



Members Present: Thrun, Betzig-Lundberg, Moseley, Christopherson, Chaput, Rogers

Members Absent: Peterson, Poser, Carlson, Filipczak

Staff Present: Hufford, Morman, White, Johnathan

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 August 9, 2023 were approved:  
Motion to approve by Commissioner Christopherson, seconded by Commissioner Betzig-Lundberg and passed unanimously.
4. Open Public Comment Period – No one from the public came forward to speak during the Open Public Comment Period
5. By-Laws Review – Ms. Hufford reviewed the amendments HOC made to the By-Laws and answered outstanding questions from the August 9 meeting.
6. 2023 Work Plan
  - A. Funding Workforce/Low-Income Housing
    - i. Funding Conversation – Ms. Hufford reviewed the funding available for the Affordable Housing Fund and asked if HOC wanted to send out an RFP for developers to receive the funding, or if they wanted to establish an alternative criterion for awarding the funding.

**Questions and Comments**

- Commissioner Betzig-Lundberg suggested the funding continue to be available for affordable housing.
- Commissioner Rogers asked if the previous applications for the affordable housing funding were all LIHTC projects or if there were other types of projects. Other members of HOC confirmed there were several non-LIHTC projects.
- Commissioner Christopherson was concerned that certain applicants already developing in Eau Claire may apply for the funding but may not qualify and cause tensions. She requested the City develop the request in a way that may mitigate that. She also added that this funding may be used for various projects that may be permitted under the new zoning code.
- Commissioner Thrun said that the Realtors Association gives out grants every year to help people rehab their homes. She added that she likes the focus on rehabbing homes.
- Commissioner Chaput suggested the funds could be used to help low-income individuals rehab their homes to make them safer, use the funding on a much smaller scale. She added that it could go to a local landlord to make their properties more energy efficient to keep rents low or to help renovate homes to make them more accessible.
- Commissioner Rogers asked how much funding is available and if there are any constraints on when it needs to be spent. Hufford said it is a part of the CIP so the funding is available until 2026. She said they can send out the RFP and if they do not get a project that fits within their parameters they can reassess their criteria.

- Commissioner Thrun asked if rehabilitation of property qualifies for the funding. Hufford confirmed, but not for regular home repairs such as replacing a roof.
  - Commissioner Betzig-Lundberg added that the funding criteria applies for any project that adds affordable housing. She was concerned for “watering down” the funding and using it for a project that does not necessarily match the mission of HOC.
  - Commissioner Christopherson asked if HOC needs to create the RFP or if City staff will. Hufford confirmed that City staff will create the RFP and share it with HOC before it goes out.
  - Commissioner Rogers asked what kind of deadline there would be with the RFP. Hufford will check and confirm with HOC.
- B. Housing Study – Ms. Hufford updated HOC on the Housing Study. She said that City staff received another draft from the consultants and hope it is the final version.
- C. 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 HOC meeting. Schedule is set and speakers are being confirmed. Another sponsor has also been confirmed.
7. Other Business Agenda items
- A. Staff updates
- i. 2023 Housing Development – Currently we are 119 more units permitted than in 2022. For 2023 YTD, 602 units have been permitted. In 2022, 483 had been permitted by this time.
  - ii. Affordable Housing Projects Update
    - i. LIHTC projects
    - 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 -- Mr. Johnathan said that the plan has been denied pending additional information. They are planning to resubmit the plan.
    - ix. Sky Park Apartments
    - x. Regency
    - xi. Others
8. 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
    - viii. Land Trust Request for Proposals
  - B. Announcements
- 9. Meeting adjourned at 6:00 p.m.