

ORDINANCE NO. 7360

ORDINANCE CREATING CHAPTER 2.67 OF THE CODE OF ORDINANCES OF THE CITY OF EAU CLAIRE ENTITLED “HOUSING OPPORTUNITIES COMMISSION.”

THE CITY COUNCIL OF THE CITY OF EAU CLAIRE DOES ORDAIN AS FOLLOWS:

SECTION 1. That Chapter 2.67 entitled “Housing Opportunities Commission” is hereby created as follows:

Chapter 2.67

HOUSING OPPORTUNITIES COMMISSION

Sections:

- 2.67.010** **Creation.**
- 2.67.020** **Definition.**
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2.67.010 Creation. A Housing Opportunities Commission for the City of Eau Claire is hereby created.

2.67.020 Definitions. As used in this chapter:

- A. "Commission" means the Housing Opportunities Commission created under this chapter.
- B. “Affordable housing” refers to housing units, and their related expenses, that cost no more than thirty percent of the average median gross annual income of a resident of Eau Claire to rent or finance utilizing prevailing home mortgage lending practices.
- C. “Lived Experience” refers to the knowledge gained by those individuals who self-identify as currently experiencing, or having previously experienced, the challenge to find affordable housing.

2.67.030 Purpose and intent. It is hereby declared a matter of public policy that all citizens of Eau Claire deserve fair and equitable access to safe, stable, affordable housing. It is a public necessity and in the interest of the health, prosperity, safety, and welfare of the community to ensure that all Eau Claire residents have the ability to rent or own a home. The purpose of the Commission is to advise city council and further city housing policy as follows:

- A. Recommend and review ordinances and other policies of general application that best ensure the availability of affordable housing in the city of Eau Claire.
- B. Facilitate access to programs and funding for groups, including but not limited to, developers, builders and residents that contribute to Eau Claire’s affordable housing, and especially to reduce costs for those who face the greatest need.
- C. Promote public-private partnerships that stimulates the development and revitalization of local housing units, expands the diversity of housing types, and improves housing affordability.

D. Review civic strategies that increase home ownership opportunities in the city of Eau Claire.

E. Regularly, but no less than annually, convene a regional meeting of industry and community stakeholders to share the Commission's progress and direction on strategies for affordable housing and to receive feedback that may be incorporated into their work and recommendations to the City Council, staff and wider community.

2.67.040 Composition. A. The Housing Opportunities Commission shall consist of 11 members, 10 of which shall be recommended by the advisory committee on appointments and confirmed by city council upon creation of the Commission and 1 member shall be a city council member appointed by the city council at its organizational meeting.

B. The Commission shall include city of Eau Claire residents with backgrounds as local developers, realtors, property managers, public health, social service providers or other applicable lived experience and moreover at least one member with student housing lived experience. The city especially seeks members with an interest in providing local affordable housing through their expertise in the areas of real estate and development, social services, finance, economic development, lived experience, design and architecture, urban and regional planning, property management and community service leaders.

C. The members of the Commission shall serve a three-year-term; however, initial appointments to hold office for staggered terms of one, two and three years, respectively, as indicated for each member in the city council appointment resolution. The council member shall be appointed annually during the April city council organizational meeting.

D. At the first regularly scheduled meeting following the city council organizational meeting shall elect a chair and vice-chair to a one-year-term.

2.67.050 Procedure. A simple majority of the Commission shall constitute a quorum. The Commission shall adopt such by-laws as appropriate to further govern its proceedings.

2.67.060 Duties and responsibilities. The Commission shall have the following duties and responsibilities:

A. Support goals of the City Council Strategic Plan, the Comprehensive Plan, and the city manager's work plan related to affordable housing.

B. Review affordable housing policies and provide recommendations and comments to the Plan Commission and City Council.

C. Recommend any affordable housing program eligibility criteria to City Council.

D. Initiate and recommend guidelines for development of Eau Claire affordable housing policy, including expanded home ownership and transitional housing opportunities in the city.

E. Annually propose to city council for its review and adoption affordable housing goals and Commission work plan based upon documented community need consistent with the Comprehensive Plan, Strategic Plan, and Regional Housing Task Force recommendations.

F. Provide advocacy for establishing and maintaining a diversity of housing types and opportunities in the city.

G. Promote a greater community understanding and acceptance of affordable housing through public education and public events.

H. Review and advise the city council on affordable housing priorities in the capital improvement plan for the city.

I. Explore strategies to minimize the cost of utilities, parking and transportation as factors impacting the affordability of housing.

2.67.070 Meetings. The Commission shall hold regular meetings on a monthly basis as may be further provided by its by-laws, and may hold special meetings on the call of the chairperson or at the request of the city council.

(SEAL) President Terry L. Weld
(SEAL) City Manager Dale Peters
(ATTESTED) City Clerk Carrie L. Riepl

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