



Housing Opportunities Commission Minutes
September 14, 2022 at 5:00 p.m.

Members Present: Theisen, Betzig-Lundberg, Moseley, Chaput, Filipczak, Rogers, Peterson (left 5:55 p.m.)

Members Absent: Councilmember Werthmann, Poser, Ross, Carruthers

Staff Present: Allen, Zastoupil, Hufford

1. Call to Order by Chairperson Moseley at 5:00 p.m.
2. Roll Call – Members and staff were present in Council Chambers.
3. Meeting minutes of August 10th, 2022, were approved
4. Open Public Comment Period – None
5. Public Discussions

A. 2022 Work Plan

i. Ordinance & Policy Review

- **Short-Term Rental Ordinance** – Mr. Allen shared how STR relates to affordable housing. More details and work on ordinance expected later this year. Gave a brief overview of packet information including process to-date, research material, processes from other communities, etc. Host compliance software will soon be available for review and brief overview of some of the data generated. Neighborhood Associations have shared some preferred standards that are under review. Mr. Zastoupil with the Health Department will be working on process with Planning.

Questions/Comments

- Will this go to the Plan Commission as a starting point? Can come to HOC for review as process is defined.
 - Are they paying room tax? Larger host sites are more compliant with regulations.
 - Are we aware of other clusters besides in Third Ward in Eau Claire? Overall not as clustered as anticipated. *Include map for October meeting.*
 - Will this include B&B occupied residences? Still investigating; software is identifying all properties and identifying by type.
 - Is greater concern over operators that are not on property vs a B&B with owner on-site? Frequency of turnover and not owner-occupied seems to be more the concern.
 - Where is the date coming from? Health Dept., Conditional Use Permits, Licensing, software that does a web crawl.
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- **Regional Housing Study** – Mr. Allen shared the RFP was published last Friday. Deadline is 9/30. Planning has received a few questions. Geography is City of Eau Claire, City of Altoona, and Eau Claire County. Shared brief overview of RFP. *Will have an update at October meeting.*

Questions/Comments

- Will proposals include what data will be in the study and how it will be obtained? RFP did not spell out requirements, but would expect proposals would include.

- Information interested in including – types of housing, social determinants of health (chronic disease indicators, environmental public health, social vulnerabilities), people with disabilities, ages, aging in place, age of people in housing, how much accessible housing do we have.
 - Inclusive neighborhoods benefit everyone, finding data on this would be beneficial. Including accessibility in defining inclusive neighborhoods. Discussed how multiple plans are being updated/created over the next year that will overlap and draw from this plan.
 - Shared concerns of accessibility for everyone, often focuses on one or a few aspects, but leaves out other areas.
 - Will number of rental units that are LIHTC, subsidized, rent amounts by bedroom, number of units by bedroom, mobile homes, single family homes. Would be beneficial to compare to the Alice Report.
 - Health Impact Study for Cannery TIF was impressive with data collected.
- **Funding Affordable Housing** – Mr. Allen shared Regional Housing Study and Zoning Code are ARPA funded. Affordable Housing Fund has fall for phase II of ARPA discussion. Budget and Capital Improvement Plan conversations begin in October. Referendum in November will help guide funding determinations.

Questions/Comments

- Does Commission need to start looking at criteria again? *November agenda item would be fitting.*
- Regional Housing Conference – Mr. Allen shared that keynote speaker is confirmed. Receiving feedback from speakers regarding attending virtually, expecting hybrid attendance for conference attendees (may not be recorded). Date December 1st morning conference. Carrie Makarewicz, University of Colorado – Denver confirmed for Transportation and Housing topic (*staff will share her work*). *Work group to meet again in 2 weeks.*

Questions/Comments

- Do we know how many attendees there might be, need to identify who the audience is, entire public or certain groups? Developers and builders would be an important group to attend. Possibly Housing Task Force and Momentum West previous meetings as guides for attendance. Also include City and County elected officials.

6. Other Business Agenda Items

- A. Rental Assistance Discrimination Ordinance wrap-up – Chairperson Moseley asked if further action is desired, commissioners agreed to wrap up discussion with no further action.
- B. Staff Updates
 - a. Ordinance & Policy Review: Major Subdivisions
Mr. Allen explained what steps have changed from the work with Plan Commission. Rezoning will continue later with Zoning Code update.

- b. Affordable Housing projects update – Mr. Allen shared below updates
 - i. LIHTC projects:
 - o The Current (Phase 2) – Moving quickly with phase 2 to get foundation completed as quickly as possible.
 - o Prairie Heights Residences – Final site plan at Plan Commission 9/19.
 - ii. Luther Lakeside Apartments – Western Dairyland working with residents to help rehouse them.
Chairperson Moseley shared that JONAH Affordable Housing Task Force met with Mayo, HUD, Landmark, and Western Dairyland representatives and discussed status for current residents. JONAH asked Mayo to reconsider decision and Mayo said the decision is final. Discussed other options to mitigate harm in community from loss of units and Mayo will continue conversations on helping to create housing options.
 - iii. Mt. Washington – Is in Shawtown neighborhood and will be a topic in neighborhood planning process. Property is still for sale.
 - iv. Andy Lane – Conversations continue with residents and City. Civil engineer working on drawings on what development layout might look like. RDA is exploring other development areas.
 - v. Block 7 – Project is being proposed for housing and should have more information next meeting.
 - vi. Transfer Center – should have more information next meeting.

7. Discussion and Direction

A. Future Agenda Items

See comments throughout minutes

- Commissioner Filipczak shared MPO has reached out regarding cost per lineal foot of road for development. Up to \$820 for everything except cost of land. Costs can change depending on needs. 1998 cost was \$184 a lineal foot, 2018 cost was \$523
- New development by Commissioner Filipczak
- Are there incentives for Mt. Washington? Part of discussion in November on Affordable Housing Fund

B. Announcements

None

8. On a motion by Commissioner Rogers and seconded by Vice-chair Chaput the meeting adjourned at 6:04 p.m.