

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

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

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

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

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

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

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

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

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

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

WHEREAS the Housing Authority is requesting the Eau Claire County Board to authorize \$90,432 to be allocated to the housing project that will support affordable housing for seniors 55 years old and above in Eau Claire County.

NOW THEREFORE BE IT RESOLVED that the Eau Claire County Board of Supervisors supports this project proposal and authorizes no more than \$91,000 in ARPA funding for the FSL affordable housing units.

ADOPTED: October 17, 2023

Sue McDonald  
County Clerk