



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

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

Members Absent: Moseley, Poser, Lindaas

Staff Present: Hufford, Morman, Jagodzinski

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 March 13, 2024 were approved with the following corrections:

Commissioner Betzig-Lundberg recommended the following notes be added in the agenda item “Zoning Overhaul Update” under the “Questions and Comments” section:

- 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 used and CBRFs were discussed.

Motion to approve the minutes with the proposed corrections by Commissioner Thrun seconded by Commissioner Klingbeil and passed unanimously.

4. Open Public Comment Period – Nobody from the public came forward to comment.
5. Public Discussions
 - A. 2023 Work Plan
 - i. Regional Housing Conference – 2024 - At the March 13 meeting, there was a discussion about coordinating with WHEDA to host a mini-session in May, but was not feasible due to the short timeline. Ms. Hufford asked HOC if they want to continue moving forward on coordinating a session with WHEDA.

Questions and Comments

- Commissioner Christopherson asked if there was anything new specifically for rehabbing and fixing old homes. Ms. Hufford and Commissioner Thrun confirmed an infrastructure loan program is the only program currently available, but a home remodeling loan program may be coming in the future. Commissioner Christopherson noted the Randall Park neighborhood is interested in the remodeling programs, and targeting specific neighborhoods for these programs may be helpful.
 - Commissioner Thrun added the City of Eau Claire does not currently qualify for the infrastructure program, but there are other municipalities in the region that qualify. Ms. Hufford added that the City does not need to do a completely new comprehensive plan or approve a major zoning update in order to qualify.
 - Commissioner Klingbeil requested to be connected with Mai Xiong to provide information to DHS.
- ii. Community Development Corporation – Ms. Hufford provided an update on the Community Development Corporation (CDC) which was awarded \$500,000 in ARPA funding. It will be a private-public partnership with the goal of providing

sustainable funding towards affordable housing. Ms. Hufford will work on getting an existing CDC to come do a presentation to HOC.

Questions and Comments

- Commissioner Christopherson asked there be a specific outcome that they want to see people reach and to ensure that their involvement in homebuying does not become a burden.
- Commissioner Klingbeil added that some programming ends up being punitive. She asked if this funding could go towards transitional housing. Commissioner Chaput noted the need to define transitional housing. Ms. Hufford clarified that transitional housing does not qualify for many sources of federal funding but does not disqualify them from using the ARPA funds in that way.
- Commissioner Rogers commented that they were considering the structure but they don't know what the goal is yet. He added that HOC wants to get the best value out of the funding but they need to determine their desired outcome. Ms. Hufford noted the need for this funding to be sustainable, and their goals can be flexible and adaptable.
- Commissioner Thrun asked if they should find a non-profit partner first and work with them to determine the structure and goals. Ms. Hufford said HOC needs to determine their highest priorities in order to find an organization that fits best.
- Commissioner Betzig-Lundberg asked to link it to our mission and form the CDC in that context.
- Commissioner Rogers commented that they should speak with an organization that is experienced. He also asked when funds need to be committed. Ms. Hufford said they need a contract by the end of the year.
- Commissioner Chaput commented there is a great need for 3+ bedroom affordable units for families and affordable apartments for people with disabilities.
- Commissioner Christopherson identified the need to understand where their funding requirements may butt heads with other sources.
- Commissioner Klingbeil suggested funding could go towards security deposits for families that cannot afford it.
- Commissioner Chaput asked if they could learn more about funding creative housing solutions. Ms. Hufford noted the City is working with developers to find creative housing solutions.

6. Other Business Agenda items

A. Staff updates

- i. 2024 Housing Development – Ms. Hufford noted she will provide updates on the Day Resource Center in future HOC meetings.

B. Housing Projects Update – Ms. Hufford shared they are working on hiring an intern to assist with HOC.

Questions and Comments

- Commissioner Betzig-Lundberg asked for an update on Prairie Heights. Ms. Hufford will follow up with an estimated completion date.
- Commissioner Rogers asked for an update on the Eddy and other completed City affordable housing and if there is any feedback since it has opened. Ms. Hufford will follow up.
- Commissioner Thrun gave an update on the twin-homes that were partially funded by HOC; the rezone was approved by Council. Ms. Hufford added the land has not been sold yet to Home for Good. Commissioner Christopherson added the surrounding neighborhood of this project is not in support and urges HOC to provide support for the project.

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. Possible partnerships with County and neighboring municipalities
 - ix. Housing Study community outreach
 - x. Inclusive Housing Presentation
 - xi. Community Development Corporation
 - xii. Election of Officers – May
 - xiii. Orientation for New Members – May
 - xiv. Check in on work plan – May
 - C. Announcements
 - i. July 17-18 Home for Everyone Conference, registration opens next week.
8. On a motion by Commissioner Thrun and seconded by Commissioner Klingbeil the meeting adjourned at 5:56 p.m.