



Housing Opportunities Commission Minutes
January 10, 2024 at 5:00 p.m.

Members Present: Thrun, Moseley, Klingbeil, Betzig-Lundberg, Chaput, Lindaas, Filipczak, White, Christopherson (arrived at 5:26 p.m.)

Members Absent: Poser, Rogers

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. Introduction of New Members – Welcomed Commissioner Nick White, Commercial Loan Officer with Prevail Bank.
4. Meeting minutes of December 13, 2023 were approved. Motion to approve by Commissioner Betzig-Lundberg seconded by Commissioner Klingbeil and passed unanimously.
5. Open Public Comment Period – Nobody from the public came forward to comment.

6. Public Discussions

A. 2023 Work Plan

- i. 2024 Work Plan Review – Ms. Hufford reviewed what has been completed from the 2023 workplan and shared potential changes to the 2024 workplan.

Motion to accept the 2024 Work Plan by Commissioner Thrun seconded by Commissioner Chaput and passed unanimously.

- ii. Regional Housing Conference 2024 – Discussion to begin the planning of the 2024 Regional Housing Conference.
 - a. Theme – Suggestions included an overview of current housing needs, a session on the benefits of homeownership including resources, and a session on destigmatizing homelessness and housing instability.
 - b. Workgroups – Suggestion to form one group separate from HOC meetings instead of multiple workgroups. Commissioners Mosley, Thrun, Betzig-Lundberg, Christopherson, Klingbeil, to form regional housing conference workgroup.

Questions and Comments

- Commissioner Mosely asked if there was a desire to move the conference to a different time besides the fall.
- Commissioner Mosely suggested in 2024 doing a webinar versus a full conference and making a conference a bi-annual event. Thrun suggested starting with one webinar to see how it goes.

- iii. Community Land Trust RFP – Ms. Hufford reviewed the Community Land Trust RFP. Ms. Hufford suggested requiring a 100% match to maximize the amount of affordable housing for sale and that they do not develop a scoring criterion as the

goal is to send out the RFP by March. Ms. Hufford suggested including specific questions they want answered in the RFP. Hufford will create a skeleton RFP to bring back to HOC next month.

Questions and Comments

- Commissioner Christopherson asked if the RFP was for someone to run the land trust. Ms. Hufford confirmed they are seeking a non-profit to run it as the city does not have the capacity to do so.
 - Commissioner Thrun asked about funding, Ms. Hufford confirmed \$350,000 was available and a contract must be in place by the end of 2024.
 - Commissioner Betzig-Lundberg suggested including questions about shared vision, who the land trust will serve, what types of housing they will support, what is the best interest of the city, and if they meet the threshold criteria.
 - Commissioner Christopherson suggested providing the opportunity for organizations to meet someone face-to-face to work on the applications.
 - Commissioner Filipczak suggested requiring the properties be for 80% CMI considering that covers a large amount of people in Eau Claire County. Commissioner Thrun suggested making 100% the maximum income threshold and allowing developers to go lower.
 - Commissioner Mosely added that an important factor for the non-profit who manages the land trust is they provide financial literacy resources and educational resources to the future homeowners to understand their commitment and ensure they are prepared for homeownership.
7. Other Business Agenda items
- A. Staff updates
 - i. 2023 Housing Development – Ms. Hufford noted that some high-end apartments are seeing more vacancy, suggesting the market is relaxing.
 - ii. Housing Projects Update
 - B. Universal Design – Commissioner Betzig-Lundberg shared with HOC some information about universal design including what it is and its role in planning and design of housing.
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 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
 - xi. Universal Design Presentation – New
 - xii. Inclusionary Housing – New
 - C. Announcements
 - i. Current legislation at state surrounding homelessness.
 - ii. Home for Everyone announced the conference will be in July in Madison
9. On a motion by Commissioner Betzig-Lundberg and seconded by Commissioner Chaput the meeting adjourned at 6:36 p.m.