



Housing Opportunities Commission Minutes
March 13, 2024 at 5:00 p.m.

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

Members Absent: Moseley, Filipczak, White

Staff Present: Hufford, Morman, White, Noel

1. Call to Order by Vice Chairperson Chaput at 5:01 p.m.
2. Roll Call – Members and staff were present in Council Chambers
3. Meeting minutes of January 10, 2024 were approved.

Motion to approve by Commissioner Thrun seconded by Commissioner Klingbeil and passed unanimously.

4. Meeting minutes of February 14, 2024 were approved.

Motion to approve by Commissioner Poser seconded by Commissioner Betzig-Lundberg and passed unanimously.

5. Certificate of Appreciation – Jill Christopherson
6. Open Public Comment Period – Nobody from the public came forward to comment.
7. Public Discussions
 - A. 2023 Work Plan
 - i. Zoning Overhaul Update – Planning Manager Ned Noel gave an update on the Century Code Update.

Questions and Comments

- Commissioner Rogers asked about the difference between single room occupancy and rooming houses. Mr. Noel clarified that rooming houses have no on-site manager. Onsite management is defined as a manager being present on the property 24/7.
- Commissioner Rogers asked how many zoning districts is in the new recommendation? 12
- Commissioner Poser asked where the decision for on-site management came in for single-room occupancy. Mr. Noel said the decision came from the consultants and are based on national practices.
- Commissioner Rogers asked about parking minimums or parking requirements. Staff and the consultants will be looking at parking later this year. Aaron White added that many of the commercial developments are putting more parking than required by the City. He added the City is hoping to work with new developments to not create more parking than necessary.
- Commissioner Thrun noted concerns about the design standards, saying how it can drive up costs of twin-homes and larger.
- Commissioner Betzig-Lundberg noted the PUD objectives list different requirements for a PUD, and asked if developers have to meet all or only one and why not require all of them.
- Concerns with wordage on page 56 were discussed.
- Questions about assisted living uses and CBRFs were discussed.

- ii. Universal Design Presentation – Commissioner Karen Betzig-Lundberg shared a presentation on what universal design is, its benefits, and uses.

Questions and Comments

- Commissioner Christopherson spoke to the generational gap between older and younger generations who are concerned about buying a home and may not be able to think about how their home may not be suitable for their needs later in life.
- Commissioner Lindaas asked if there are any recommendations on how existing homes can adopt universal design without needing to build new homes. Commissioner Betzig-Lundberg answered that not every home will be able to accomplish this, but home modification is an option although there are more costs associated with modification.

- iii. Regional Housing Conference – Ms. Hufford updated the Commission that she met with Mai Xiong from WHEDA who was looking for an opportunity to provide an informational session about new programs that are beginning in April. Ms. Hufford suggested a mini-conference to talk about the new programming.

Questions and Comments

- Commissioner Thrun suggested pushing the date until after April to allow for marketing and planning.
- Commissioner Christopherson noted the need to present the information in a way that is engaging. Ms. Hufford noted the audience for this information is for builders and developers rather than a general audience.
- Commissioner Poser asked why WHEDA cannot do a virtual webinar option that they coordinate? Commissioner Thrun said they are more successful in-person.
- Commissioner Rogers wanted clarification that they were referring to several programs that were announced last year. Ms. Hufford clarified that not all of the programs are ready but the one rolling out in April was the infrastructure program that may have the biggest impact in Eau Claire. Commissioner Rogers added there is \$500 million coming from the state for these types of programs but are highly specialized.
- Commissioner Thrun noted to check which municipalities qualify for these programs. Ms. Hufford added the city can make an amendment to the comprehensive plan that would qualify Eau Claire while they work on the zoning overhaul.
- Commissioner Christopherson suggested bringing in Kurt Paulson for a combined City Council and County Board meeting.
- Commissioner Rogers suggested working with the Homebuilders Association and other organizations so only one presentation is needed/done.

8. Other Business Agenda items

A. Staff updates

- i. 2023 Housing Development
- ii. Housing Projects Update
 - i. Ms. Hufford shared the senior apartments on the HSHS properties are going to be listed for sale, and city staff will work with those interested to make sure things stay relatively the same.

9. 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
 - xii. Inclusionary Housing
- B. Announcements
- i. July 17 and 18 Home for Everyone Conference
 - ii. Ms. Hufford shared the site for a future Day Resource Center is being proposed to be at the city owned parking lot on Farwell and Main.
 - iii. March 1st the state started accepting applications for the Home ARP funding.
10. On a motion by Commissioner Poser and seconded by Commissioner Betzig-Lundberg the meeting adjourned at 6:57 p.m.