



Members Present: Rogers, Christopherson, Thrun, Filipczak, Ross, Poser (arrived at 5:06 p.m.)

Members Absent: Carlson, Peterson, Betzig-Lundberg, Chaput, Moseley

Staff Present: Hufford, Morman, White, Baumgartner, Johnathan

1. Call to Order by appointed Chairperson Rogers at 5:02 p.m.
2. Roll Call – Members and staff were present in Council Chambers
3. Meeting minutes of June 14, 2023 were approved:
Motion to approve by Commissioner Thrun, seconded by Commissioner Ross 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. Presentations
 - i. ALICE Report – Kelly Christianson from United Way gave a presentation to HOC about the ALICE, Asset Limited Income Constrained Employed, report.
 - ii. Zoning Overhaul – Peter Baumgartner from the Planning Division gave a presentation about the Zoning Code overhaul. Please refer to the additional notes at the end of the minutes for additional comments about the zoning code updates.

Questions and Comments

- Commissioner Christopherson asked who the stakeholders are. Mr. Baumgartner said it is realtors, builders, and interest groups; mainly those who are affected by the zoning overhaul.
 - Commissioner Ross asked if students were involved in stakeholder interviews. Commissioner Rogers explained that the consultants were going to contact the University to set them up.
6. By-Laws Update - HOC voted on whether to allow for virtual meetings. The Chairperson or two Commissioners can call for a virtual meeting. The virtual meeting must be noticed 96 hours prior to the meeting. Meetings are encouraged to be in-person.
Motion to approve the By-Laws Update by Commissioner Thrun and seconded by Commissioner Ross. Passed unanimously.

Ms. Hufford to follow up with staff about creating rules requiring certain meetings to be in-person.

7. 2023 Work Plan
 - A. Funding Affordable Housing
 - i. ARPA update
 - ii. CIP Update - Ms. Hufford said that the affordable housing fund was added back into the CIP for 2025-2028.
 - a. July 11: Council work session on amendments
 - b. July 24: Council public discussion of 2024-2028 CIP Budget
 - c. July 25: Council action on 2024-2028 CIP Budget
 - B. Regional Housing Conference – 2023
 - i. November 1, 2023, UWEC Davies Center

- ii. Sub-Committee Updates
 - a. Sponsors (Jill, David, Judi)
 - b. Topics and Agenda (Karen, Scott, Christina, Judi)

- 8. Other Business Agenda items
 - A. Staff updates
 - i. 2023 Housing Development
 - ii. Affordable Housing Projects Update
 - i. LIHTC projects: The Eddy (Phase 2); Prairie Heights Residences
 - 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
 - CSM approved for the first phase
 - viii. Grace Lutheran
 - ix. Sky Park Apartments
 - x. Regency
 - Sale of property did not go through.
 - xi. Others

- 9. Discussion and Direction
 - A. Future Agenda Items
 - i. ARPA Updates as needed
 - ii. Community Development Corporation
 - iii. AARP Community for All Ages
 - iv. Incentives for Affordable Housing and RDA – Aaron White, Community Development Director
 - v. TIFs, CIP, and other Affordable Housing Initiatives: Kitzie Winters, Finance Director
 - vi. Zoning Update
 - vii. Mobile Home and Tiny Home Communities
 - viii. Housing Bills
 - ix. Look into creating a foundation or grant for affordable housing
 - x. Housing Study
 - B. Announcements

- 10. Meeting adjourned at 7:37 p.m.

Attachment

Responses from HOC about Zoning Overhaul

Housing Diversity?

Which housing types would you like to see more or less of in Eau Claire in the future?

- Medium-sized multifamily housing which extends upwards rather than sprawling outwards
- Need housing that fits what the market needs at the time, zoning should not restrict what developers are allowed to build if there is a need in the market
 - Need to have the opportunity to have each of these types of houses, not restrict the ability to build any houses.

Housing Locations?

Where in the community are your preferred housing types most appropriate? For example:

- Integrate housing types of slightly more density into existing neighborhoods (ex. For neighborhoods that are primarily single-family houses, integrate duplexes or triplexes that still fit but allow for greater density)
- More mixed infill in neighborhoods and have more flexibility such as building quadplexes or triplexes in single-family residential neighborhoods
- In proximity to UWEC, high demand for apartments near UWEC. Many off-campus houses are single-family houses or duplexes and highly competitive to get into
- “Gentle density” by creating housing that maybe looks like single-family housing but is multi-family and fits the neighborhood aesthetic
- Design standards can go a long way to make new and different developments fit into neighborhoods, but we need to make sure that if there are design standards it does not hinder the ability to construct new housing due to costs.

Development Improvements?

How should future multifamily and nonresidential development be improved? For example:

- Need to offset density with greenspace
- If we add more zoning enforcement would drive businesses out
- Don’t want all concrete, parking lots, and no access to green spaces. We want to maintain and prioritize keeping our greenspaces. Often the market will dictate whether developers will incorporate green space but just making sure that those standards are there to ensure we still have them but allow developers more freedom of choice.

More Development Improvements?

What are your top priorities for updates to design standards for different types of development? For example:

- If we have a lack of space to build new housing, we need to start building upwards rather than out
- Market is heading towards smaller designs and smaller lot sizes is going to help with density.
- When you want housing that looks really nice it also gets really expensive, so there is fine line between the two
- We need to allow for more density and loosen design standards so they aren’t in the way
- We already have much higher standards from the rest of the country in Wisconsin so we already have higher quality building materials.

User-Friendliness or Other Concerns?

- Understanding who is the audience of the zoning code is important so make it at a level so that whoever needs to use it can also explain it to other people
- Get rid of arbitrary rules that aren't backed in logic, science, math, etc.
- Think about the unintended consequences, how can zoning bring people together, how does it divide communities, how does it remove access
- In the past, many of the zoning codes were intended to keep people out, we need to make sure that people who have been negatively impacted by these zoning codes are taking a look at it and making sure that we don't have those unintended consequences.