

MINUTES

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE MEETING WEDNESDAY, JANUARY 26, 2011 – 4 PM DOWNTOWN MAIN LIBRARY CONFERENCE ROOM

Members Present: Paul Phalen, Chairperson; Loretta Paganini, Vice Chairperson; Dennis Gilliam, Secretary; Pat Lloyd, Langu Okall, and Julie Westra, ex-officio School Board member.

Members Absent: Mary Burd, and Vicki Kerkvliet.

Others Present: Shireen Ranschau, Sioux Falls Housing and Redevelopment Commission; and Darrin Smith, Randy Bartunek, Dwight McElhaney, Al Roettger, Brent Tucker, Paul Hess, Suzanne Schroeder, Community Development staff.

1. CALL TO ORDER.

Chairperson Paul Phalen called the meeting to order at 4:05 p.m.

2. ADDITIONS OR DELETIONS TO THE AGENDA.

Upon motion by Pat Lloyd, seconded by Loretta Paganini, the Committee voted to move "Item b), CD Advisory Board Structure," to the first position "a) under NEW BUSINESS" at the request of Darrin Smith. Carried unanimously.

3. APPROVAL OF THE MINUTES FOR THE MEETING OF OCTOBER 27, 2010.

4. NEW BUSINESS.

- a) **CD Advisory Board Structure – Darrin Smith** brought up the topic of reorganization of the Community Development Advisory Committee to reflect the added mission of economic development. Prior to 2010, the main focus has been affordable housing and funding activities benefiting low- to moderate-income persons/families. Discussion was held on the possibility of adding an additional number of persons whose backgrounds are in the area of economic development. Darrin Smith told the Committee that he and staff will be discussing this proposal as well as how the Committee should be structured. The City Attorney will also be consulted on the need for new bylaws for the Committee and this topic will be added to the agenda for the March 23, 2011, meeting.
- a) **Case Management (Bright Futures Program) – Dwight McElhaney** distributed an application from Interlake Community Action Partnership for funding in the amount of \$57,500 of CDBG funds for intensive family case management and other supportive services for 24 families receiving Tenant-Based Rental Assistance. The program will target those families who are below 40 percent of Median Family Income. The participants will be families who are homeless or close to becoming homeless. If the family is not willing to do the education classes and participate in the supportive services, they cannot stay in the program. Upon motion by Loretta Paganini, seconded by Dennis Gilliam, the Committee voted to fund this activity in the amount of \$57,500 of 2011 CDBG funds. Carried unanimously.

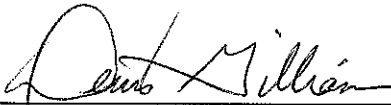
- b) **Habitat for Humanity (A Brush with Kindness) – Dwight McElhaney** distributed an application from Habitat for Humanity for \$25,000 of General Funds from the Neighborhood Revitalization Program for a program to paint the exteriors of privately-owned and tenant-occupied properties in the Pettigrew Heights, Whittier, and All-Saints neighborhoods. The funds would be used to purchase materials. Volunteers would donate their labor. Concern was expressed that landlords should not be beneficiaries of this program as they should be budgeting for maintenance costs and performing repairs. Upon motion by Dennis Gilliam, seconded by Pat Lloyd, the Committee voted to fund this activity with \$25,000 of General Fund monies from the Neighborhood Revitalization Program. The motion passed with Loretta Paganini, Dennis Gilliam, Pat Lloyd, and Langu Okall voting aye and Paul Phalen voting nay.
- c) **Rental Rehab Program – Dwight McElhaney** distributed copies of a Proposed Rental Rehabilitation Pilot Program for the Pettigrew Heights Neighborhood. He told the Committee he will be meeting with the Multi-Housing Association to run this proposed program by them for input. It is anticipated this program would be a 2012 activity.
- d) **Housing Trust Fund – Randy Bartunek** reported that the Housing Trust Fund group has met three times to look at ways to secure funding for the Housing Trust Fund to expand affordable housing in Sioux Falls.
- e) **Analysis of Impediments to Fair Housing – Randy Bartunek** said this document is required by the Department of Housing and Urban Development for the receipt of Community Development and HOME program funds. This document has been completed and one of the important findings is that an important impediment is lack of educational attainment. More work needs to be done at the high school level to educate students on finances and financial responsibility.

5) OTHER BUSINESS.

- a) Reminder: Next meeting is March 23, 2011.

6) ADJOURN.

Upon motion by Pat Lloyd the meeting adjourned at 5:15 p.m.



Dennis Gilliam, Secretary