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**Housing Opportunities Commission  
Agenda  
November 13, 2024**

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**PLEASE TAKE NOTICE** that there will be a meeting of the City Housing Opportunities Commission on November 13, 2024 at 5:00 p.m. in the Council Chambers of City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin on the below agenda items.

1. Call to Order
2. Welcome New Members
3. Roll Call
4. Approval of meeting minutes of July 10, 2024, August 14, 2024, September 18, 2024 and October 9, 2024
5. Open Public Comment Period

*The HOC desires to hear the viewpoints of residents of the City of Eau Claire on ideas or concerns with a housing focus. The Public Comment Period will be for up to 20 minutes (eligible to be extended by 2/3 vote of the HOC members present). Each speaker shall be permitted no more than 3 minutes to speak and shall speak only once per session. Below items are Public Discussion and do not have public comment periods. All public comment should occur during this allotted time.*
6. Public Discussion
  - A. 2024 Work Plan
    - a. Regional Housing Conference – 2024 (:10)
      - i. Update
      - ii. Workgroup (Schoen, Thrun)
    - b. CIP and ARPA Funding (:15)
    - c. 2025 Work Plan Review (:30)
  - B. Other Business Agenda items
    - a. Change HOC start time to 5:30 (:10)
    - b. Staff updates (:30)
      - i. 2024 Housing Development Permits
      - ii. Eviction Data
      - iii. Day Resource Center Update
        1. Updates from WD <https://www.westerndairyland.org/DRC/>
      - iv. Housing Projects Update
7. Discussion and Direction
  - A. Future Agenda Items
    - a. Housing and Homeless Information/Education Sessions
    - b. AARP Community for All Ages
    - c. TIFs, CIP, and other Housing Initiatives: Finance Director, Kitzie Winters
    - d. Zoning Update
    - e. Mobile/Modular Home and Tiny Home Communities
    - f. Housing Bills
    - g. Possible partnerships with County and neighboring municipalities
    - h. Housing Study community outreach
  - B. Announcements (:10)
    - a. 2025 meeting dates
    - b. Next meeting: December 11, 2024
8. Adjournment

*Jennifer Chaput / aks*

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Jenni Chaput, Vice-Chairperson  
c: News Media



Housing Opportunities Commission Minutes  
July 10, 2024 at 5:00 p.m.

Members present: Schoen, Rogers, Klingbeil, Poser, Thrun, Lindaas

Members absent: Moseley, Chaput, Betzig-Lundberg, White

Staff Present: Hufford, Jagodzinski, Hulberg

1. Call to Order by Acting Chair Commissioner Rogers at 5:02 p.m.
2. Roll Call: Members were present in Council Chambers
3. Approval of meeting minutes of June 12, 2024: Motion to approve by Commissioner Poser and seconded by Commissioner Lindaas.
4. Open Public Comment Period: *No public comment*  
*The HOC desires to hear the viewpoints of residents of the City of Eau Claire on ideas or concerns with a housing focus. The Public Comment Period will be for up to 20 minutes (eligible to be extended by 2/3 vote of the HOC members present). Each speaker shall be permitted no more than 3 minutes to speak and shall speak only once per session. Below items are Public Discussion and do not have public comment periods. All public comment should occur during this allotted time.*
5. Public Discussion
  - A. 2024 Work Plan
    - a. Regional Housing Conference – 2024 (:30)
      - i. Ms. Hufford looking for general guidance on structure of conference
        1. Webinar or 2-1 ½ hour in person?

**Comments, questions, and concerns:**

- Commissioner Thrun commented that a regional webinar as option. Ms. Hufford reiterated that it was not a full day this year and that there was no official day decided yet.
- Commissioner Schoen questioned what each session would be on and if each session would be for each item of passed legislation.
- Commissioner Thrun commented to keep it simple. She explained that some municipalities do not qualify including the City of Eau Claire. Ms. Hufford said they can insert a small amendment to qualify people who may be interested.
- Commissioner Thrun commented that WHEDA should provide a list of what cities qualify. Ms. Hufford commented that programs can be stacked with LIHTC. Ms. Hufford confirmed that they want small breakout sessions. In addition, she inquired if Bank of Chicago and USDA be included. Commissioner Klingbeil commented that people may not know in-depth WHEDA specific programs.
- Commissioner Thrun commented to look at each of the programs and what makes sense in the Eau Claire area. Commissioner Rogers confirmed the three breakout sessions would be more flexible.
- Commissioner Poser suggested there should be level setting of information at the beginning of the webinar so there is baseline for attendees.
- Commissioner Rogers clarified if it was a streaming webinar or in-person?
- Commissioner Thrun commented there may be more attendance virtually and that they should do each session on separate days.
- Commissioner Schoen asked if it would be recorded and clarified that there would be a sort of level-setting at the beginning of each session. Commissioner Poser suggested expanding the amount of time at the webinar for level-setting.
- Commissioner Rogers reiterated there would be a webinar conference and one for each session of each different type of passed legislation.

- ii. Workgroup (Moseley, Betzig-Lundberg, Christopherson, Thrun)
- b. Inclusive Housing Presentation (:45) (see presentation attached)
  - i. *From presentation:*
    - Inclusive housing: accessibility, diversity, sustainability, choice and control, avoid congregation.
    - HUD- People-focused programs, equity focuses, and advancing housing justice
    - Goal 1: Support underserved communities
      - Looking at development through multiple lens; advancing justice; reducing homelessness; invest in success in communities.
    - Goal 2: Ensure Access to Increase the production of affordable housing
      - 2A: Increase supply of housing 2B: Improve Rental Assistance.
    - Inclusive housing benefits everyone.
    - UWEC has instituted this at some capacity.

**Questions, comments, concerns:**

- Commissioner Poser clarified that housing first is a philosophy of service. Housing prioritizes a safe place. Anybody who wants to obtain support needs to adopt this standard.
- B. Other Business Agenda items
  - a. Staff updates
    - i. September HOC – Cancel or move to 9/18
      - 1 Ms. Hufford and A. White will not be available.
      - 2 Commissioner Thrun asked if there is anything urgent that they would need to meet? Ms. Hufford commented yes and no. Unanimous decision to postpone decision until next month.
    - ii. ARPA Updates (Community Land Trust, Community Development Corporation)
      - 1 Ms. Hufford explained next month there would be more information.
    - iii. 2024 Housing Development Permits iv. Housing Projects Update
      - 1 Tour either August 28<sup>th</sup> or August 29<sup>th</sup>. Ms. Hufford to reach back out to commission with times.
  - Eviction Data: presentation by Mr. Hulberg
    - Commissioner Poser questioned whether there was a way to show historical data on map and if landlord ownership could be shown.
  - Day Resource Center
    - Commissioner Rogers commented that the CIP was postponed yesterday and whether there were any general comments on the postponements.
    - Commissioner Schoen said there was an amendment by Council Member Werthmann. City manager recommended combining funds, but new amendment separated the two funds back out. Ms. Hufford commented that there is still a chance to go back to the CIP. Postponed because they would be taking money from parking funding. The parking study is currently being carried out.
    - Commissioner Schoen said funding is only guaranteed for the next year as it is reviewed annually.
  - Update
    - Commissioner Betzig-Lundberg is moving. Ms. Hufford explained that commissioner Betzig-Lundberg recommended another appointee.

6. Discussion and Direction

A. Future Agenda Items

- a. AARP Community for All Ages
- b. TIFs, CIP, and other Housing Initiatives: Finance Director, Kitzie Winters
- c. Zoning Update
- d. Mobile/Modular Home and Tiny Home Communities

## Housing Opportunities Commission Meeting

July 10, 2024

Page 3

- e. Housing Bills
- f. Possible partnerships with County and neighboring municipalities
- g. Housing Study community outreach
- h. Inclusive Housing Presentation

### B. Announcements (:10)

- i. Commissioner Poser reminded Commissions that July 24<sup>th</sup> - 25<sup>th</sup>, Western Dairyland coordinates those interested in engaging with folks sleeping outside. Ms. Hufford to send out point of contact.
- a. Next meeting is August 14, 2024
- b. July 17<sup>th</sup> was Home for Everyone Conference (<https://ahomeforeveryone.events/>)

### 7. Adjournment

Commissioner Rogers called for a motion to adjourn. Commissioner Poser expressed the motion to adjourn. Commissioner Thrun seconded. Passed unanimously at 6:31 p.m.

# Housing Opportunities Commission

## Inclusive Housing

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July 10, 2024



## What is Inclusive Housing?

- People live in homes where they feel they are a part of their communities.
- People participate and have relationships with people in their community.
- People have opportunities to give to their community.
- Should provide people with a sense of home and belonging within their community.
- Should promote quality of life.

Accessibility

Diversity

Sustainability

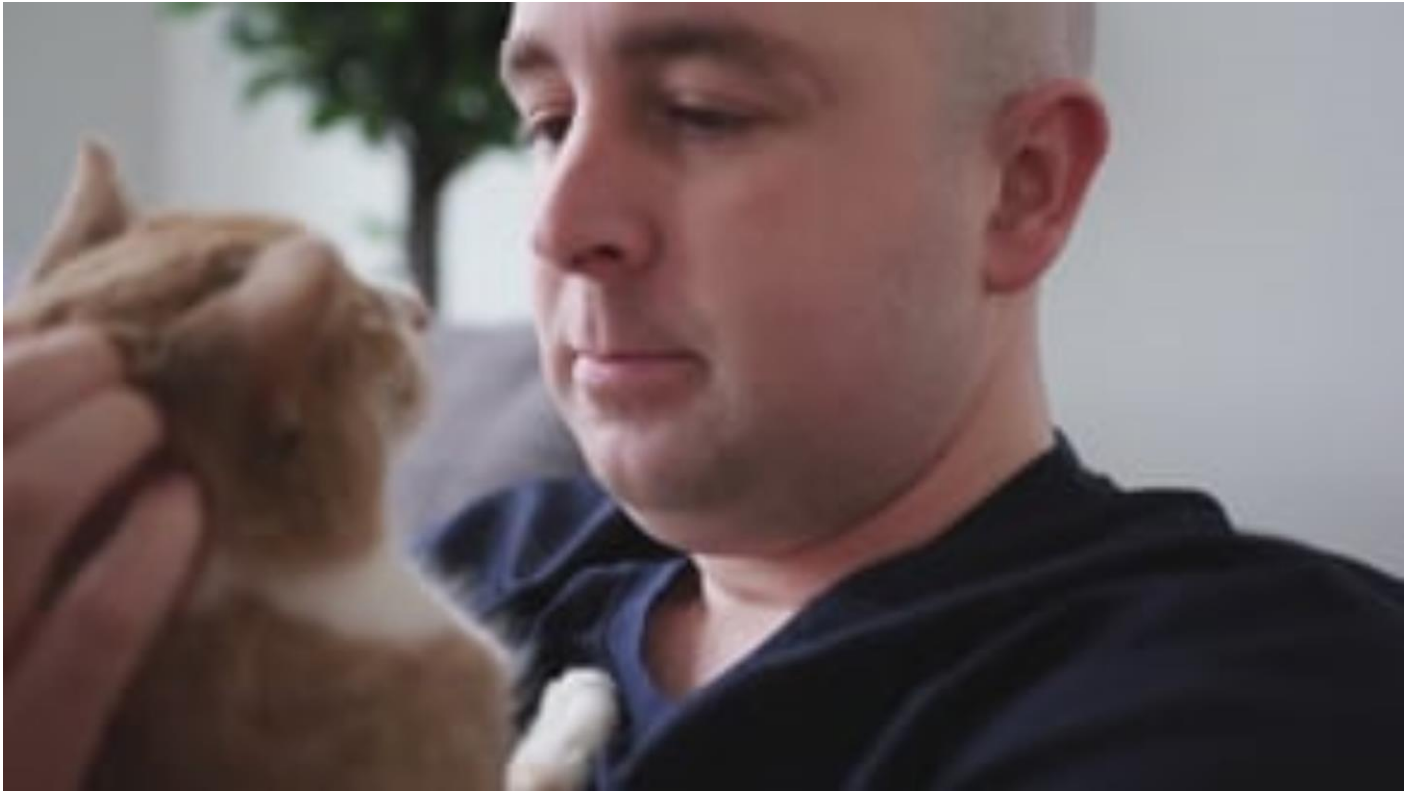
Choice &

Control

Avoid

Congregation

Key to Home Video





## Inclusive Housing - HUD

Overarching Goal: Pursue transformative housing and community-building policy and programs.

- Ensure HUD centers its focus on people, and their lived experiences, with policy and programs that are equity-focused, anti-discriminatory, and that advance housing justice, so that everyone has an affordable, healthy place to live.

FY 2022 – 2026 Strategic Goals

- Strategic Goal 1: Support Underserved Communities
- Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing
- Strategic Goal 3: Promote Homeownership
- Strategic Goal 4: Advance Sustainable Communities
- Strategic Goal 5: Strengthen HUD's Internal Capacity

Source: HUD, <https://www.hud.gov/HUD-FY22-26-Strategic-Plan-Focus-Areas>



### FY 2022 – 2026 Strategic Goals

- Strategic Goal 1: Support Underserved Communities
  - 1A: Advance Housing Justice
  - 1B: Reduce Homelessness
  - 1C: Invest in the in the Success of Communities
- Strategic Goal 2: Ensure Access to and Increase the Production of Affordable Housing
  - 2A: Increase the Supply of Housing
  - 2B: Improve Rental Assistance

Source: HUD, <https://www.hud.gov/HUD-FY22-26-Strategic-Plan-Focus-Areas>



## Inclusive Housing – Olmstead Decision

- 1999 SCOTUS Olmstead v. L.C.

Unjustified segregation of persons with disabilities constitutes discrimination in violation of title II of the Americans with Disabilities Act.

“Institutional placement of persons who can handle and benefit from community settings perpetuates unwarranted assumptions that persons so isolated are incapable of or unworthy of participating in community life.”

“Confinement in an institution severely diminishes the everyday life activities of individuals, including family relations, social contacts, work options, economic independence, educational advancement, and cultural enrichment.”

Source: US Dept. of Justice Civil Rights Division, [https://archive.ada.gov/olmstead/olmstead\\_about.htm](https://archive.ada.gov/olmstead/olmstead_about.htm)

## Inclusive Housing – Olmstead Decision





## Inclusive Housing – Olmstead Decision

Census Year	Total Population	Group Quarters Population	GQ Disabled Population	Percent of GQ Population	Percent of Total Population
2010	309,349,689	3,996,121	2,237,828	52.6%	0.7%
2022	333,287,562	3,608,768	2,111,129	58.5%	0.6%
+/-	+23,937,873	-387,353	-126,699	+5.9%	-0.1%
		-9.7%	-5.7%		



## Inclusive Housing

While normally associated with intellectual or developmental disabilities, inclusive housing practices also apply to other classes including:

- Income
- Race/Ethnicity
- LGBTQIA+ (HOPWA)

### WHEDA/LIHTC

- Supportive Housing (15 points, 5.5% of total points)
- Mixed Income (12 points, 4.4% of total points)
- Universal Design (18 points, 6.6%)

Inclusive housing policies common at universities.

### UWEC – Specialty Living Communities

- Chemical Free Living – residents and guests agree to maintain a chemical free living style on and off campus.
- Scattered Floor Living – No specific female or male wings/floors.
- Inclusive Housing Apartments/Suites - required to embrace suitemates of all gender identities, gender expressions, and sexualities.
- Rainbow Floor – offer individuals and allies within the LGBTQIA+ community the opportunity to live and learn together.



Housing Opportunities Commission Minutes  
August 14, 2024 at 5:00 p.m.

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**Members present:** Lindaas, Chaput, Schoen, Rogers, Filipczak

**Members absent:** Moseley, Poser, White, Thrun, Klingbeil

**Staff Present:** Hufford, White, Jagodzinski, Hulberg

1. Call to Order by Vice Chairperson Chaput at 5:01pm.
2. Roll Call: Members and staff were present in Council Chambers without a quorum.
3. Approval of meeting minutes of July 10, 2024 – Quorum was not met to approve July meeting minutes; will approve at September meeting.
4. Open Public Comment Period: No public comment  
*The HOC desires to hear the viewpoints of residents of the City of Eau Claire on ideas or concerns with a housing focus. The Public Comment Period will be for up to 20 minutes (eligible to be extended by 2/3 vote of the HOC members present). Each speaker shall be permitted no more than 3 minutes to speak and shall speak only once per session. Below items are Public Discussion and do not have public comment periods. All public comment should occur during this allotted time.*
5. Public Discussion
  - A. 2024 Work Plan
    - a. Regional Housing Conference – 2024
      - i. Update
      - ii. Workgroup (Moseley, Schoen, Thrun)
        - a. Ms. Hufford is looking for guidance on whether to continue with both webinars and in-person meetings for the conference. Additional help would be needed to help coordinate in-person meetings. She reached out to the regional planning commission and Momentum West to see if they wanted to consolidate efforts in a regional approach. Momentum West suggested combining efforts to do one conference. Their conference occurred in June, so thinking that the regional conferences this year could just be webinars.

**Comments, Questions, Concerns:**

1. Commissioner Rogers clarified that the webinars would be specific to WHEDA programs, and the conference would be a broader event. He previously thought the commission talked about webinars and having an in-person event next calendar year. Commissioner Rogers was in favor about partnering with Momentum West for next year.
2. Commissioner Chaput indicated that she wanted to discuss the topics of the conference. With help from the sub-committee, Ms. Hufford indicated the commission and Momentum West will have sessions to discuss topics.
3. Commissioner Schoen commented she is not in favor of doing an in-person event this year, as the amount of staff time required to coordinate an in-person meeting would outweigh the benefits. She questioned why the in-person event was suggested. Ms. Hufford responded that it was suggested to be more of a regional approach.

b. CIP and ARPA Funding

Ms. Hufford indicated there is a proposal going back to Council at next meeting. As it is now, \$75,000 are general fund dollars which could be spent on capital or services; \$1M can only be spent on capital since it is borrowed funding. It could be spent on Community Resource Center (formally known as Day Resource Center) and housing (Community Land Trust, LIHTC projects, etc.).

ARPA funding being reworked. \$1M is allocated towards the Street Ambassador and Community Resource Center; that being said, the results of the readiness study are still unknown and presented to Western Dairyland's board next week. Community Land Trust is still of interest, but there are no current partners, and funding has to be contracted by the end of the year.

**Comments, Questions, and Concerns:**

1. Commissioner Chaput questioned if there was communication within the community to help find partners for the Community Land Trust. Ms. Hufford talked to Home for Good. They may be potential partner, but they were unable to move forward. She indicated that she also talked with ECAHMAA and other statewide organizations.
2. Commissioner Schoen questioned how the original \$500,000 ARPA dollars that was allocated to the Community Resource Center and how it interacts with the \$1 million-dollar flexible funding. Ms. Hufford clarified they are still committing at least \$500,000 and it could be more depending on the results of the readiness study. In addition, it could be a combination of ARPA and CIP. Commissioner Schoen questioned if they could use that funding also for the Street Ambassador program. Ms. Hufford explained they are still figuring out how to fill the funding gap. Flexible funding preferable for both programs.
3. Commissioner Rogers questioned that the CIP amounts being presented have been approved and if it was informational rather than an amendment. Ms. Hufford commented it was informational and ARPA dollars will be going back to council and reallocated. Commissioner Rogers asked how staff foresee making decisions on the housing initiative fund since it has several potential uses. Ms. Hufford commented it depends on the readiness study. He clarified that the ARPA dollars presented here is a change in planned allocation that would go to council. Ms. Hufford confirmed.
4. Commissioner Rogers asked if there are other community land trusts in close proximity to Eau Claire. Ms. Hufford explained that La Crosse has one. They have not been adding new houses as of recently. Madison and Milwaukee both also possess one. Ms. Hufford indicated that a regional Community Land trust could be a possibility. Commissioner Rogers questioned about LIHTC timeline. Ms. Hufford explained applications for LIHTC are in December. Commissioner Rogers clarified that grants are announced in spring, and the commission would have a discussion on gaps that may need funding around that time. Ms. Hufford said potentially three LIHTC projects are being proposed.

B. Other Business Agenda items

a. Change Housing Opportunities Commission start time to 5:30pm

Requires vote but cannot vote tonight since not enough members to make a quorum. Change in start time was requested by a commissioner as difficult to make for jobs ending at 5:00pm.



Commissioner Rogers commented that starting at 5:00pm allows the commission to be finished sooner. He suggested starting at 5:15pm as a compromise.

- b. September HOC – Cancel or move to 9/18  
Since not enough to vote, Ms. Hufford look for advisory on whether to cancel or move meeting. Commissioner Chaput advised to move to the 18<sup>th</sup>.
- c. Staff updates
  - i. 2024 Housing Development Permits
  - ii. Eviction data  
Mr. Hulberg presented data on Residential permits and Eviction Data.

**Comments, questions, concerns:**

- 1. Commissioner Schoen asked if Mr. Hulberg had any insight for the Housing Opportunities Commission. Mr. Hulberg indicated the multi-family permits have been lagging behind the last two years.
  - 2. Commissioner Chaput commented her experience with families looking for 3+ bedroom units.
  - 3. Commissioner Rogers commented that apartments are going to be completed this year, but their permits were issued last year. The number of permits for 3+ bedroom housing are just fewer.
  - 4. Commissioner Filipczak commented that renting is getting more difficult.
  - 5. Commissioner Rogers noted that the additional cost of building has contributed to how much gets built. Mr. White commented developers have been facing a higher construction cost-per-unit. On the financing side, a number of projects have been put on pause due to interest rates. Many developers wait until they can find another equity partner, find a way to save, or waiting for interest rates to come down. In addition, a number of permits are ready but have not been paid for. For example, pausing mid-construction.
  - 6. Commissioner Chaput asked if they could tie specific units to rent amounts. Ms. Hufford explained it would be extremely difficult as a lot of places don't give out that information. Ms. Hufford indicated studies show we need housing at all levels. Commissioner Rogers commented data does show that with an increase in housing supply, rents should stabilize or drop.
    - iii. Housing Projects Update
      - 1. Prairie Heights Tour
        - Station 995 has ribbon cutting soon. Prairie Heights still waiting to get final confirmation of tour.
    - iv. Day Resource Center Update
      - a Study presented to Western Dairyland Board next week Wednesday. At that point, Western Dairyland and Hope Gospel can discuss their plan moving forward.
6. Discussion and Direction
- A. Future Agenda Items:  
Ms. Hufford presented the benefit of educational presentations for HOC. For example, how developments work, lack of ability to control rents, etc.

**Comments, questions, concerns:**

1. Commissioner Schoen questioned if there is a local group that provides resources to those being evicted. Ms. Hufford commented that there is a tenant landlord resource center. She reached out to the center and shared eviction data.
2. Commissioner Schoen commented about having a liaison at local courts or DA's office. Ms. Hufford replied that in cases, the judge often requests them to do remediation.
3. Commissioner Chaput commented that the organization that she works for has staff that helps with resource sharing.
  - a. AARP Community for All Ages
  - b. TIFs, CIP, and other Housing Initiatives: Finance Director, Kitzie Winters
  - c. Zoning Update
  - d. Mobile/Modular Home and Tiny Home Communities:
    1. Commissioner Filipczak updated group. He said the first home will be up in September after a few delays. In addition, spring will be a busy season. Ms. Hufford clarified their houses will be more customized. Filipczak clarified that they are customized, but it is the financing that has delayed building.
  - e. Housing Bills
  - f. Possible partnerships with County and neighboring municipalities
  - g. Housing Study community outreach
  - h. Inclusive Housing Presentation

**B. Announcements**

- a. Next meeting: TBD

Commissioner Lindaas shared he is relocating to Madison. He recommended Homeless Week with student population should be on the agenda for future items. Ms. Hufford presented certificate of appreciation.

Open Commissioner seats: Commissioner White, Betzig-Lundberg, and Mosley, all have recently stepped down. Committee on Appointments will meet in September or October. Student representative required; former Commissioner Betzig-Lundberg referred someone. Commissioner White brought finance perspective, so Ms. Hufford starting to reach out to connections at banks. Commissioner Mosley had real estate perspective, so still looking to find someone with similar perspective.

**Comments, Questions, or Concerns:**

1. Chaput questioned if lived experience includes those living in affordable housing. Ms. Hufford said that could be an option.
2. ZPAC meets August 19<sup>th</sup> 4pm-6pm; open house afterwards from 6pm to 7:30pm.
3. Second chance job fair occurring after receiving data from bus vouchers.
  - Ms. Hufford indicated volunteers/interns will contact potential employers and ask about requirements for employment. She commented if anyone knows volunteers or potential employers, let her know.
  - Commissioner asked about the timeline. Ms. Hufford said they have to discuss with employers first.
  - Commissioner Filipczak commented there are still shortages in construction. His company provides second chances for their residents. Ms. Hufford said their interns will make a list and begin calling employers. Ms. Hufford also commented that Ashley Furniture provides transportation or BUSH's beans offers second and third shifts.
7. Adjournment: No motion for adjournment required. The meeting concluded at 6:11pm.



Housing Opportunities Commission Minutes  
September 18, 2024 at 5:00 p.m.

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**Members present:** Rogers, Schoen, Poser

**Members absent:** Chaput, Thrun, Klingbeil

**Staff Present:** Hufford, White, Jagodzinski

**Guest:** Jeanne Semb from Western Dairyland

1. Call to Order by Ms. Hufford at 5:05pm
2. Roll Call: Members and staff were present in virtual meeting (via Webex) without a quorum.
3. Approval of meeting minutes of September 18, 2024 - Quorum was not met to approve the meeting minutes; will approve at the October meeting.
4. Open Public Comment Period - No Public Comment
5. Public Discussion
  - A. 2024 Work Plan
    - a. Point-in-Time Count Update
      - i. Update from Ms. Semb from Western Dairyland
        - a. Ms. Semb shared data from Point-in-Time Count update

**Comments, Questions, Concerns:**

- Ms. Hufford noted the increase from this July from the previous July.
- Mr. White asked if Western Dairyland tries to make an estimate of percent of whole unhoused population. Ms. Semb responded they do not.
- Commissioner Rogers questioned what hours the Eau Claire Connect Event took place. Ms. Semb responded 9-12pm and noted they were mindful of Community Table serving hours and Sojourner House.
- Commissioner Rogers inquired further of the timeline of the Point-in-Time Count in relation to the Eau Claire Connect Event. Ms. Semb clarified that the Point-in-Time start was at 11pm on Wednesday night on July 24<sup>th</sup>. The next event started Thursday the next day until noon.
- Commissioner Rogers further inquired if they compare numbers at certain locations from year to year. Ms. Semb responded that they give volunteers a map and equip them with information on past encampments.
- Commissioner Rogers asked if there were other things they try to track or collect, trends, etc. Ms. Semb responded they do review as a committee. In addition, they have youth with lived experiences on Point-in-Time Count.
- Furthermore, Commissioner Rogers asked if there was feedback from other communities in the state in relation to their trends. Commissioner Poser answered Mr. White's prior question in that Western Dairyland counted 75% of total unhoused individuals. The Connect Events generally count more. Commissioner Poser also answered the other question of trends related across other communities. There were 727 total unsheltered individuals in July. In 2019, there were 355 total unsheltered. Fox Cities doubled, Lakeshore doubled, Northwest doubled, and Northeast doubled. Five other coalitions

saw an increase and the other 10 stayed the same or went down. Dairyland makes up 14% of the entire unhoused individual population.

- Commissioner Poser pointed out that coordinated entry gives a different snapshot of unhoused. Point-in-Time uses domestic violence data and transitional housing data.
  - Ms. Hufford added that many people/organizations at the Connect Event also participated in the Point-in-Time Count, highlighting the great work agencies do.
- b. Regional Housing Conference – 2024
    - i. Update
      - a. Ms. Hufford talked with Mai, and they decided to just do the webinars.
    - ii. Workgroup
  - c. ARPA Funding
    - i. 1 million dollars left from ARPA that can be spent on housing projects. It could be service or capital. Funding could go towards Street Ambassador Program or Community Resource Center. Discussed funding could be used for other services if needed but must be contracted by the end of the year.
  - d. CIP
    - i. \$75,000 could go towards street ambassador, various housing initiatives, or community resource center.
    - ii. 1 million dollars must be capital funding. Recommendations include community resource center, low-income housing tax developments, infill development and land acquisition for affordable housing. The focus is to help solve immediate needs.

**Comments, Questions, and Concerns**

- Commissioner Schoen asked the updated estimate of the Street Ambassador Program. Ms. Hufford commented they are looking between \$600,000-\$800,000 for two years. RFP open until Friday until noon.
- B. Other Business Agenda items
    - a. Change HOC start time to 5:30pm
    - b. Staff updates
      - i. 2024 Housing Development Permits
        - a. No new permits—Same as last month
          - i. Mr. White commented that the fed lowered interest rates today. He commented it could be beneficial or detrimental to the housing market. Permit and financing costs are deterrent to building of single-family homes. Ms. Hufford commented that they investigated landlord information. No landlord company that jumps out as problematic so far.
      - ii. Eviction Data
        - a. 16 evictions filed so far this month for Eau Claire County. Ms. Hufford reached out to Tenant Landlord Resource Center to ask about working with individuals showing an eviction filed, but not evicted to determine if identifying info can be redacted. 40% of cases end in outright eviction, however there are other results other than just evictions.
      - iii. Housing Projects Update
        - 1. Prairie Heights Tour confirmed date and time. Day Resource Center Update

1. Updates from WD <https://www.westerndairyland.org/DRC/>
  - Results for the readiness study: It was determined that there is philanthropic support to raise \$4.5 to \$5 millions dollars. This amount should be enough to purchase and renovate a building and also partially fund operations for three years. As a result, WDEOC will focus on finding an existing building in downtown Eau Claire for the Community Resource Center. Before a capital campaign proceeds, WDEOC must:
    - secure a location in downtown Eau Claire
    - Draft a pre-campaign case statement
    - Draft supporting documents detailing the partnership agreement between WDEOC and Hope Gospel Mission.

### **Comments, Questions, and Concerns**

- Commissioner Schoen clarified the original funding for ARPA. The capital funds and the CIP for this project to contribute towards this project and the ARPA dollars freed up for other affordable housing projects. Ms. Hufford responded potentially also for operational funding. They are leaving it open-ended. ARPA dollars need to be contracted by the end of the year.

### 6. Discussion and Direction

#### A. Future Agenda Items

- a. AARP Community for All Ages
- b. TIFs, CIP, and other Housing Initiatives: Finance Director, Kitzie Winters
- c. Zoning Update
- d. Mobile/Modular Home and Tiny Home Communities
- e. Housing Bills
- f. Possible partnerships with County and neighboring municipalities
- g. Housing Study community outreach

#### B. Announcements

- a. Next meeting: October 9, 2024
- b. ZPAC next meeting is October 28 at 4pm
- c. Open House after ZPAC
- d. Open commissioner seats
  - Committee on Appointments have not met yet, so there will most likely not be new commissioner members for October meeting.
- e. Tour date for Prairie Heights—October 15<sup>th</sup> between 9-11am
- f. Second Chance Job Fair
  - Starting employer outreach soon
  - Potential employers
  - Help with organizing—if anyone wants to help with organizing, let her know.
  - Focus would be on homeless population but also open for anyone

### **Comments, Questions, and Concerns**

- Commissioner Poser's organization has an RFP for 2.5 million dollars for housing services, new construction, etc. It is open statewide.

### 7. Adjournment: No motion for adjournment required. The meeting concluded at 6:11pm.



## Housing Opportunities Commission Minutes

October 9, 2024 at 5:00 p.m.

**Members present:** Chaput, Thrun, Poser, Rogers, Filipczak

**Members absent:** Schoen

**Staff present:** Hufford, Jagodzinski, Olsen-Blue, Baumgartner

1. Call to Order by Ms. Hufford at 5:01pm
2. Roll Call: Members were present in Council Chambers.
3. Approval of meeting minutes of July 10, 2024, August 14, 2024, and September 18, 2024. Quorum was not met to approve July, August, and September meeting minutes; will approve at November meeting.
4. Open Public Comment Period -- No Public Comment  
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  - A. 2024 Work Plan
    - a. Regional Housing Conference – 2024
      - i. Update
        - 1 Ms. Hufford talked with Mai about just doing webinars this year. Still waiting for confirmation from her. She met with Momentum West about partnering for 2025. Ms. Hufford is seeking potential dates for a webinar.

**Comments, Questions, or Concerns:**

- Commissioner Thrun said to avoid the state hunting season and the holiday season in December. In addition, Commissioner Thrun mentioned the first two weeks of November or December could be ideal. Ms. Hufford mentioned if they can't find a date this year, they may not be able to do a webinar, but potentially after the new year. Commissioner Thrun mentioned they may not hit the desired timeframe and instead get ready for spring.
  - ii. Workgroup (Schoen, Thrun)
- b. CIP and ARPA Funding
  - i. No changes. Three proposals reviewed for street ambassadors. Ms. Hufford mentioned hopefully this week they will make an announcement regarding street ambassadors. Ms. Hufford indicated they were hoping to get something started by the first of the year.
- B. Other Business Agenda items
  - a. Education/Information – Why doesn't the City build more affordable housing/How does it make it affordable? *The City simply does not build housing. Other ways the City can help incentivize or fund building:*

- 1) **The Affordable Housing Fund** helps fill in funding gaps to make housing more affordable. Prairie Heights development is an example.
- 2) If there is **city land, the city can sell it to low or no cost** to help offset prices.
- 3) **TIF** incentives are also an option. If any incentives are done, it requires a level of affordability.
- 4) **Low Income Housing Tax Credit (LIHTC)** is the only way new construction can be built for low-income households.
- 5) The city also pursues different developments like manufactured/modular homes that can fit on infill lots.
- 6) **Supply is the largest issue, as the city has less than a 2% vacancy rate. An increase of supply and complementing vacancy rate of 5-8% could increase affordable housing.**

Ms. Hufford shared that residents have communicated that people moving into Randall Park Neighborhood are different than past residents, non-students. May be an indication of availability increasing. The city is still working to find partners for a Community Land Trust or Coop model. Two examples were mentioned from Missoula. Ms. Hufford mentioned that Home for Good could be a partner in a Coop or Community Land Trust. The city encourages developers but cannot set rent limits.

**Comments, Questions, or Concerns:**

- Commissioner Thrun inquired about Commissioner Filipczak's Folsom Street Manufactured Home development. Filipczak shared progress on the development.
- Ms. Hufford introduced Jessica Oleson-Bue, the Housing Division Manager. The Housing Authority does have public housing, but they can only have 110 public housing units due to congressionally imposed limits. While they cannot add public housing, they are looking into other housing programs that are similar within the department. Ms. Hufford mentioned there is also a county housing authority. She also mentioned the public may view the city having control of what developers can build, but the city does not have control.
- Ms. Oleson-Bue formally introduced herself and her past work at the Chippewa County Housing Authority. Funding is different for entitlement community vs. non-entitlement communities. The city currently manages over 300 units of affordable housing.
- Ms. Hufford clarified what an entitlement community is. Eau Claire is too big to get rural funding but not large enough to get funding that goes towards larger metropolitan areas (i.e. Madison, Milwaukee). Ms. Hufford mentioned that they met with staff from the governor's office to advocate for items in the next budget.
- Commissioner Chaput questioned about Illinois allocation of money for affordable housing. Ms. Hufford said that the State of Wisconsin has a surplus of \$2 billion in funds. Ms. Hufford commented that we need advocates for state and federal funding.
- Commissioner Poser commented that years ago, the state had already approved money for homeless services, but the legislature halted services and have not passed any homeless funding for the last two sessions. Ms. Hufford shared the budget is on two-year cycles, this is the time to advocate to state policy makers. Compared to other Midwest states, Wisconsin's allocation of funding for homeless services is disproportionately smaller than Minnesota and Illinois.

- Ms. Hufford commented her experience of seeing the pallet home villages in Missoula in which it was funded with ARPA dollars.
  - Commissioner Filipczak commented that housing services should be prioritized. He mentioned that financing mechanism should exist for those who need housing. Ms. Hufford commented there are fewer single-family permits, but the valuation is not much lower.
  - Commissioner Poser commented about her experience in her neighborhood. The total value of her house drastically increased despite minimal changes to it. Ms. Hufford commented that the housing study found that the city needs housing at all levels. Once there is an increase in supply, prices should go down.
  - Ms. Hufford encouraged members to attend the ZPAC meeting.
  - As the commission was talking about homeless services, Commissioner Poser commented that Madison has a unique approach to curb homeless encampments called Dairy Drive. The county allocated money into services and making them accessible in addition to security.
  - Commissioner Chaput commented how imperative services are.
  - Ms. Hufford commented that funding is an issue to provide services like Dairy Drive.
  - Commissioner Chaput asked Commissioner Poser about the sustainability of Dairy Drive after ARPA runs out. Commissioner Poser said that the funding is smaller than ARPA, but she does not know where their funding is coming from. Ms. Hufford commented on her experiences at Missoula.
  - Commissioner Poser commented that there is a tiny home village near Oshkosh/Fond du Lac. At that village, the money that they received went towards heated sidewalks/solar panels in the village. They were originally going to use it for temporary assistance (18 months) and for families with kids. She mentioned that none of that worked, but they are interested in the sustaining of that place through accessing vouchers, etc.
  - Commissioners Poser and Chaput commented on their experiences finding funding solutions.
  - Ms. Hufford mentioned that there seems to be grants to help with capital but not services.
  - Commissioner Poser commented her organization had \$2.5 million dollars to help with services, but not many organizations applied for the grant. She emphasized that people need capacity and want to build.
    - b. Change HOC start time to 5:30pm (postponed to November meeting due to not having a quorum to vote).
    - c. Staff updates
      - i. 2024 Housing Development Permits
      - ii. Eviction Data
        - 1. New intern. No new data.
      - iii. Day Resource Center Update
        - 1. Updates from WD
          - <https://www.westerndairyland.org/DRC/>
            - a. No new updates. Working on case statement for campaign, finalizing building, and working on agreement with Hope Gospel Mission. They anticipate starting in the New Year.
      - iv. Housing Projects Update
        - 1. Prairie Heights Tour
6. Discussion and Direction
  - A. Future Agenda Items: City staff running HOC is unknown. Community Development will transition into supporting HOC.



## Housing Opportunities Commission Meeting

October 9, 2024

Page 4

- a. Housing and Homeless Information/Education Sessions
- b. AARP Community for All Ages
- c. TIFs, CIP, and other Housing Initiatives: Finance Director, Kitzie Winters
- d. Zoning Update
- e. Mobile/Modular Home and Tiny Home Communities
- f. Housing Bills
- g. Possible partnerships with County and neighboring municipalities
- h. Housing Study community outreach

### B. Announcements

- a. Next meeting: November 13, 2024
- b. ZPAC meeting: October 28, 2024 at 4pm
- c. Open Commission seats will hopefully be approved by November meeting.
- d. Second Change Job fair - still working on this.  
Commissioner Poser asked if they are looking at specific sectors. Ms. Hufford said they are looking at construction field based on Commissioner Filipczak's feedback. In addition, data taken from transit vouchers.
- e. Commissioner Poser announced the [Wisconsin Balance of State 2<sup>nd</sup> Annual Conference](#) coming up February 18<sup>th</sup> and 19<sup>th</sup> in Green Bay.
- f. Commissioner Rogers announced they are holding a candidate meet and greet tomorrow, 4-6pm at the library.

7. Adjournment at 6:09pm

CITY OF EAU CLAIRE HOUSING OPPORTUNITIES COMMISSION (HOC)

2025 Work Plan

Theme: A safe, affordable home for everyone.

<b>What</b>	<b>Anticipated Outcome, Product or Result</b>	<b>Specific Actions</b>	<b>Target Dates</b>	<b>Potential Partners</b>
<b>Monitor Housing Inventory</b>	Create a pathway for awareness for projects coming before the City.	Track growth and decline in all housing types and project developments to identify gaps and needs in the community, utilizing a 'scorecard' format.	Monthly	CVHTF, CVHBA, City Staff
<b>Ordinance &amp; Policy Review</b>	Reduce barriers and increase incentives for affordable housing development.	Review city ordinances and make recommendations to PC & CC for positive changes. Update City Council on innovative programs, policies and sustainable housing technologies. Consider new housing paradigms.	Monthly	CVHBA, CVHTF, JONAH AHTF, BBWP Coalition, Transformation Project, El Centro, ECAHMAA, other communities' best practices
<b>Eau Claire Housing Plan</b>	Housing Needs Analysis and Assessment	Review housing study and feasibility of drafting a housing plan or toolkit.	Winter 2024	CVHTF, CVHBA, City of Altoona, Eau Claire County, City Staff, public
<b>Funding Affordable Housing</b>	Increase AH inventory and public confidence in the allocation of AH funds, and preserve existing AH.	Develop strategies for creating increased funding opportunities for AH development and preservation of AH. Assess and implement the process and criteria for the application and allocation of public	Ongoing	CVHTF, JONAH AHTF, local banks & businesses, health care organizations, special needs groups, LSS, Catholic Charities, Western Dairyland, Dairyland Local Homelessness Coalition
<b>Regional Housing Conference</b>	Build relationships with stakeholders, inform the community, generate public input and recommendations.	Plan and execute an event to gather stakeholders and present the opportunity to share strategies, report on progress and discuss current barriers to the development and preservation of AH. <ul style="list-style-type: none"> <li>• Review format.</li> <li>• Convene regional partner planning group.</li> </ul>	Fall 2024	Chamber of Commerce, RANWW, CVHBA, regional municipalities, Momentum West
<b>Promote Home Ownership</b>	Increase home ownership and keep current homeowners in their homes.	Develop strategies for increasing home ownership opportunities for households of low to moderate incomes, and for preventing foreclosures/distressed sales.	Ongoing	Neighborhood Associations, RANWW, State Treasurer, City Housing Division

CITY OF EAU CLAIRE HOUSING OPPORTUNITIES COMMISSION (HOC)

2025 Work Plan

Theme: A safe, affordable home for everyone.

<p><b>Create Public/Private Partnerships</b></p>	<p>Stimulate the development of AH, the revitalization of existing AH, expand the diversity of housing and improve affordability.</p>	<p>Design and execute events and communication channels with state and local organizations that have the potential to fund and promote AH development. Continue to collaborate with community partners to meet the needs of people experiencing homelessness.</p>	<p>Ongoing</p>	<p>Chamber of Commerce, EC Community Foundation, United Way, WHEDA, WI Partnership for Housing, WI Balance of State, BBWPC, Transformation Project, El Centro de Conexión de Chippewa Valley, ECAHMAA, UWEC Housing Coordinator, ADRC, CVLGBTQ+</p>
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Abbreviations:

- ADRC = Aging & Disability Resource Center of Eau Claire County
- AH = affordable housing
- BBWPC = Black & Brown Womyn Power Coalition, Inc.
- CC = City Council
- CVHBA = Chippewa Valley Home Builders Association
- CVHTF = Chippewa Valley Housing Task Force
- CVLGBTQ+ = Chippewa Valley LGBTQ+ Community Center
- ECAHMAA = Eau Claire Area Hmong Mutual Assistance Association
- JONAH AHTF = Joining Our Neighbors Advancing Hope Affordable Housing Task Force
- LSS = Lutheran Social Services
- PC = Plan Commission
- RANWW = Realtors Association of Northwest Wisconsin
- RDA = Redevelopment Authority
- WHEDA = Wisconsin Housing & Economic Development Authority



# Housing Opportunities Commission Meetings 2025

**Council Chambers, City Hall  
5 p.m.  
2nd Wednesday of the month**

January 8  
February 12  
March 12  
April 9  
May 14 (in person only)  
June 11  
July 9  
August 13  
September 10  
October 8 (in person only)  
November 12  
December 10

*Wisconsin Open Meetings Law, City of Eau Claire Ordinance 2.04.055: Housing Opportunities Commission will meet in-person a minimum of two (2) meetings per year. Meetings occurring in May and October are required to be in-person only.  
Adopted August 9, 2023.*

<https://www.eauclairewi.gov/government/boards-commissions-committees/housing-opportunity-commission>

Interested in serving on the Commission?

Resource Bank Form: <https://www.eauclairewi.gov/government/our-divisions/city-manager/online-citizen-resource-bank-form>