referenced the presentation and suggested his attendance at an upcoming Commission meeting would be more valuable through a specific conversation than waiting to present solely at a conference later in the year. Vice Chairperson Chaput suggested he could perhaps participate in both. Director Allen will conduct a follow up with Dr. Paulsen.

F. Review background information: Comprehensive Plan (Chapter 10: Housing Plan) – Director Allen thanked the Commission for their input and comments and offered a final call for any additional feedback in advance of the Plan Commission’s next work session on March 15, 2021.

6. Other Business Agenda Items – None.

7. Discussion and Direction

A. Future Agenda Items – The Commission suggested the following items for consideration at the next meeting: Annual Regional Housing Conference; update on Affordable Housing Fund policy.

B. Announcements – Director Allen noted he will send links to the Kurt Paulsen presentation mentioned earlier and a [link](#) to housing zoning policy PBS report courtesy of Commissioner Moseley. Commissioner Rogers asked staff for clarification on video and audio etiquette for these meetings. Commissioner Moseley asked staff to email the Fair Market Rent tables as discussed earlier in the meeting.

8. On a motion by Councilmember Xiong and seconded by Commissioner Betzig-Lundberg, the meeting adjourned at 6:32 p.m.



Beth Crowell, Chairperson