



Housing Opportunities Commission Minutes  
April 12, 2023 at 5:00 p.m.

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

Members Absent: Peterson, Werthmann, 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 March 8, 2023 were approved with the following corrections:

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. AARP Communities for All Ages Presentation – Darrin Wasniewski**

- a. Darrin Wasniewski presented to HOC information about the AARP Network of Age-Friendly States and Communities. He gave an overview of the program including the five (5) year commitment, the survey, and the benefits of being in the network.

**Questions and Comments**

- What is the commitment after 5 years? Mr. Wasniewski said it is annual.
- What are specific actions or positive outcomes from this program? Mr. Wasniewski said that Greendale did a walking audit and Madison had questions asked during the election.
- Can these meetings with AARP be virtual? Mr. Wasniewski clarified that AARP does not run these meetings, they are local committees leading the initiatives and can be done virtually if the committee chooses.
- What is the cost to join the network? Mr. Wasniewski said there is no cost to join the network, the only cost is associated with infrastructure/policy changes.
- How do communities start this work, is it City Council or citizen led? Mr. Wasniewski said that they require support from chief of the municipality. Madison's is running out of the Madison Senior Center, Appleton's is the Department of Public Works. A steering committee can be composed of many different departments and those from many different areas.
- Can other bodies, such as the county, do this work? Mr. Wasniewski said yes, but others have tried but left it to the municipalities.
- Have any other communities in WI completed the 5 years and decided not to re-up? Mr. Wasniewski said that each of the ones that reached 5 years have reupped their commitment.

**ii. Funding Affordable Housing**

- a. Scoring Criteria Review and Update - Ms. Hufford noted that she made the updates that were suggested at the previous meetings.

### Questions, Comments and Revisions:

#### 1. Location

- There was discussion on what items should be categorized as “Services” and “Access.” Commissioner Betzig-Lundberg suggested that clinics and senior centers should be categorized under “Services.” There was further discussion about getting points for the distance to bus stops, including a category on if a development is within .5 miles of a bus stop or .25 miles of a bus stop, and on whether or not using walkability score encompasses access to transit and should omit the transit proximity criteria.
  - i. Commissioner Poser suggested that the category “Access” be changed to “Proximity” and that walkability potentially be weighted higher as to not exclude those who cannot afford transit.
  - ii. Commissioner Chaput suggested looking into how up to date the walkability and bike scores are with new developments.

#### 2. Weighting

- There was discussion on how HOC wanted to weight each of the categories in terms of point totals awarded.
  - i. Ms. Hufford asked if HOC wanted to provide her with a ranking of categories and she can revise the point totals to reflect the importance. The ranking of categories was agreed on to be “Income” as most important, “Inclusive Design” as second most, “Location” and “Energy Efficiency & Sustainability” tied as third most important.
  - ii. Commissioner Poser suggested that “Financial Leverage” be added as a baseline criterion. Commissioner Betzig-Lundberg said that this could change the structure of the scoring process.
    1. Ms. Hufford noted that “Financial Leverage” was based on the amount of money per housing unit that is being requested.
    2. Commissioner Mosely asked if HOC wanted to make unit price a qualifier, setting a cap on how expensive units can be before they are considered.
    3. Ms. Hufford said she will reach out to Economic Development to ask about economic implications.

#### 3. Inclusive design

- Commissioner Betzig-Lundberg asked we clarify wording so that points can’t be awarded multiple times for the same criteria.

#### 4. ARPA Funding - Ms. Hufford went over relevant items from the April 11<sup>th</sup> Council Work Session on ARPA funding

- Ms. Hufford noted that affordable housing funding was reduced as they should be getting funding from the TID.
- Commissioner Poser asked about the Community Pass Pilot (another ARPA proposal), Ms. Hufford noted that it was a three-year bus pilot program that would provide fare free to low-income and non-university students.
- Commissioner Poser asked about the “Set aside for Phase #3” line item, Ms. Hufford responded that is all within the EDI Strategies section and is set aside for the first three-line items under Inclusive Community Program to use once they have a plan in place.
- Commissioner Poser asked about “Fiscal Stability/One-Time Projects”, Ms. Hufford said it was for consultants or other projects relating to aiding the fiscal situation of the City.

- Commissioner Rogers noted that there would be \$1.25M between the Land Trust Seeding Fund, the Community Development Corporation Seed Funding, the Affordable Housing Fund Allocation and TID #7, all of which would be going into the larger project of affordable housing. He also explained his perspective on how the Fiscal Stability should work.
  - i. Commissioner Poser agreed that it is good if it is done right, but consulting is a racket.
- Ms. Hufford noted that the next council meeting may change the funds shown.

**iii. Regional Housing Study Update**

- a. Steering Committee Meeting March 16
  - 1. Commissioner Mosely gave a brief summary of the meeting.
  - 2. Commissioner Chaput asked if there was adequate representation at the steering committee to answer the particular questions that were being asked. Commissioner Mosely confirmed there was.
- b. CZB in town for Open Houses March 15 & 16
  - 1. Commissioner Rogers asked when we will see the report. Ms. Hufford says end of May. It will be presented to Plan Commission June 5<sup>th</sup> and a community presentation around that time.
    - Commissioner Chaput asked if HOC can have it presented to them. Ms. Hufford said she will ask.
- c. Housing Study Survey is now available

**iv. 2023 Housing Conference 5:24**

- a. November 1, 2023
- b. Location
  - 1. UWEC
    - a. Commissioner Mosely noted that it will be just over \$1,200 and in the Ojibwe Ballroom.
      - i. Motion to approve this location by Commissioner Betzig-Lundberg, seconded by Commissioner Poser, approved unanimously.
    - b. Space up to 125 people, plus the vendor area
- c. Topics
  - 1. Several subcommittees will be formed to discuss topics and arranging sponsors.

**6. Other Business Agenda Items**

**A. Staff Updates**

- i. 2023 Housing Development
  - a. Ms. Hufford noted that single and two-family housing is quite down from last year.
- ii. Affordable Housing projects update – Ms. Hufford shared the below updates:
  - a. LIHTC projects: The Current (Phase 2); Prairie Heights Residences
    - The second phase of The Current is now named The Eddy.
    - Groundbreaking for Prairie Heights on June 15<sup>th</sup> at 1pm.
    - Statewide conference will feature Prairie Heights.
  - b. Luther Lakeside Apartments
    - Nine tenants left, they have stated they will not leave until they are eventually forced to leave.
  - c. Station 955
    - Demo is ongoing and groundbreaking on April 18<sup>th</sup>.

d. Grace Lutheran

- Before construction can start, asbestos needs to be cleaned up and some maintenance on the building needs to finish. Currently 9 residents still without new placements, need to vacate by June 1<sup>st</sup> and Western Dairyland is working one-on-one with them.

e. Others

- The Regency will be sold, sale to finalize in June.
  - a. Commissioner Chaput asked how many residents still need to be rehoused. Ms. Hufford responded that she didn't know.
  - b. Commissioner Moseley noted that DHS has a person there weekly.

7. Discussion and Direction

A. Future Agenda Items

- a. Kitzie Winters, Finance Director, will come in May to talk about TIDs.
- b. Commissioner Poser to talk about home AR funding.
- c. Work to come if ARPA funding is approved.
- d. Economic Development director to talk about how Development Corporation works.
- e. Community Land Trusts - informational presentation.
- f. Energy Efficiency Community Block Grant and National Organization for Affordable Housing.

B. Announcements

- a. Commissioner Betzig-Lundberg is dispersing 60,000 masks to donate to various groups.
- b. Home for Everyone – July 19<sup>th</sup> and 20<sup>th</sup> it will cover anti-criminalization of the homeless.
- c. Ending Homelessness has listening sessions at Grace Lutheran from 6:00 to 8:00 p.m. on April 17<sup>th</sup> for landlords and April 19<sup>th</sup> for business owners.
- d. Ms. Hufford says that Commissioners Poser and Filipczak will continue for three more years, and Commissioner Ross will be continuing as student representative. David Carlson and Christina Thurn will be new members.

8. On a motion by Commissioner Ross and seconded by Commissioner Poser the meeting adjourned at 6:50 p.m.