



## Committee on Administration

Tuesday, October 17, 2023

6:30 p.m.

Courthouse – Room #1301/1302  
721 Oxford Ave, Eau Claire, WI

### Join by Phone:

Dial in Number: 415.655.0001  
Access Code: 2531 021 2105

### Join by Meeting Number:

Meeting Number: 2531 021 2105  
Meeting Password: MnQx3etMN53

### Join from Meeting Link:

<https://eauclairecounty.webex.com/eauclairecounty/j.php?MTID=m0a1c5a14473692b31a8b9d673e3504b1>

*A majority of the county board may be in attendance at this meeting;  
however, only members of the committee may take action on an agenda item.*

1. Call to Order and Confirmation of Meeting Notice
2. Roll Call
3. Public Comment
4. File No. 23-24/047: Resolution authorizing the request of \$91,000 in American Rescue Plan Act (ARPA) Funds be awarded to the Eau Claire County Housing Authority in order to complete affordable housing in the community for residents over the age of 55 – **Discussion/Action**
5. Adjourn

Prepared by: Samantha Kraegenbrink

PLEASE NOTE: Upon reasonable notice, efforts will be made to accommodate the needs of individuals with disabilities through sign language, interpreters, remote access, or other auxiliary aids. Contact the clerk of the committee or Administration for assistance at (715) 839-5106. For additional information on ADA requests, contact the County ADA Coordinator at (715) 839-7335, (FAX) (715) 839-1669, TTY: use Relay (711) or by writing to the ADA Coordinator, Human Resources, Eau Claire County Courthouse, 721 Oxford Avenue, Eau Claire, WI 54703.

FACT SHEET for  
File No. 23-24/047

This resolution outlines the need for additional funding for the Fairchild Senior Living (FSL) affordable housing project, which is managed by the Eau Claire County Housing Authority. The resolution seeks authorization from the Eau Claire County Board of Supervisors to allocate \$90,432 in American Rescue Plan Act (ARPA) funding to support the completion of three new affordable housing units for residents aged 55 and older.

The key points in this resolution are:

- The Housing Authority manages Fairchild Senior Living, which has 11 units designated for residents aged 55 and older, with a waiting list of 15.
- Eau Claire County Housing, Inc. plans to remodel the fourth wing of the FSL building to create three new affordable housing units for residents over the age of 55 with incomes at or below 60% of the County median income.
- FSL was originally a nursing home and was partially converted into apartments in 2005. The fourth wing has remained unfinished since then.
- ARPA funds were awarded to repave the parking lot and build three additional apartments in the vacant wing.
- Initial cost estimates were based on residential construction but were later determined to be based on commercial construction
- County ARPA funds and funds from the Eau Claire County ARPA Committee have been allocated, including amounts for the parking lot and architect fees.
- Bids for the construction project came in higher than expected.
- Efforts were made to lower project costs, but additional funding is needed to complete the project.
- The Housing Authority is requesting the Eau Claire County Board of Supervisors to allocate \$90,432 in ARPA funding to support the FSL affordable housing project.
- The resolution asks for the County Board's support and authorization for the funding allocation.

In summary, this resolution is seeking approval from the Eau Claire County Board of Supervisors to provide additional ARPA funding to complete an affordable housing project for seniors in Eau Claire County. The funding is necessary to cover unexpected project costs and fulfill the goal of providing affordable housing to seniors in need.

Fiscal Impact: No more than \$91,000 from unallocated ARPA funding.

Respectfully submitted by,

Georgia Crownhart  
Eau Claire County Housing Authority Director

2  
3 AUTHORIZING THE REQUEST OF \$91,000 IN AMERICAN RESCUE PLAN ACT (ARPA)  
4 FUNDS BE AWARDED TO THE EAU CLAIRE COUNTY HOUSING AUTHORITY IN  
5 ORDER TO COMPLETE AFFORDABLE HOUSING IN THE COMMUNITY FOR  
6 RESIDENTS OVER THE AGE OF 55  
7

8 WHEREAS The Eau Claire County Housing Authority (“Housing Authority”) manages  
9 Fairchild Senior Living (“FSL”), which has 11 units designated for residents aged 55 and older;  
10 there is a current waiting list of 15. Eau Claire County Housing, Inc. will remodel the 4<sup>th</sup> wing of  
11 the Fairchild Senior Living building, which would finish three units, creating three new  
12 affordable housing units for residents over the age of 55 and with incomes at or below 60% of  
13 the County median income based on family size, and,  
14

15 WHEREAS Fairchild Senior Living (FSL) was originally a nursing home. In 2005 the  
16 interior was redone, and three (out of four) wings had apartments built. There are 11 handicap  
17 accessible units in the building. Rents are kept at an affordable level, and most residents qualify  
18 for rent assistance where part of their rent is paid further reducing their costs. The fourth wing  
19 has remained unfinished since 2005, and,  
20

21 WHEREAS the Housing Authority was awarded American Rescue Plan Act (“ARPA”)  
22 funds for FSL to repave the parking lot and build three additional apartments in the vacant wing,  
23 and  
24

25 WHEREAS when the Housing Authority applied for ARPA funding, the initial estimates  
26 were based on a contractor estimate to finish three units in the building; however, it was based on  
27 residential construction. After the Housing Authority was funded and met with the architect, it  
28 was determined the plans from the initial build in 2005 needed to be updated and submitted to  
29 the State for Approval and are based on commercial, not residential, and,  
30

31 WHEREAS as total of \$231,201 have been provided from County ARPA funds and  
32 \$100,000 from ARPA funds awarded by the Eau Claire County ARPA Committee through West  
33 Central Regional Planning Commission; and,  
34

35 WHEREAS from these funds, the following has been allocated: \$57,233 for the parking  
36 lot (already completed and paid out) and \$15,000 for architect fees, leaving \$258,968 available;  
37 and,  
38

39 WHEREAS on May 16, 2023, bidding opened for request for proposals for building the  
40 three units in the vacant wing which came in much more than originally expected and planned  
41 for; and  
42

43 WHEREAS the Housing Authority met with the architect and Eau Claire County  
44 purchasing to attempt to change parts of the design to lessen the cost for the project. Bids on  
45 October 3, 2023, did result in a lower cost, however still above available funding for the project;  
46 and  
47

48 WHEREAS FSL has a line of credit available for \$40,000 leaving the remaining balance  
49 needed to complete this important project of \$90,432; and,  
50  
51

