



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

Members Absent: Poser

Staff Present: Hufford, Morman, White

1. Call to Order by Chairperson Moseley at 5:01 p.m.
2. Roll Call – Members and staff were present in Council Chambers
3. Meeting minutes of September 9, 2023 were approved:
Motion to approve by Commissioner Rogers, seconded by Commissioner Chaput and passed unanimously.
4. Open Public Comment Period – Anthony Ledford spoke to the Commission to urge them to work on building low-income housing, he spoke about wanting more opportunities to build transitional housing.
5. 2023 Work Plan
 - A. Funding Workforce/Low-Income RFP – Ms. Hufford presented the Affordable Housing RFP for use of the funds from the Affordable Housing Fund.

Questions and Comments

- Commissioner Thrun asked about the situation if developments don't make it through plan commission or don't get approved by Council even if they were awarded the funding. Ms. Hufford said she will check with legal on what wording they can add to the contract to address that situation if it occurs.
 - Commissioner Rogers asked if the wording should change from "new construction" since that doesn't necessarily include adaptive reuse. Ms. Hufford explained the intent of the wording is to mean a new project, one that isn't currently in progress, and can change the wording to include "new construction or remodel of existing buildings" or "creation of new affordable housing units."
 - Commissioner Betzig-Lundberg had concerns about the deadline for submitting proposals considering the RFP may be sent out the following week, Ms. Hufford will adjust the date depending on when the RFP is sent out to allow a month for proposals to be submitted.
- B. Housing Study – Ms. Hufford summarized the Housing Study that was completed. Key findings were that population growth may slow down between 2020 and 2030 as compared to previously. Factors that have impacted the Eau Claire region are low outward migration, baby boomers staying in the market longer while millennials are entering the market, and interest rates. The findings will be presented at the next ZPAC meeting.

Questions and Comments

- Commissioner Betzig-Lundberg commented that the scoring criteria touched on a lot of priority areas mentioned in the study.
- Commissioner Rogers commented that the outlook seemed a little pessimistic, but aligns well with the goals of the zoning rewrite. He asked if the organizational capacity recommendations are realistic.
- Commissioner Betzig-Lundberg commented that infill and new development is important as we wait for houses to come back onto the market.

- Commissioner Christopherson asked if the burden of creating affordable housing will be shared across the county. Ms. Hufford said there is some funding coming that is rural focused, but doesn't address all the needs. She said how we work with our partners will be important.
 - Commissioner Filipczak asked about the increase in population since last year, Ms. Hufford said the estimate came from the Department of Administration (state). She said that anecdotally we know there are people coming from the Twin Cities, other parts of the state. Eau Claire has become known to be a good place to live and can still commute to the cities.
 - Commissioner Christopherson commented that there needs to be constant communication about where developments are going to go, she said that people are concerned about developments going on existing parks. Mr. White explained the City is looking at many different parcels and spaces that the City owns for developments to go on, and that does not include parks.
 - Commissioner Thrun asked if there was a way the City could partner and keep track of lots or developments that are on the market or promote them.
- C. Regional Housing Conference 2023 – Ms. Hufford and Commissioner Mosely toured the venue. Ms. Hufford commented that they may change the “State Funding Opportunities” to topic to “Funding Resources” including those who know about funding sources and developers who have used those resources.
- i. November 1, 2023, UWEC Davies Center
 - ii. Sub-Committee Updates
 - a. Sponsors (Jill, David, Judi)
 - b. Topics and Agenda (Karen, Scott, Christina, Judi)

Questions and Comments

- Commissioner Christopherson asked if we could schedule the conference at a different time of year. Commissioner Thrun suggested January or February.
- Commissioner Thrun asked if there is more marketing HOC can do to promote the conference. Ms. Hufford said it was shared a bit on social media.

6. Other Business Agenda items

A. Staff updates

- i. 2023 Housing Development – Ms. Hufford will provide data by next week.
- 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
 - ix. Sky Park Apartments
 - x. Regency
 - xi. Others
 - i. Development on Hamilton Avenue was not recommended by Plan Commission. Pulled from City Council Agenda to be reworked. New plans would include less density and affordable housing aspect would be removed due to higher costs.

7. 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 (RFP)
 - ix. Creating partnerships with counties and municipalities
 - x. Disseminating Housing Study
 - xi. New – Creating partnerships with County and Municipalities
 - xii. New – Housing Study Dissemination
 - xiii. New – How can HOC weigh in on affordable housing projects
 - B. Announcements
 - a. Zoning for Neighborhoods Workshop on November 7
 - b. New Commission members will be joining in November
8. Meeting adjourned at 6:33 p.m.