



Housing Opportunities Commission Minutes  
August 11, 2021 at 5:00 p.m.  
Virtual Online – WebEx Meeting

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Members Present: Betzig-Lundberg, Chaput, Crowell, Moseley, Poser, Rogers, Theisen

Members Absent: Carruthers, Filipczak, Peterson, Councilmember Werthmann

Staff Present: Allen, Draxler, Graybehl, Hufford, Johnathan

1. Call to Order by Chairperson Crowell at 5:01 p.m.
2. Roll Call – Members and staff were present virtually online.
3. Approval of meeting minutes of July 14 - Minutes of July 14th, 2021, were approved on a motion by Commissioner Poser and seconded by Commissioner Rogers.
5. Open Public Comment Period – None.
6. Public Discussions
  - A. Affordable Housing Fund Policy – Staff presented an updated summary memorandum outlining the work of the Commission’s affordable housing fund policy sub-group. The sub-group most recently met July 28th, refining their work on main scoring criteria modeled after WHEDA’s LIHTC program. Commissioner Betzig-Lundberg provided an itemized update of the rubric content, with specific overview of Section 4-Inclusive Design Features. Staff led a discussion through each scoring section. Vice Chairperson Chaput requested clarification on low income definitions and information on the latest ALICE data. Commissioner Moseley replied that approximately 47% of Eau Claire County residents are in that category and added that staff is using the most recent Census data for these categories. Commissioner Poser added comments on focusing this effort on very low income levels such as 30% and below and reconsidering exclusive points for veterans. Commissioner Moseley concurred with combining veterans points with the remaining categories. Commissioner Rogers suggested emphasizing walkability and public transit access, along with compressing categories in Section 2-Location. It was agreed that Section 2c-Workforce Housing Communities should be removed as non-applicable. Commissioner Moseley and Vice Chairperson elevated the value of Section 6-Energy Efficiency and Sustainability. Commissioner Betzig-Lundberg noted this section could be modified to ‘yes/no’ scoring categories and asked staff what developers and builders are focusing on in this section. On a motion by Commissioner Betzig-Lundberg and seconded by Commissioner Moseley, the Commission adopted the scoring document as amended. Staff provided an overview of the remaining timeline and steps and noted the City Council will provide additional guidance on when and how the Commission will remain involved in the next steps.
  - B. Barriers to Housing Development – Staff referenced two internal memos that will be provided separately—one on zoning for affordable housing and one on a relevant housing toolkit. The remainder of the discussion was postponed to the next meeting.
7. Other Business Agenda Items
  - A. Efficiency Navigator Program follow-up/recap – Provided in the agenda packet is a copy of last meeting’s presentation by Claire Oleksiak, Executive Director of [Sustain Dane](#), and Rita Fulop of Elevate, on low-income housing energy efficiency initiatives.
  - B. Annual Work Plan review – Staff referenced the 2021 Work Plan for tracking purposes.

- C. Staff Updates – Staff referenced the work being done with Congress for the New Urbanism (CNU) and will provide the Commission with those materials as they become available.

8. Discussion and Direction

- A. Future Agenda Items – Staff acknowledged the Commission’s interest in a ‘Projects In The Pipeline’ report, presentations on recently approved LIHTC projects, and any updates on funding through the American Rescue Plan Act (ARPA).
- 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 Moseley and seconded by Vice Chairperson Chaput, the meeting adjourned at 7:18 p.m.