



Members Present: Rogers, Christopherson, Thrun, Moseley, Filipczak, Chaput

Members Absent: Carlson, Betzig-Lundberg, Poser, Ross, Peterson

Staff Present: Hufford, Morman, White

1. Call to Order by Chairperson Moseley at 5:00 p.m.
2. Roll Call – Members and staff were present in Council Chambers
3. Approval of meeting minutes of May 10, 2023 were approved.

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

4. Open Public Comment Period
 - Chelsea Aber introduced herself to HOC as the Tenant Landlord Resource Coordinator at JONAH
5. Ms. Hufford introduced Aaron White, the new Community Development Director at the City of Eau Claire. Mr. White was previously the Economic Development Manager for the City.
6. Public Discussions
 - A. Funding Affordable Housing – Moved up due to potentially losing quorum later in the meeting.
 - i. Scoring Criteria review and update-Ms. Hufford went over the updates HOC had made in the last meeting.

Motion to approve the Scoring Criteria as it has been presented by Commissioner Rogers, seconded by Commissioner Christopherson, and passed unanimously.

- B. Presentations
 - i. Housing Study – Postponed until a future meeting.
 - ii. Land Trust Presentation and RFP Discussion – Ms. Hufford gave a presentation about Land Trusts.

Questions and Comments

- Commissioner Christopherson asked if there are rules in the contract that prevents someone from owning a land trust home from renting it out. Ms. Hufford said that is something that can be included since the intention is not to make a profit.
- Commissioner Chaput asked if there was any experience or statistics with residents qualifying for mortgages. Ms. Hufford said that if the price of the home is within reason then there should be no issues
- Commissioner Thrun asked if the residents circumstances improve if that would force them to leave the home. Ms. Hufford said there will be no punishment for residents improving.
- Commissioner Rogers asked if the conditions will apply to the next buyer and Ms. Hufford confirmed. Commissioner Rogers followed up and asked how have they been successful in scaling and if there is going to be more demand with houses. Ms. Hufford said there will be more demand, and that the program should be self-sufficient.

- Commissioner Christopherson asked if HOC can put in writing that there will be no punishment if the owner’s situation improves.
- Commissioner Thrun asked how the housing market would be impacted if the market declines. Ms. Hufford said that since they are investing long term it should not have a detrimental effect.
- Commissioner Filipczak asked if we can put safeguards in place so that if the housing market declines the owner is not put into a bad situation.
- Commissioner Christopherson said that mentoring for owning a home should be included in the contract.
- Commissioner Mosely said that they need to consider if they don’t get any applicants.
- Commissioner Christopherson asked about property taxes, if the City would tax it lower than what is appraised. Ms. Hufford said she will look into it.
- Commissioner Thrun asked how the nonprofits will sustain the long-term maintenance of the land. Ms. Hufford said the family will maintain the land.
- Commissioner Mosely said that she worried that a land trust could be in competition with habitat for humanity or the City Housing Authority.
- Commissioner Rogers asked if there was a difference between a land bank and a land trust. Ms. Hufford says the only difference is that the City would own the land rather than a nonprofit and the City would not be fixing up the house. The house would not be occupied under City ownership. A land bank is to capture properties for future private development. She explained that the purpose is different.

C. By-Laws Update-Postponed until future meeting.

D. ARPA update-Ms. Hufford went over updates on several ARPA projects related to Affordable Housing. She said she is in the process of researching and will come to HOC when there is more information.

E. CIP Update-Ms. Hufford gave updates on the Capital Improvement Projects (CIP). She explained that \$250,000 for the Affordable Housing Fund in the CIP for 2024. There are more funds for the Affordable Housing Fund from ARPA funds.

Questions and Comments

- Commissioner Mosely was concerned about the messaging of \$0 going to affordable housing. Ms. Hufford explains that the CIP is set out for 5 years but only 2024 funds will be set, so future councils could change the CIP even if it was being voted on.
- Commissioner Mosely asked if there was a way for HOC to communicate to Council the importance of allocating money to the Affordable Housing Fund and they would like to see money in future years of the CIP (even if not for 2024). Ms. Hufford added that if a Councilmember amends the CIP, they need to figure out where the money would come from.
- Commissioner Rogers said that they would need to look at all strategies that they have to leverage the amount of money available to the Affordable Housing Fund.
- Commissioner Thrun added that the City needs to look at what we need in order to qualify for the State funding that may be available.
- Commissioner Mosely added that in the steering committee meetings for the Housing Study that \$1.7 million is needed for it to be sustainable.

F. Regional Housing Conference – 2023

i. November 1, 2023

ii. Topics

a. Realtor’s Association

b. Builders Association

c. Zoning Code Update – What and Why

- iii. Location
 - a. UWEC
 - iv. Sub-Committee Assignments-Ms. Hufford will reach out to members to solidify meeting times for sub-committees.
 - a. Sponsors (Commissioners Christopherson, Carlson, Mosely)
 - 1. Commissioner Christopherson asked if they can decide the benefits for sponsors so they can coordinate earlier.
 - b. Topics and Agenda (Commissioners Betzig-Lundberg, Rogers, Chaput, Mosely)
7. Other Business Agenda items
- A. Staff updates
 - i. 2023 Housing Development
 - a. 21 single or two-family home permits in May -- up slightly from 2022
 - b. 0 multi-unit permits issued in May-total YTD units in 2023 higher than 2022
 - ii. Affordable Housing Projects Update
 - i. LIHTC projects: The Eddy (Phase 2); Prairie Heights Residences (June 15th 1pm)
 - ii. Luther Lakeside Apartments
 - iii. Block 7 (Phoenix Parkside II)
 - iv. Transit Transfer Center housing
 - v. SCS Eau Claire
 - vi. Station 955
 - vii. Sunnyvale Acres
 - viii. Grace Lutheran
 - ix. Sky Park Apartments
 - x. Others
 - i. Regency-All residents have been given notice to be out of there in 30-day notice to be out by the end of June.
8. Discussion and Direction
- A. Future Agenda Items
 - i. Potential ARPA Projects
 - a. Land Trusts – Billie
 - b. Community Development Corporation
 - ii. AARP Community for All Ages
 - iii. Incentives for Affordable Housing and RDA – Aaron White, Economic Development Director
 - iv. United Way – ALICE Report –July
 - v. TIFs, CIP, and other Affordable Housing Initiatives: Finance Director, Kitzie Winters - July
 - B. Announcements
 - a. June 19, Joint Council and Plan Commission Meeting on Zoning Update
 - b. Public open house on the 20th with the consultant for the zoning update at the library
9. On a motion to adjourn by Commissioner Chaput and seconded by Commissioner Thrun the meeting adjourned at 6:30 p.m.