



Housing Opportunities Commission Minutes
December 13, 2023 at 5:00 p.m.

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

Members Absent: None

Staff Present: Hufford, Morman

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 November 8, 2023 were approved:
Motion to approve by Commissioner Poser seconded by Commissioner Rogers and passed unanimously.
4. Open Public Comment Period – Nobody from the public came forward to comment.
5. Public Discussions
 - A. Tenable Homes Presentation – Commissioner Cody Filipczak along with Adam Ashly, Scott Neper, and Tim Lima shared the Tenable Homes project. The estimated cost of these homes is \$150,000 to \$200,000 with the goal to provide affordable homeownership. They are hosting a neighborhood meeting on January 11th.

Questions and Comments

- Commissioner Poser asked how many homes will be built. The developers are aiming for 60-80 homes but is subject to change.
- Commissioner Poser asked if there will be a community center. The developers said they are not to that point yet.
- Commissioner Klingbeil asked if there is a plan to replace the old manufactured homes with the new homes; the developers confirmed this will happen over time.
- Commissioner Chaput asked about average square footage; homes will be between 600-1100 square feet.
- Commissioner Rogers asked how long the homes last; 80-100 years as long as it is taken care of.
- Commissioner Christopherson asked about the infrastructure. Every home will be on a slab surrounded by stone block with sewer and water underground, homes will be 24-36 inches off the ground.
- Commissioner Betzig-Lundberg asked about universal design; the developers said they are hoping to have ramps added wherever needed and they have the ability to add other accessibility features during the manufacturing of the homes.
- Commissioner Chaput asked about severe weather or tornados; the developers confirmed the houses are very sturdy.
- Commissioner Mosely asked about the plan for snow removal; that will be the job of the association.
- Commissioner Christopherson emphasized the proximity of the development to groceries, childcare, and laundry.

Motion to approve the writing of a letter of support for the Tenable Homes Affordable Housing Project by Commissioner Thrun seconded by Commissioner Poser and passed unanimously. Commissioner Filipczak abstained.

B. 2023 Work Plan

- i. AHF Proposals – Two proposals were submitted, Home for Good/Habitat for Humanity and the Eau Claire Area Hmong Mutual Assistance Association. Ms. Hufford gave an overview of the proposals to HOC and developers were available for questions. \$275,000 is available for funding.
 - a. Home for Good/Habitat for Humanity Application- Home for Good and Habitat for Humanity hope to purchase 16 acres of land along Dorret Road and Vine Street in Eau Claire to develop a community land trust. They will build six 3-bedroom twin home lots (12 units) to potentially expand to 24 units. Home for Good would be managing the land trust and overseeing the property while Habitat for Humanity would be building the homes. They are requesting \$250,000 which will be used to purchase the land.
 - b. ECAHMAA Application - ECAHMAA is applying to rehab 16 units currently under their ownership to ensure safety to their residents and maintain affordability. Of the \$220,000 requested they hope to use \$45,000 a year for 3 years to hire a housing liaison to act as the point of contact for the rehabilitation and provide support for tenants who are displaced by construction and community members seeking housing resources.

Questions and Comments for Home for Good/Habitat for Humanity

- Commissioner Thrun asked about how homeowners are chosen; they will use Habitat for Humanity guidelines.
- Commissioner Filipczak asked about the partnership and who would be doing which piece. Home for Good will be operating the land trust and Habitat for Humanity will build the properties.
- Commissioner Mosely asked if either of their organizations have experience with land trusts. The representative from Home for Good said they have the resources needed to ensure its success.
- Commissioner Chaput asked if this is a partnership between the other local organizations such as Western Dairyland. The applicant noted the homeowners are at a level of financial independence where intensive supportive housing is no longer needed.

Questions and Comments for HMAA

- Commissioner Klingbeil asked about sustainability of the position they are looking to fund. They said once they rehab the units they will be able to fund that housing liaison.
- Commissioner Thrun asked what the total amount is to fix all of their units. They said about \$383,910.
- Commissioner Betzig-Lundberg asked if CDBG grants can be used for rehab. Ms. Hufford will look into it.
- Commissioner Poser asked about supportive services. The applicants said the housing liaison will work with the community members as well as tenants.

Motion to make a recommendation to fund \$200,000 to Home for Good and \$75,000 to HMAA with the contingency they create a BID plan on how to use the funds by Commissioner Poser and seconded by Commissioner Chaput and passed unanimously.

ii. 2024 Work Plan review

Motion to postpone the review of the 2024 Work Plan by Commissioner Poser seconded by Commissioner Filipczak and passed unanimously

iii. Regional Housing Conference – 2024

6. Other Business Agenda items
 - A. Staff updates 2023 Housing Development
 - i. Housing Projects Update
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 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. Possible partnerships with County and neighboring municipalities
 - x. Housing Study community outreach
 - B. Announcements
 - i. Ms. Hufford announced a lease was signed for a temporary warming shelter
 - ii. Next ZPAC meeting is 12/18
 - iii. Orientation for new members in January
 - iv. Commissioner Poser shared that the state shared the Home ARP application.
8. On a motion by Commissioner Poser and seconded by Commissioner Filipczak the meeting adjourned at 8:00 p.m.