



Housing Opportunities Commission Minutes
July 14, 2021 at 5:00 p.m.
Virtual Online – WebEx Meeting

Members Present: Betzig-Lundberg, Carruthers, Chaput, Crowell, Peterson, Poser, Rogers, Theisen, Councilmember Werthmann

Members Absent: Filipczak, Moseley

Staff Present: Allen, Graybehl, Johnathan, Robb

1. Call to Order by Chairperson Crowell at 5:12 p.m.
2. Roll Call – Members and staff were present in person and virtually online.
3. Welcome and Introduction of New Member – Bailey Carruthers
4. Reading and approval of meeting minutes of June 9th - Minutes of June 9th, 2021, were approved on a motion by Commissioner Rogers and seconded by Commissioner Betzig-Lundberg.
5. Open Public Comment Period – None.
6. Public Discussions
 - A. Affordable Housing Fund Policy – Staff presented a summary memorandum outlining the work of the Commission’s affordable housing fund policy sub-group. The sub-group has met four times since early June, focusing their work on main scoring criteria modeled after WHEDA’s LIHTC program. The sub-group requested the Commission’s input at this time on the two categories of Location and Financial Leverage. Staff added that the sub-group is approximately halfway through their review of the modified scoring rubric and that many thanks go to Commissioner Betzig-Lundberg for formatting and editing the rubric and to Commissioners Moseley and Poser for their added input and guidance. The final half will be reviewed by the sub-group in the coming weeks and provided to the Commission. Commissioner Betzig-Lundberg provided an overview of the rubric content and sub-group process. Commissioner Rogers recommended that the rubric should continue to focus on being simplified as well as reflect the Commission’s goals and objectives.
 - B. Barriers to Housing Development – The discussion was postponed and moved to the next meeting.
7. Other Business Agenda Items
 - A. Efficiency Navigator Program – Claire Oleksiak, Executive Director of [Sustain Dane](#), and Rita Fulop of Elevate, provided a presentation on this newer program on low-income housing energy efficiency initiatives.
 - B. Annual Work Plan Updates – Staff referenced the 2021 Work Plan for tracking purposes.
 - C. Staff Updates – Staff referenced conversations with senior housing developers as showing interest in how the affordable housing fund could apply to low-income seniors. Director Allen also noted that recruiting is ongoing for an additional Associate Planner, who may get involved in some of the work of the Commission and in particular with the participatory budgeting process and that steering committee.

8. Discussion and Direction

- A. Future Agenda Items – Commissioner Rogers inquired about The Current Phase 2 low-income housing project and how much funding was allocated to it from the City Council and whether other new LIHTC projects in Eau Claire are also requesting or receiving such funding. Updates were requested on ARPA, ‘Projects In The Pipeline’ report, and specifically the Prairie Heights Residences LIHTC project recently approved.
- B. Announcements – Health Department Regulations and Licensing Division Manager Jeff Robb introduced himself as filling in for Cortney Draxler for this meeting. Councilmember Werthmann asked for a timing update on the Prairie Heights Residences and how that would coincide with the affordable housing policy timing. Director Allen noted that they should intersect very similarly.

9. On a motion by Commissioner Carruthers and seconded by Councilmember Werthmann, the meeting adjourned at 6:25.