



Housing Opportunities Commission Minutes
June 9, 2021 at 5:00 p.m.
Virtual Online – WebEx Meeting & Council Chambers

Members Present: Betzig-Lundberg, Moseley, Peterson, Poser, Rogers, Councilmember Werthmann

Members Absent: Chaput, Crowell, Filipczak, Theisen, Vacant

Staff Present: Allen, Draxler, Graybehl, Johnathan

1. Call to Order by Director Allen at 5:23 p.m.
2. Roll Call – Member Moseley and staff Allen, Graybehl, and Johnathan were present in chambers. Members Betzig-Lundberg, Moseley, Peterson, Poser, and Rogers, staff Draxler, and Councilmember Werthmann were present virtually online. Member Betzig-Lundberg nominated Member Judi Moseley to chair the meeting, all approved.
3. Reading and approval of meeting minutes of May 12, 2021 – Peterson moved and Betzig-Lundberg seconded to approve the minutes with the amendment to add Commissioner Poser to the members present list, all approved.
4. Open Public Comment Period – None.
5. Public Discussions
 - A. Affordable Housing Fund Policy (AHF) – Staff presented a memo detailing the conversation and recommendations discussed at a meeting between members of the AHF work group held on June 2nd which detailed potential approved project types and criteria for ranking proposals. The work group recommends a program which ties funding to the successful application for funding from the Housing Authority for single-family homes and WHEDA for Housing Tax Credit (LIHTC) projects. By tying the granting of AHF funds to a successful application to these two agencies, the AHF will leverage outside funding and ensure income-based restrictions. The work group recognized that the complexity of the LIHTC program and how it limits the allocation of AHF to a few project types. The work group expressed the importance that the HOC take further action to help bring a variety of housing types for different income levels and individuals with different needs.

Staff informed the Commission that the interim City Manager sought the acceleration of the adoption of the AHF program to help fund a Low-Income Housing Tax Credit (LIHTC) project which will bring income based rental units for those at or below 80% county median income (CMI) with the likelihood that the money allocated to the project will be replaced later. Members discussed the benefits and limitations of LIHTC programs. Commissioner Poser raised concern due to the lack of clarity of the specific project seeking funding including what income levels will be served by the proposed project and generally the lack of extremely low income (30% CMI or below) units provided by LIHTC projects.

Housing Authority Executive Director Johnathan explained the Authority's program to provide single-family housing to low-to-moderate income (below 80% CMI) individuals. Staff explained the possibility of dedicating funds to those who successfully purchased housing from the Housing Authority to further decrease their housing costs to help the home owner's availability to maintain the house. The Commission discussed the program asking Director Johnathan additional questions to clarify how the program works. Commission members raised concern that the proposed program would not reach enough households.

No action was taken.

B. Barriers to housing development – No presentation.

6. Other Business Agenda Items

- A. Annual Work Plan Updates – Commissioner Moseley asked the status of the Housing Pipeline and staff responded it is still being worked on.
- B. Annual Regional Housing Conference update – The Commission discussed the Annual Regional Housing Conference, with Commissioner Rogers indicating that work will begin later in the year.
- C. Staff Updates – Staff shared they will meet with the Congress of New Urbanism to discuss potential barriers to development that is walkable and affordable. Director Johnathan shared that as a result of ARPA, the City’s Housing Authority received about \$1.4 million dollars in HOME funding but there has yet to be guidance. When guidance is received, a public process will begin to allocate the money to programs identified in their Consolidated Plan and Annual Action Plan.

7. Discussion and Direction

- A. Future Agenda Items – Barriers to Housing Development, Annual Work Plan review, and Housing Pipeline, LITHC presentation
- B. Announcements – None.

8. On a motion by Commissioner Poser and seconded by Commissioner Betzig-Lundberg, the meeting adjourned at 6:48.