



Housing Opportunities Commission Minutes
May 12, 2021 at 5:00 p.m.
Virtual Online – WebEx Meeting

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

Members Absent: Theisen, Vacant

Staff Present: Allen, Draxler, Graybehl

1. Call to Order by Chairperson Crowell at 5:02 p.m.
2. Roll Call – All attending members and staff were present virtually online.
3. Welcome and Introduction of New Members – David Peterson and Councilmember Werthmann
4. Election of Officers – Betzig-Lundberg moved and Councilmember Werthmann seconded to appoint Beth Crowell to Chair and the motioned carried 8-0. Commissioner Moseley moved and Councilmember Werthmann seconded to appoint Commissioner Chaput to Vice-Chair and the motioned carried 8-0.
5. Reading and approval of meeting minutes of April 14, 2021 - Minutes of April 14, 2021, were approved on a motion by Commissioner Betzig-Lundberg and seconded by Commissioner Moseley, with a note that Vice Chairperson Chaput was in attendance but late.
6. Open Public Comment Period – None.
7. Public Discussions
 - A. Affordable Housing Fund Policy – Commission members who participated in a sub-group provided an update on their recent discussion. Commissioner Moseley shared that the group was working on definitions for scoring categories and noted a preference for awarding funds to one larger project. Staff presented a draft list of 16 scoring categories. Commissioner Poser added that the lower income categories should be consolidated with the lowest being simply “less than 60% AMI” and that clarifications should be made to defined veteran types and underserved populations. Commissioner Rogers suggested that Criterion 11: Eventual Tenant Ownership be removed and that transportation opportunities related to proposed projects be given consideration. Councilmember Werthmann suggested that local fund applicants could be considered for additional points.
 - B. Annual Regional Housing Conference – Commission members discussed the logistics of creating a conference and how to partner with others groups and organizations in the community. Commissioner Rogers referenced the annual housing-related conference hosted by Momentum West as a partner example.
8. Other Business Agenda Items
 - A. Annual Work Plan Updates – Staff referenced the 2021 Work Plan for tracking purposes.
 - B. Staff Updates – Staff provided additional information on the Congress for the New Urbanism’s housing affordability code assessment project, including referencing a similar project in Vermont in 2020: <https://accd.vermont.gov/sites/accdnew/files/documents/CD/CPR/CPR-Z4GN-Guide-Final-web.pdf> Staff also referenced a sample “projects in the pipeline” quarterly report, on which there was consensus from the Commission to move ahead with creating a similar publication. Vice Chairperson Chaput and Commissioner Betzig-Lundberg requested including additional details in Eau Claire’s version.

9. Discussion and Direction

- A. Future Agenda Items – Commissioners Moseley and Rogers requested the Commission provide an opportunity to developers to discuss barriers and issues they are facing. It was also requested that an update be provided on the American Rescue Plan Act (ARPA) funds.
- B. Announcements – Vice Chairperson Chaput announced that the Eau Claire Tenant Education Course will be starting in June through the new Landlord Support Program.

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