



Housing Opportunities Commission Minutes
August 9, 2023 at 5:00 p.m.

Members Present: Rogers, Poser, Thrun, Betzig-Lundberg, Moseley, Christopherson, Carlson
(arrived at 5:04 p.m.)

Members Absent: Filipczak, Peterson, Chaput

Staff Present: Hufford, Morman, White, Johnathan

1. Call to Order by Chairperson Moseley at 5:03 p.m.
2. Roll Call – Members and staff were present in Council Chambers
3. Meeting minutes of July 12, 2023 were approved:
Motion to approve by Commissioner Poser, seconded by Commissioner Rogers 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. City Incentives for Affordable Housing and RDA from Aaron White, Community Development Director.

Questions and Comments

- Commissioner Carlson asked what the strategic objective of TIFs and TIDs are, and how does it relate to the objectives of the City’s comprehensive plan. Mr. White answered that each one has a different emphasis whether that is industrial, advanced areas that are previously ignored and unkept, and others. He said that until 2019 TIDs were used to fund public infrastructure and remove blighted structures to build new facilities.
- Commissioner Carlson asked where accessible housing fit into this. Mr. White said that the City is not the driver of these projects, he added that the City can pick projects that meet some broader goal.
- Commissioner Rogers asked how many units have been set aside for workforce housing and have been negotiated so far for current developments. Mr. White says that about 20% of the units in The Current, The Eddy, Sky Park, and Moeding are set aside for 80% CMI and 60% CMI.
- Commissioner Rogers asked if we will see more developments including affordable housing in the future. Mr. White said that it is getting tougher to do with the construction and labor costs rising.
- Commissioner Betzig-Lundberg asked if we are closing the gap in 2+ unit bedroom apartments. Mr. White said that there is still demand for studios and one-bedroom apartments and that those higher bedroom units are harder to fit into their developments.
- Commissioner Mosley asked about community benefit agreements, such as allowing exceptions for parking spots, setbacks, etc. in exchange for a certain amount of other agreements from the city. Mr. White said the City hasn’t done that because they can conflict with other requirements.

- Commissioner Mosley asked if we can incorporate into the TID planning process ways to avoid gentrification. Mr. White said they can choose what projects go in there so they can avoid those problems that way. He also said that the TID also improves infrastructure in the area which those funds cover instead of by the residents.

6. By-Laws Review-Ms. Hufford went over some rules regarding the By-Laws for HOC and what HOC could do about adding rules to the By-Laws.
 - Commissioner Rogers suggested that a rule be added to the by-Laws requiring a certain number of meetings be in-person throughout the year.
 - Commissioner Mosely suggested that a minimum of two meetings per year be in-person. There was consensus that the May and October meetings be in-person.
 - Ms. Hufford will follow up with HOC about whether or not HOC can add affirmations to the By-Laws showing respect to other commissioners and City Officials on social media and other communications.
 - Commissioners would like at least once a year to have a new member orientation to review the By-Laws and Code of Conduct to be held before the regular HOC meeting.

Motion to approve an amendment to the Housing Opportunities By-Laws to require the May and October meetings be in-person by Commissioner Poser, seconded by Commissioner Roger, and passed unanimously.

Motion to approve the comment in the Housing Opportunities By-Laws affirming the Code of Conduct by Commissioner Poser, seconded by Commissioner Betzig-Lundberg, passed unanimously.

7. Home for Everyone Conference – Ms. Hufford along with Commissioners Mosely, Chaput, and Christopherson attended the Home for Everyone Conference in July.
8. 2023 Work Plan
 - A. Funding Affordable Housing
 - i. ARPA update – Ms. Hufford gave an update on the ARPA projects relating to affordable housing.
 - a. Street Ambassador Program
 - Ms. Hufford has a meeting with Block by Block who runs different street ambassador programs.
 - Ms. Hufford had a meeting with stakeholders about the Street Ambassador program and there were many questions about how it would be funded going forward.
 - Stakeholders included businesses, residents, property owners, and others. Ms. Hufford said there will also be some sort of outreach with the homeless community.
 - b. Land Trusts
 - Ms. Hufford had a brief meeting with Legal on Land Trusts about what they should mandate so they are not too restrictive, and may start looking at what to include in an RFP.
 - Ms. Hufford will be meeting with HMAA, Home for Good, and Habitat for Humanity.

- 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) – Sub-Committee met before meeting and established tentative agenda, Commissioners and staff will contact potential presenters.

- 9. 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
 - i. Ribbon Cutting at 3pm on Monday, August 28th
 - ii. Luther Lakeside Apartments
 - i. Officially closed
 - iii. Block 7 (Phoenix Parkside II)
 - iv. Transit Transfer Center housing
 - i. Developer (Merge) has selected contractor and slated to close in September on that property.
 - v. SCS Eau Claire
 - vi. Station 955
 - vii. Sunnyvale Acres
 - viii. Grace Lutheran
 - ix. Sky Park Apartments
 - x. Regency
 - i. Pending nuisance lawsuit still in place
 - xi. Others

- 10. Discussion and Direction
 - A. Future Agenda Items
 - i. ARPA updates as needed
 - ii. Community Development Corporation
 - iii. AARP Community for All Ages
 - iv. TIFs, CIP, and other Affordable Housing Initiatives: Finance Director, Kitzie Winters
 - v. Zoning Update
 - vi. Mobile Home and Tiny Home Communities
 - vii. Housing Bills
 - B. Announcements
 - a. Looking to fill position for student housing representative
 - b. Upcoming Poverty Matters Conference in La Crosse from September 27-28th
 - c. Home for Everyone Conference July 17-18th, 2024 in Madison

- 11. Meeting adjourned at 6:50 p.m.