



Housing Opportunities Commission Minutes  
March 8, 2023 at 5:00 p.m.

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

Members Absent: Ross, Filipczak

Staff Present: Allen, Hufford, Baumgartner, Morman

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 February 8, 2023 were approved with the following corrections: Number 7c. under number 4 on page 3 should say, “designed to be compatible with LIHTC”, not “designed to meet LIHTC”.

Motion to approve by Commissioner Rogers, seconded by Commissioner Poser, and passed unanimously.

4. Open Public Comment Period – No one from the public came forward to speak during the Open Public Comment Period.

5. Public Discussions

A. 2023 Work Plan

**i. Funding Affordable Housing**

- a. Scoring Criteria Review and Update - Ms. Hufford noted that she made the updates that were suggested at the previous meetings. At the end of this section, it was noted that Ms. Hufford would be adding any remaining changes and produce a final draft for their consideration at the next meeting. HOC decided to go through them from the top and the questions, comments, and revisions were made:

Questions, Comments and Revisions:

1. Income Requirement
  - No Comments
- Location
  - There were discussions on the point total for this category, and whether and how it should be weighted. Particularly, there was discussion on the weighting of the “Access” and “Services” subcategory, with points being made on: the importance of access to transit and jobs versus senior centers and hospitals; that with the impending zoning overhaul, maybe the location category should be weighed less; and that maybe services should be weighted more than access.
- Financial Leverage
  - No Comments
- Inclusive Design
  - Multifamily unit were included. 50% of units have feature, and 100% of units of feature checkboxes added
    1. Commissioner Betzig-Lundberg noted that this change would be inclusive of communal facilities.
  - The inclusion of a checkbox for developments that include communal spaces or an “other” category where they could describe what type of development it is was suggested.
  - Acronyms, such as ANSI will be spelled out and added to the document in an index.

- Rehab/Neighborhood Stabilization
  - No comment
- Energy Efficiency and Sustainability
  - No comment
- Development Team
  - General consensus was toward making it a tiebreaker again.

**ii. Regional Housing Study Update**

- a. Steering Committee Virtual Meeting February 22<sup>nd</sup>.
  - Ms. Hufford is to check on whether the slideshow from the meeting can be shared with the public.
  - Preliminary data shows that Eau Claire may actually have close to sufficient housing, but it doesn't match the needs.
  - Commissioner Poser, who is on the committee, spoke on slideshow, the projection of future influxes of people, and that data shows that older residents are not leaving their homes and moving into smaller locations, which does not open up larger houses for growing families.
- b. CZB in town for Open Houses March 15 & 16 - Located at the Library in Eau Claire (3-5 pm on the 15th) and in Altoona (on the 16th).
  - Chairperson Mosely says there will be an online survey that residents can fill out.

**iii. 2023 Housing Conference**

- a. November 1, 2023
- b. Topics
  - 1. Realtors Association
  - 2. Builders Association
  - 3. Zoning Code Update – What and Why
    - a. Commissioner Rogers suggests that we would be in the early days of the zoning code rewrite, this would be an opportunity to inform and educate people on it.
    - b. Add housing study as potential topic.
    - c. Chairperson Mosely asked if they should approach one of the Associations. All members of HOC agreed they should ask both.
- c. Location
  - 1. UWEC and Pablo possible locations or Pablo Center
    - a. Chairperson Moseley mentioned that UWEC has availability on November 1 and that it would cost \$1,300 for the venue, not including payment for their tech support. She also mentioned that we would have to use their caterer.
      - i. The venue would be the Davies Center, plus it's parking area.
    - b. Pablo has not gotten back to Chairperson Moseley yet.

**iv. Affordable Housing Fund – CIP**

- a. Ms. Hufford mentioned that when the funding was approved, it was approved as ARPA dollars that will be going through a community process for allocation. She further explained that staff wasn't sure how that was going to look like yet, noting that it could be done through creating high level categories such as housing and breaking it down from there. Hufford concluded by noting that regardless of how it will be done, HOC will be involved in some way.
- b. Ms. Hufford also went over Governor Evers budget, mentioning the projects in the \$300,000 CIP fund before touching on the associated grants.

1. Is this funding dispersed by the governor's office or will it go to communities to disperse themselves? Hufford responded by stating that the city applied on behalf of other groups and that it was not split up amongst communities. She also reiterated that this is proposed and not in the budget yet.

#### Questions and Concerns

- What happened to the money allocated in the CIP four (4) years ago? Ms. Hufford explained that the CIP is done yearly with projections for five (5) years, so allocations from 4 years ago are subject to change.
- As departments are coming forward with requests for ARPA funding, is there one to replenish affordable housing funding? Ms. Hufford explained they are still looking at what the community process would look like and they are looking at what "big buckets" there are for funding. Werthmann says he is concerned that funding will not go to affordable housing with this process. Hufford responded that she has been pushing for there to be funding and will be putting in a request/proposal for funding to go to affordable housing, but it comes down to what the process is.
- Will the CIP be approved for 2024 this year? Hufford responded yes.
- What is the plan for using the \$4M in ARPA money and the timeline for spending it? Ms. Hufford stated they are trying to develop a plan of spending and that for affordable housing they want to fund projects that can continue after funds run out.
- Is HOC able to make a request for funds from ARPA for the affordable housing fund. Hufford responded that she is not sure and it depends on the process.
- It was suggested that at the next meeting, the members of HOC should draft a letter/resolution to request funding from ARPA.
- The group decided to have a resolution for next meeting to officially request funding from either CIP or ARPA.
- Does HOC have money to award if a good project comes in for them to review? Ms. Hufford responded that they might have funding coming through various proposed state and federal sources. She also noted that there is \$119,030 dollars through TID 7 that could go toward affordable housing, but how it can be used is still being explored.
- Ms. Hufford suggested funding it through several different existing TIDS, such as the \$119,030 through TID 7 and the one in Randal Park, which would require working with their neighborhood association.
- Will they be putting out RFPs? Not at this point as there is nothing to award.
- Chairperson Moseley mentioned working with Randall Park's nonprofit to provide funding.
- How much is in the Randall Park fund and why does nothing seem to happen with it? Hufford responded that they have about \$100,000 that they were looking at beautifying rather than improving housing, and the talks were ongoing.
- It was noted that they do not have money to award and will not send out an RFP.
- Commissioner Rogers asked if his understanding of TIDs was correct. Hufford responded that it was and that while TID 7 could be applied anywhere, the one in Randall park could only be used within a specific area.
- It was requested that staff report back to HOC on the scope of the TIDs that are coming up.

- Commissioner Poser mentioned that there is approximately \$40M in Home ARP funding from the state, but it is available for the county, not the City. She also mentioned that the county doesn't seem to be aware of it.
  - Ms. Hufford will look into the county's plans for it.
  - Who can apply? It is unknown who can apply, but in theory someone in the city can apply, but they can't build it in the City of Eau Claire.
- Moseley plugged Volume One, noting that rants and raves was all about affordable housing.
- Werthmann noted that it needs to be more than \$0 in the CIP for it.

Motion to accept the 2023 Work Plan by Commissioner Poser, second by Commissioner Betzig-Lundberg, and carried unanimously.

6. Other Business Agenda Items

A. Staff Updates

- i. 2023 Housing Development
  - a. Ms. Hufford says there is one permit for a single-family home and one small multi-family. She says they expect more coming in the spring.
- ii. Affordable Housing projects update – Ms. Hufford shared the below updates:
  - a. Block 7 (Phoenix Parkside II)
    - Phoenix Parkside II is currently being reviewed by staff.
  - b. SCS Eau Claire
    - Phases III & IV of SCS Eau Claire successfully went through Plan Commission on Monday (3/6/23)
  - c. Station 955
    - Station 955 has submitted for their demolition and early start permits.

7. Discussion and Direction

A. Future Agenda Items

- a. Commissioner Poser will present on Home ARP dollars
- b. AARP will be coming next month

B. Announcements

- a. Commissioner Theisen shared how impressed she was with Arbitrary Lines and Ms. Hufford mentioned that the City of Eau Claire is working on bringing him here.
- b. Poser says the Wisconsin Collaborative for Affordable Housing is putting on the Homes for Everyone Conference. Ms. Hufford will be presenting for the City of Eau Claire for the homeless tract.

8. On a motion by Commissioner Werthmann and seconded by Commissioner Poser the meeting adjourned at 6:14 p.m.