



Housing Opportunities Commission Minutes
May 11, 2022 at 5:00 p.m.

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

Members Absent: Chaput, Carruthers, Filipczak, Ross

Staff Present: Allen, Graybehl, Hufford, Sperber

The commission voted to have Commissioner Rogers serve as Interim Chairperson until the completion of the Election of Officers.

1. Call to Order by Interim Chairperson Rogers at 5:03 p.m.
2. Roll Call – Members and staff were present in council chambers.
3. Welcome and Introduction of New Member – Councilmember Johnson
4. Election of Officers
Chair: Commissioner Betzig-Lundberg nominated Commissioner Rogers, Commissioner Rogers declined his nomination and nominated Commissioner Moseley, Seconded by Commissioner Poser. Passed unanimously.
Vice-Chair: Commissioner Poser nominated Vice-Chairperson Chaput to continue serving in the role, seconded by Commissioner Peterson. Passed unanimously.
5. Meeting minutes of April 13, 2022, were approved with below changes on a motion by Commissioner Betzig-Lundberg and seconded by Commissioner Poser.
Noted that minutes say meeting was online, meeting was in-person in Council Chambers. Noted that Keith Johnathan was not in attendance.
6. Open Public Comment Period –
Nathan Dougherty, Western Dairyland, discussed a City of Madison ordinance where landlords cannot decline a renter due to reasons such as rental assistance. Mr. Dougherty advocated for passage of such an ordinance in Eau Claire.

Jill Christopherson, resident/Councilmember, discussed a mobile home park in her Aldermanic District and concerns with residents that are financially stressed. Ms. Christopherson would like the community to look at ways to support and advocate for individuals and advocated for creating an ordinance for mandatory inspection at time of transfer of ownership.

7. Public Discussions

A. 2022 Work Plan

i. Ordinance & Policy Review – Development Review Process Summary – Subdivisions/Plats

Staff presented process for approval of a plat. Staff made two recommendations: 1) (short-range) revising process to eliminate steps prior to final plat review by the Plan Commission consent agenda 2) (long-range) revising process to eliminate steps prior to final plat review by the Council.

Questions:

- What is the difference between single-family and single-family attached: Twin-homes are single family attached, shared wall with own lot.
- Why do you have to go to Plan Commission for preliminary plat? Is there value?

- Recommendation to Plan Commission consent agenda, plat would not go to Plan Commission until all items have been reviewed and approved by staff to meet code?
- How does process change if they do not want any code revisions?
- Would change recommendations have to go to Plan Commission and Council?
- Difference between 2 recommendations (short-range and long-range)?
- What is the opposition to the recommendations?

Motion: Commissioner Moseley moved to send both recommendations to Plan Commission/Council, seconded by Commissioner Rogers. Passed unanimously.

Staff presented the submittals by the applicant and design requirements.

Questions:

- How would twin-homes be built on plat example.
- Can developer build a traditional grid pattern?
- Where did the standards originate which we have now?
- How can we work with developers to encourage more density? Wouldn't it be more profitable for developers if allowed?
- Asked about difference between twin-home and duplex? How does it change the amount of land used?
- How do we fix the zoning to correct the issues that have been talked about the last few meetings?
- Are changes only for new plats? Can it be changed for existing?

B. Regional Housing Conference – Commissioner Mosley discussed subcommittee (work group) meeting with Momentum West.

8. Other Business Agenda Items

A. Regional Housing Study –

- a. Updates: Staff updated the commission that they are working to create the RFP for the Regional Housing Study and working with other communities to determine who will participate.
- b. 2021 Development Report: Staff shared data summary from report.
 - i. Request for data for occupancy permits in addition to development report (permit based) to see how many units are actually newly available.
 - ii. Explanation of single-family and two-family (is this twin-homes?) for next meeting.
 - iii. Would like an update on the projects funded in meetings moving forward.
 1. Will \$20M fill gaps in LIHTC be pursued to complete two outstanding projects?

B. Staff Updates –

- a. Empower Eau Claire (Participatory Budgeting): Went over initial stats, vote ends Friday.
- b. Affordable Housing Fund / American Rescue Plan Act: Scott will send update
 - i. Council discussed process in meeting 5/10/2022
 - ii. County applications can still be applied for until Monday 5/16/2022
 - iii. Request for update to HOME funding.

9. Discussion and Direction
 - A. Future Agenda Items – See throughout notes.
 - a. Commissioner Poser asked if HOC would be the body to make a recommendation in regards to Nathan Dougherty, Western Dairyland request. Commissioner Mosley added Councilperson Christopherson’s request for mobile home inspections.
 - B. Announcements – Taylor announced his last workday as June 3, 2022.
10. On a motion by Commissioner Poser and seconded by Commissioner Betzig-Lundberg the meeting adjourned at 6:55 p.m.