



Housing Opportunities Commission Minutes
February 14, at 5:00 p.m.

Members Present: Poser, Betzig-Lundberg, Christopherson, Rogers, White

Members Absent: Thrun, Lindaas, Mosely, Filipczak, Klingbeil

Staff Present: Hufford, Morman

1. Call to Order by Temporary Chairperson Rogers at 5:00 p.m.
2. Roll Call – Members and staff were present virtually via Webex
3. Due to lack of quorum, the approval of the minutes will be postponed to the March 13th meeting.
4. Open Public Comment Period – Nobody from the public came forward to comment.
5. 2024 Work Plan
 - A. Regional Housing Conference – 2024
 - i. Theme
 - ii. Workgroup (Commissioners Moseley, Betzig-Lundberg, Christopherson, Thrun) – Ms. Hufford informed HOC of what was discussed in the sub-committee meeting. The consensus was to do a shorter webinar or some other smaller format in 2024.

Questions and Comments

- Commissioner Christopherson noted when the affordable housing taskforce concluded they wanted to continue public outreach, she suggested the webinar/conference could tailor the content to particular stakeholder interests.
 - Commissioner Rogers suggested doing yearly updates on particular topics, such as a one-hour update from Kurt Paulson.
 - Commissioner Betzig-Lundberg said during the workgroup meeting there was extensive conversation about who the audience was, getting the word out, and what is HOCs responsibility.
 - Commissioner Christopherson said during off-years a webinar is more appealing and accessible to some groups.
- B. Community Land Trust RFP – Ms. Hufford shared an outline of what will be in the Community Land Trust RFP. Ms. Hufford noted the inclusion of minimum criteria which cover income level, funding matches, and the organization being a non-profit. In lieu of scoring criteria, additional narrative will be required. Organizations submitting proposals will have to participate in an interview.

Questions and Comments

- Commissioner Betzig-Lundberg noted the importance of emphasizing and communicating what the priorities are.
- Commissioner Christopherson asked what council would be voting on and whether council will be shaping the project. Ms. Hufford said they are voting on which project best fits with the City’s vision, mission, and values.
- Commissioner Poser asked about the supportive housing services piece and what “pre-purchase” means. Ms. Hufford clarified it meant services that are provided before the purchase of a home and may not be ongoing, such as financial literacy classes. Commissioner Poser also asked if there was going to be some kind of objective measure they will use to score the proposals. Ms. Hufford noted they must meet the minimum criteria, which provide some implied metrics such as the income requirements and the funding match.

- Commissioner Rogers asked how much funding is available, Ms. Hufford confirmed \$350,000.
6. Other Business Agenda Items
 - A. Staff updates
 - i. 2023 Housing Development
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 - ii. Housing Projects Update
 - i. St. Francis – Senior Apartments on the HSHS property recently reported as being sold, but may not be the case. Ms. Hufford noted the city is working with people who have worked with lower income housing in the event the properties are put up for sale.
 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. Inclusive Housing Presentation
 - xi. Universal Design Presentation (Commissioner Betzig-Lundberg)
 - xii. New – Zoning Update (March)
 - B. Announcements
 - a. Home for Everyone Conference, July 17
 - b. Zoning Open House Monday, February 19
 8. Meeting adjourned at 6:27 p.m.