



Housing Opportunities Commission Minutes
June 8, 2022 at 5:00 p.m.

Members Present: Betzig-Lundberg, Peterson, Moseley, Poser, Rogers, Chaput, Ross

Members Absent: Carruthers, Filipczak, Theisen, Council Person Johnson

Staff Present: Allen, Hufford, Pragness, Johnathan

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 Moseley at 5:00 p.m.
2. Roll Call – Members and staff were present in council chambers.
3. Introductions and welcome to new members
4. Meeting minutes of May 11, 2022, were approved on a motion by Commissioner Poser and seconded by Commissioner Betzig-Lundberg.
5. Open Public Comment Period – None
6. Public Discussions
 - A. 2022 Work Plan
 - i. Ordinance & Policy Review – Development Review Process Summary – Subdivisions/Plats
Mr. Allen reviewed subdivision/plats process presented at previous meeting. Shared that Plan Commission was presented with recommendation to move to changing items to consent agenda only. Explained some processes include state approval. Next review type process document will be created for will be general development plans. Presented example and a recommendation from CNU guide that would impact development (will share guide with new members). Will have a review type on Zoning and discussion on possible changes and why.

Questions/Comments
Can Plan Commission adopt the streamlined process or will it have to be approved by Council? Under review, presented as informational and general consensus that Commission was in approval.
When does State approval need occur in Subdivision process? Explained when required (larger plats). Typically, in Final Plat process 60 days and in File with Other Agencies step.
Does State give input prior to City Council meeting? Not typically. Process is for finalizing some other processes (laying out streets, etc.) Other agency reviews also within the 60 days (street naming, etc.)
 - B. Regional Housing Conference –
 - i. Work Group summary of ideas
Mr. Allen explained meetings that have occurred. Discussed Momentum West initiative. Mr. Rogers explained the ordinance that created the Commission included the conference. The thoughts behind partnering with Momentum West. Topics of interest include Missing Middle Housing, accessible housing, poverty simulator, housing types we do not have in community, transportation and housing, state issues, landlord support program, rental landscape.

ii. Summary of meeting with Momentum West

Mr. Allen presented that the meeting focused on transportation and housing. The Eau Claire conference was suggested to be the kick-off of multiple meetings around the state. Doesn't have to be EC focused, can be regionally focused. With rural development and sprawl impact of transportation costs as housing may be more affordable in rural areas, but adds to overall costs. Also discussed conference could be more high level and broad on discussion of housing. Conference dates being considered for October or early November. (October 14th and 15th school off and may not be a good date for the conference).

Chairperson Moseley presented that she has started looking at possible venues to host. Library will have meeting rooms open by then and could accommodate. Reservations are not open yet.

Questions/Comments

Are new housing types referencing higher density? ADUs, short-term rentals, etc. Structuring ownership types including co-ops, covenants with City grants, etc.

Does Momentum West charge for the conference? We have not asked, but some attendees do. May want to have some scholarships available if they do.

What is Momentum West's agenda with the roadshow? Ten county economic development organization and solving housing affordability and supply would help make economies stronger. Similar group, Competitive Wisconsin, having a conference that the structure may be looked at and discussed as a possible replicated agenda for our conference.

Will the conference be hybrid or taped? We can consider recording or depending on where we are may be live for viewing at library.

Recording would allow to be inclusive.

Staff will share notes from sub-committee and Momentum West meetings.

7. Other Business Agenda Items

A. Rental Assistance Discrimination Ordinance follow-up (Dane County)

Mr. Allen shared Dane County ordinance on Fair Housing and discussed there are also Federal guidelines. Will discuss request more at a future meeting.

Questions/Comments

Would like to know what are federal definitions, state definitions, local definitions? Staff will research to share at future meeting.

Mr. Jonathan discussed amendment to City code that looked at Federal, State and City Fair Housing. City was not up to date. Federal was strict, State was stricter. Code adopted by City was the State code as amended (any time state code amended, City code is amended)

What ordinance takes precedence? Depends on the program. The stricter one would take precedent or more protected classes.

Can we get access to Eau Claire City's code? Would want to look at the State as it is what City has adopted.

Staff can share State Code to review for possible recommendations to City code.

Madison's Equal Opportunity Ordinance is what previous speaker spoke on.

Dane County ordinance includes requirement to take vouchers, does City? Can staff research if illegal in Eau Claire and can it be enforced?

Looking at enforcement provisions, will there be an educational component for the community to know their rights, help understand the complexity of landlord/renter law? Landlord resource center

could provide or advocates helping with rental placement. Student presentations at the high school level are beneficial.

B. Mobile Home Inspections follow-up

Mr. Allen presented that conversation was held with Health Department and still in process of investigating options. Ms. Kragness discussed current mobile home inspection process and housing inspection process.

Questions/Comments

Are mobile home and home inspections the same? Occur every five years? Different programs and mobile home occur more often.

What is inspected and how is it enforced? Walking around outside of home for expectations.

Depending on whether concern is complaint based or from inspections. Does not include fines.

Do you inspect inside? No, unless there is a complaint.

What happens with inspections, is report kept? Is it transferred with ownership? Public record.

Comment from last month was a concern over transfer with ownership to help new owner understand concerns with homes. Are inspections completed elsewhere? Not that aware of.

Mobile homes sitting on rental lot are not handled as real estate.

Request to visit mobile home concept more in depth. Readings indicate non-ownership creates issue and there may be ways to remedy.

Ms. Christopherson suggested this might be a topic Momentum West would be interested in.

How many mobile home parks in the City of EC? 8 in the City, 12 total in EC County.

What are differences in mobile home costs that are well maintained vs parks that are not? Would like to learn more about.

Will mobile homes be a part of Housing Study? Yes, at least an inventory.

How long have mobile homes inspections be occurring? Is it relatively new? No, it has been happening for awhile.

How did an issue like The Maples happen? Do not have history of concerns.

Are there other parks in town close to being in that state? Not that staff are aware of.

In mobile home parks, if issues happen with police, is owner held accountable? Can depending on number of issues. Optional for rental owners to request police records.

May be unintended consequences with addressing for people who have no other options.

C. Staff Updates –

a. Empower Eau Claire (Participatory Budgeting)

Has concluded, presented winning projects. Answered questions on when money has to be spent and how follow up will occur.

b. Affordable Housing Fund / American Rescue Plan Act

Mr. Allen presented that recommendations will be presented at next City Council meeting for public comment and shared items that would relate to HOC work. More information will be shared Friday on recommendations. Timelines still need to be discussed.

Questions/Comments

Will the City do a similar application process like the County? Not the recommendation, but not finalized yet. County set aside a portion for public applications.

Scoring criteria developed for competitive grant, how does it apply to projects already underway, e.g. affordable housing above transit center, not an application for the grant?

Discussions were held that if it was competitive a similar process would be used. Transit Center was addressed a little differently due to being a City project. Administration and City Council is aware of criteria if chooses to use.

Discussion to change some language to people first language.

c. Landlord Support Program Year One Pilot summary report

Mr. Allen presented overview of items presented to City Council. Summary report was presented discussing the pluses and challenges of the program with recommendation to continue for a second year with staffing to support and funding.

Vice-Chairperson Chaput presented summary of work completed and program initial year, including concerns/needs raised by different stakeholders that led to pilot program. Found a lot of interest in the program and expansion. Process was revamped and second year pilot program was developed.

Questions/Comments

Housing navigators have become popular in last five years. Having someone that can relate to landlords, housing navigator, can make programs more successful. Communities that have invested in a housing navigator have been successful and process will take more time than a year.

Youth Homelessness Demonstration Grant discussed. System Navigator for youth is being applied for by Commissioner Poser's organization.

How do people get connected with UCP for services? Landlord Support Program, looking for direct funding source to be able to help every community member.

Year 2 is a proposal for funding? Yes.

Comments about benefits of having conversations with landlords to understand needs and create good relationships.

d. Affordable housing project updates

Mr. Allen reviewed that the S.C. Swiderski project off of Kane Road is working at getting permitting. Cannery Park recommended by Plan Commission and going to City Council next week. Over 500 total residential units current built or underway in the Cannery District. Discussed some Federal affordable housing initiatives that are in process of being finalized.

Questions/Comments

Is there a listing? We will create a report and possibly a Story Map.

Conversations about knowing what "affordable" will mean under new Federal program.

State \$25 million that will be awarded to LITHC winners, how will that be awarded? Not sure what will look like yet.

Provide Housing Supply Fund (New Federal program)

8. Discussion and Direction

A. Future Agenda Items

Look at mobile home programs/initiatives that other communities have

City of Madison Equal Opportunity Ordinance

Process summary looking at General Development Plans

Update on conference planning

B. Announcements

None

9. On a motion by Vice-Chairperson Chaput and seconded by Commissioner Poser the meeting adjourned at 7:16 p.m.