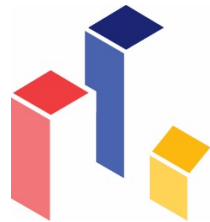


2019 CAPER



City of Sioux Falls
**PLANNING AND
DEVELOPMENT
SERVICES**

**Consolidated
Annual
Performance and
Evaluation
Report**



Equal Housing Opportunity

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

As expected, some programs exceeded their annual goals and some fell short. Programs exhibiting continued underperformance will be scrutinized to determine if ongoing funding should continue.

Rental units constructed, as shown in Table 2, includes only projects that utilized federal funds. The goal of 250 erroneously includes accomplishments of projects that will not receive federal funding. All 250 of those units were always anticipated to come from entirely City-funded activities (no federal fund). The goal has been changed from 250 to 0. The 17 listed as the accomplishment are rental units created with federal funds under the Neighborhood Revitalization Program, which were not anticipated at the start of the five-year planning period. The accomplishments from the City's Large Multi-Unit Housing program which is funded entirely by City General Funds amounted to 183 units but is not included in Table 2. The City has created a total of 200 units that have been completed through 2019.

Demolition of buildings is also undertaken exclusively with City funds, so the expected goal amount was deleted.

As expected, some programs exceed their annual goals and some fell short. Programs exhibiting continued underperformance will be scrutinized to determine if ongoing funding should continue.

After 2019, actual accomplishments should be approximately 100 percent of the strategic (five-year) plan goal.

Under the Expand & Maintain Affordable Housing goal, Homeowner Housing Added reflects the accomplishments of Habitat for Humanity. It is possible that the five-year goal was a little aggressive or that they were not funded at appropriate levels to achieve that goal. The City still anticipates working with Habitat for Humanity perhaps in a different way or a different level of support.

Under the Expand & Maintain Affordable Housing goal, Direct Financial Assistance to Homebuyers reflects the accomplishments of the City-administered Homebuyers Assistance Program. Because of other entities in the community offering similar programs, this program has seen declining numbers and was discontinued in 2019.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year
Assist homeless and those at risk of homelessness	Homeless	CDBG: \$150000 / HOME: \$390000 / All other: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	229		80
Assist homeless and those at risk of homelessness	Homeless	CDBG: \$150000 / HOME: \$390000 / All other: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	175	0	0.00%	
Assist homeless and those at risk of homelessness	Homeless	CDBG: \$150000 / HOME: \$390000 / All other: \$0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	420	344	81.90%	60
Assist homeless and those at risk of homelessness	Homeless	CDBG: \$150000 / HOME: \$390000 / All other: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	0		0
Assist homeless and those at risk of homelessness	Homeless	CDBG: \$150000 / HOME: \$390000 / All other: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0
Assist Special Needs Clientele	Non-Homeless Special Needs	CDBG: \$25719 / HOME: \$0 / All other: \$0	Rental units rehabilitated	Household Housing Unit	40	25	62.50%	4
Assist Special Needs Clientele	Non-Homeless Special Needs	CDBG: \$25719 / HOME: \$0 / All other: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	40	34	85.00%	12

Assist Special Needs Clientele	Non-Homeless Special Needs	CDBG: \$25719 / HOME: \$0 / All other: \$0	Housing for Homeless added	Household Housing Unit	0	0		0
Assist Special Needs Clientele	Non-Homeless Special Needs	CDBG: \$25719 / HOME: \$0 / All other: \$0	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0
Expand & Maintain Affordable Housing	Affordable Housing	CDBG: \$1041276 / HOME: \$0 / All other: \$51000	Rental units constructed	Household Housing Unit	0	17		
Expand & Maintain Affordable Housing	Affordable Housing	CDBG: \$1041276 / HOME: \$0 / All other: \$51000	Rental units rehabilitated	Household Housing Unit	100	62	62.00%	
Expand & Maintain Affordable Housing	Affordable Housing	CDBG: \$1041276 / HOME: \$0 / All other: \$51000	Homeowner Housing Added	Household Housing Unit	25	13	52.00%	23
Expand & Maintain Affordable Housing	Affordable Housing	CDBG: \$1041276 / HOME: \$0 / All other: \$51000	Homeowner Housing Rehabilitated	Household Housing Unit	250	474	189.60%	68
Expand & Maintain Affordable Housing	Affordable Housing	CDBG: \$1041276 / HOME: \$0 / All other: \$51000	Direct Financial Assistance to Homebuyers	Households Assisted	50	30	60.00%	

Expand & Maintain Affordable Housing	Affordable Housing	CDBG: \$1041276 / HOME: \$0 / All other: \$51000	Housing for Homeless added	Household Housing Unit	0	0		0
Expand & Maintain Affordable Housing	Affordable Housing	CDBG: \$1041276 / HOME: \$0 / All other: \$51000	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0
Fair Housing Education and Outreach	Fair Housing	CDBG: \$ / HOME: \$0 / All other: \$0	Other	Other	65	118	181.54%	12
Invest in Core Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$129721 / HOME: \$280748 / All other: \$3090053	Homeowner Housing Added	Household Housing Unit	10	44	440.00%	20
Invest in Core Neighborhoods	Affordable Housing Non-Housing Community Development	CDBG: \$129721 / HOME: \$280748 / All other: \$3090053	Buildings Demolished	Buildings	0	0		

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

All programs in the Action Plan funded with CDBG and/or HOME dollars addressed one of the goals listed in the Consolidated Plan.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	136	31
Black or African American	26	25
Asian	0	1
American Indian or American Native	39	27
Native Hawaiian or Other Pacific Islander	0	0
Total	201	84
Hispanic	8	6
Not Hispanic	193	78

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Each year, the City assesses the extent to which minority groups utilize and access housing activities and programs administered by its Housing Division. Under-representation is defined as any group that is not represented within a whole percentage point of that group's representation in the population as a whole. The evaluation is conducted for racial and ethnic minorities, persons with disabilities, and female-headed households. The 2019 results are listed above. More details are available in the appendix.

Based on the analysis, programs funded by the City of Sioux Falls Housing Division appear to be serving most segments of the minority populations adequately. However, participation by Asian households could be increased.

The City will undertake specialized outreach and affirmative marketing efforts for households of Asian descent. This may include seeking referrals from prior clients of similar race or ethnicity and/or contacting the Multi-Cultural Center of Sioux Falls for ideas on how to better reach this population. The City will also contact its subrecipients and inform them of the importance of serving this population with the programs they administer that receive CDBG or HOME funds.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,772,403	1,522,903
HOME	public - federal	1,621,411	658,223
Other	public - local	4,420,903	2,639,906

Table 3 - Resources Made Available

Narrative

In 2019, over \$4.8 million was expended for various Housing Division programs, projects, and activities prescribed in the recent action plans. All funds expended were for projects that addressed the priority needs identified in the Consolidated Plan. The CDBG Financial Summary (PR26) is attached in the appendix for further detail on that program.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Neighborhood Conservation Areas/Future Conservation Areas			55 of 119 Projects
Whittier, Pettigrew Heights, All Saints, North End			22 of 119 Projects

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City's Housing Division provided funding to completed projects at 119 different sites in 2019. A total of 77 (65%) of the completed projects were located in the Whittier, Pettigrew Heights, All Saints, North End, and other current and future neighborhood conservation areas. A map of completed projects is available in the appendix at <http://www.siouxfalls.org/planning-dev/planning/affordable-housing> and in the appendix of this report.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Leveraging of private and nonfederal resources for use with the federal funds provided by HUD is attempted and encouraged whenever possible. The table above identifies the resources made available and expended during the program year.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,176,769
2. Match contributed during current Federal fiscal year	186,279
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,363,048
4. Match liability for current Federal fiscal year	103,263
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,259,785

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
2019a	12/28/2018	31,754	0	0	0	0	0	31,754
2019b	06/20/2019	18,226	0	0	0	0	0	18,226
2019c	06/20/2019	27,978	0	0	0	0	0	27,978
2019d	07/26/2019	28,321	0	0	0	0	0	28,321
2019e	08/02/2019	10,000	0	0	0	0	0	10,000
2019f	09/11/2019	10,000	0	0	0	0	0	10,000
2019g	09/11/2019	10,000	0	0	0	0	0	10,000
2019h	09/11/2019	10,000	0	0	0	0	0	10,000
2019i	09/12/2019	10,000	0	0	0	0	0	10,000
2019j	09/12/2019	10,000	0	0	0	0	0	10,000
2019k	09/13/2019	10,000	0	0	0	0	0	10,000
2019l	09/26/2019	10,000	0	0	0	0	0	10,000

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
23,751	532,009	29,154	29,154	526,606

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	2,439,836	0	0	0	0	2,439,836
Number	16	0	0	0	0	16
Sub-Contracts						
Number	223	0	0	0	0	223
Dollar Amount	1,120,108	0	0	0	0	1,120,108
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	2,439,836	0	2,439,836			
Number	16	0	16			
Sub-Contracts						
Number	223	15	208			
Dollar Amount	1,120,109	43,127	1,076,982			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		16		221,379		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	60	68
Number of Non-Homeless households to be provided affordable housing units	99	111
Number of Special-Needs households to be provided affordable housing units	16	10
Total	175	189

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	60	68
Number of households supported through The Production of New Units	23	22
Number of households supported through Rehab of Existing Units	84	99
Number of households supported through Acquisition of Existing Units	8	0
Total	175	189

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Sioux Falls affordable housing programs in 2019 were at over 100 percent of their overall affordable housing goals in the Homeless and Non-Homeless categories. The Special-Needs goal was not reached. This was due to the subrecipient receiving less applicants than they had anticipated. The goal of Acquisition of Existing Units was also not met due to the decision to no longer do a Down Payment Assistance program and use those resources for other programs.

Discuss how these outcomes will impact future annual action plans.

As expected, some programs exceeded their annual goals and some fell short. Programs exhibiting continued underperformance will be scrutinized to determine if ongoing funding should continue.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	24	63
Low-income	36	6
Moderate-income	45	15
Total	105	84

Table 13 – Number of Households Served

Narrative Information

Affordable housing programs funded in 2019 include the following:

- Single-Family Housing Rehabilitation Loan (73 assisted)
- Tenant-Based Rental Assistance (68 assisted)
- Furnace Replacement (5 assisted)
- Neighborhood Revitalization (16 assisted)
- Emergency Mobile Home Repair (11 assisted)
- Homebuyers Assistance (0 assisted)
- Repair Affair (7 assisted)
- Habitat for Humanity (6 assisted)
- ILC: Renter Modification (3 assisted)

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The South Dakota Housing for the Homeless Consortium, with assistance from the Sioux Falls Homeless Advisory Board and social services providers across the state, conducts a count and survey of the homeless population. Counts are conducted in January of each year. The 2019 count indicated 334 homeless people in Sioux Falls (374 in 2018). The next count and survey was done in January 2020. The results of the count have not been made available yet.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Bishop Dudley Hospitality House is an emergency shelter located in Sioux Falls. The shelter has capacity for 80 men, 20 women, and seven families. It was reported that 1,723 unique, unduplicated individuals were served in 2019 along with 57 families, and 107 children. The City of Sioux Falls supported the shelter with \$120,000 from its General Fund in 2019.

The City of Sioux Falls supports Heartland House, a rapid re-housing program for homeless families with children. We have also worked together with Inter-Lakes Community Action Partnership to development an "outpatient Heartland House" program called Bright Futures. The programs provide intense case management in an effort to lead homeless families with children to permanent housing. This rapid re-housing program can last up to 24 months. City and Federal dollars administered through the Housing Division for Bright Futures and Heartland House totaled \$167,889.72 in 2019.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Bright Futures umbrella of programs (Bright Futures case management, Tenant-based Rental Assistance, and Security Deposit Assistance) are designed for people and families that are homeless or at risk of becoming homeless. Households in precarious positions that may lead to homelessness are assisted with a place to live and case management aiming at long-term self-sufficiency.

Helping homeless persons (especially chronically homeless individuals and families, families

with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In addition to the above Bright Futures programs, the City pays some of the cost of the local Homeless Advisory Board as well as a portion of the cost of a Homeless Advisory Board study. In 2019, the Homeless Advisory Board went through a transition to determine the future of the board and therefore no funds were expended in 2019. The Homeless Advisory Board has a ten-year plan to end homelessness. It can be found at www.minnehahacounty.org/hab/docs/docs.php.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Public Housing units owned by Sioux Falls Housing and Redevelopment Commission (SFHRC) are in excellent condition as indicated by HUD's most recent inspection completed by an independent inspector under contract with HUD's Real Estate Assessment Center (REAC). SFHRC will continue to make improvements to the Public Housing units as needed.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

During preparation of SFHRC's Annual Plan and the five-year Agency Plan, SFHRC invites Public Housing residents to meet with SFHRC staff to discuss the Public Housing program, including anticipated capital improvements for SFHRC-owned properties. In addition, SFHRC provides Public Housing residents the opportunity to submit written comments to the draft Plan(s), which include a list of anticipated capital improvements. To date, SFHRC has not had any Public Housing resident attend a scheduled meeting or submit written comments. Going forward, SFHRC will continue its attempts to communicate and foster relationships with the Public Housing residents.

Actions taken to provide assistance to troubled PHAs

Based on its latest Public Housing Assessment System (PHAS) score, the Rental Integrity Monitoring (RIM) review conducted by HUD, and the most recent audit report issued by an independent auditor, SFHRC has no major plans to improve its operations and management within the next year. SFHRC has not been designated by PHAS as "troubled." SFHRC will consider any ideas and/or cost cutting measures as they become aware of them that may enhance operations and/or management. Therefore the City of Sioux Falls did not undertake any actions in the program year designed to provide assistance to the public housing authority.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The South Dakota Department of Revenue & Regulation offers a variety of tax relief programs summarized below. Details for each of these programs can be found at http://dor.sd.gov/Taxes/Property_Taxes/Property_and_Sales_Tax_Relief_Programs.aspx.

- The Sales and Property Tax Refund for Senior and Disabled Citizens offers eligible individuals a once-a-year refund of sales or property taxes.
- The Assessment Freeze for the Elderly and Disabled freezes the assessed value of an eligible homeowner's property.
- The Property Tax Reduction from Municipal Taxes for Elderly and Disabled reduces the city property taxes.
- The Property Tax Homestead Exemption delays the payment of property taxes until a property is sold for persons at least 70 years old who meet certain income and residency requirements.
- The Property Tax Exemption for Paraplegic Veterans exempts property owned by eligible parties from all property taxes.
- The Property Tax Exemption for Disabled Veterans exempts up to \$100,000 of the assessed value for property owned by eligible parties.
- The Property Tax Reduction for Paraplegics reduces property taxes based on income for eligible parties.

The City of Sioux Falls has an ordinance that can waive various fees and charges normally associated with affordable housing development provided the owner/developer is a non-profit organization.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The 2015-2019 Consolidated Plan for the City of Sioux Falls did not identify any obstacles in meeting the underserved needs. Therefore, no specific actions were taken.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

All housing programs administered by the Housing Division comply with federal lead-based paint requirements. Under Single-Family Housing Rehabilitation, lead hazards are identified through lead screens conducted by certified risk assessors on staff and/or risk assessments performed by certified risk assessors from a local environmental consulting firm. Stabilization of identified lead hazards is addressed as part of the rehabilitation project. Homebuyers Assistance requires that a visual assessment of deteriorated paint surfaces be conducted for all properties constructed prior to 1978. Any homes

failing the visual assessment are ineligible for the program until a certified company using safe work practices stabilizes the deteriorated paint, and the property passes a clearance inspection conducted by a certified risk assessor.

To efficiently administer federally funded projects, lead-based paint inspectors, risk assessors, certified workers, and certified supervisors are needed. These persons must be properly trained in the lead-based paint requirements as set out by the Environmental Protection Agency, or any other education or certification as acceptable to the Department of Housing and Urban Development. The City monitors federal announcements on available lead training opportunities in the region, and makes local contractors aware of these opportunities. This practice has been ongoing since the implementation of the new lead regulations.

The Home Builders Association of the Sioux Empire is active in offering Lead Renovation, Repair, and Paint Certification training for renovators, construction workers, and other contractors. HBASE offers this training when they have 25 interested contractors. This practice continued in 2019. Since April 22, 2010, the Environmental Protection Agency has required contractors to be trained and certified in lead-safe work practices.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City continues to support the Sioux Falls Development Foundation (\$275,000 budgeted for 2019), Forward Sioux Falls (\$400,000), and the Sioux Falls Convention and Visitors Bureau (\$3,494,442). These economic development organizations actively promote Sioux Falls to attract new businesses and quality jobs, and to encourage expansion of existing businesses.

New construction generates property tax base growth. During preparation of the 2019 City budget, it was estimated the City would receive \$63.9 million in property taxes.

The area boasts an ever-expanding supply of training and educational resources to prepare workers for a variety of career opportunities. University Center/South Dakota Public Universities & Research Center in northwest Sioux Falls provides the greater community with convenient local access to public higher education programs from in-state partner universities. Eight other local institutions of higher learning are also found in Sioux Falls.

2016 saw the creation of Sioux Falls Thrive — a cradle to career initiative backed by a unique partnership among our community's government, business, nonprofit and faith sectors. Thrive has launched a Housing Action Team and expects to find as many as a dozen more teams as its cradle to career research and action capacity expands.

To help assist the low-income population prepare for job opportunities, the Housing Division created the CDBG-funded Bright Futures program in 2011. Bright Futures provides case management to households receiving HOME tenant-based rental assistance (TBRA) from Sioux Falls Housing and Redevelopment

Commission (SFHRC). Case management helps participating households obtain employment and improve their situation in an effort to become self-sufficient. Bright Futures strives to improve families to the point that they will reduce their need for public assistance beyond the 24-month program period; instead households will obtain tools to become gainfully employed, stable, and self-sufficient.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Sioux Falls is fortunate in that there are in excess of 35+ private non-profit agencies listed by Helpline Center, a local service referral agency, that play a role in the delivery of housing and housing related services to low-income households.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

With this significant number of players, all of whom have overhead and management support, structure, and expenses, there is a need for better interagency communication, cooperation, and perhaps even consolidation of this myriad of agencies. It is anticipated that Sioux Falls Thrive's Housing Action Team mentioned above will attempt address the complexities of the existing service system. There is no lack of concern for special needs populations and homeless people.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

See additional narrative attached in the appendix.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Housing Division staff will monitor paper work, reports, etc. as programs, projects and activities proceed. Many programs have been funded for multiple years resulting in a great working relationships with the subrecipients. Troubled or new subrecipients may be scheduled for a monitoring visit at their office to instruct them on or determine compliance with various federal requirements of the CDBG and HOME programs. Housing Division staff provides technical assistance to potential disadvantaged business enterprises (DBE) in an effort to certify them as DBEs and to promote their participation in federally funded projects.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The 2019 Consolidated Annual Performance and Evaluation Report (CAPER) and Summary of Programs booklet were prepared and made available for public review and comment for a period of 15 days. A public notice was published in the *Sioux Falls Argus Leader* on March 6, 2020, advising the public that the above referenced reports were completed and available for public review and comment. The public notice and Summary of Programs pamphlet were also made available on the City's website.

The Summary of Programs was available at the following locations:

- City of Sioux Falls, Housing Division, 231 North Dakota Avenue
- Downtown Library, 200 North Dakota Avenue
- Caille Branch Library, 4100 Carnegie Circle
- Oak View Branch Library, 3700 East 3rd Street
- Prairie West Branch Library, 7630 West 26th Street
- Ronning Branch Library, 3100 East 49th Street

The newspaper publication informed citizens to contact the City of Sioux Falls Housing Division if they wished to review the entire CAPER.

The comment period ended March 23, 2020. A Public Hearing was held at the City of Sioux Falls City Center conference room on March 17, 2020, at 12:00 p.m. to allow citizens to present and discuss their written comments. The address is 231 North Dakota Avenue. No comments were received.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City did not change the program objectives during the program year.

The City assesses programs, projects, and activities receiving CDBG funds for compliance and performance. Any underperforming programs, projects, or activities may be evaluated for viability for future funding or modified appropriately to encourage a satisfactory outcome.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

City staff reviewed documentation related to rent and income of occupants of the HOME projects listed below. On-site inspections at the projects are scheduled to be done in 2020 and 2021.

- Bergeland Apartments
- Cathedral Heights
- Western Heights
- Pasque Meadows
- Homestead Trails
- Duluth Heights
- Graff Apartments
- West Creek Woods
- West Pointe (Phase II)
- Nesmith Family Housing Project
- Quail Hollow

No projects had compliance-related issues discovered with respect to the condition of the units, the HOME rents charged, or the income of the occupants.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

The City has adopted and enforces the affirmative marketing procedures and requirements in 24 CFR

Part §92.351 to provide information and to attract persons from all racial, ethnic, and gender groups in the housing market to housing which is assisted with HOME Program funding.

Recipients of HOME Program dollars are required to use affirmative fair marketing practices to inform the public, owners and potential tenants about the federal fair housing laws. All HOME-assisted housing must comply with the following procedures for the applicable period of affordability.

1. The owners' advertising of vacant units must include the equal housing opportunity logo or statement. Advertising media may include newspapers, radio, television, brochures, internet, leaflets, or signs.
1. Owners are required to solicit applications for vacant units from persons in the housing market least likely to apply for the HOME-assisted housing without the benefit of special outreach efforts. In general, persons who are not of the race/ethnicity of the residents of the neighborhood in which the HOME-assisted housing is located are considered those least likely to apply. The owners are directed to use community service organizations, places of worship, employment centers, fair housing groups, housing counseling agencies, social service centers, and/or medical service centers as resources for this outreach.
1. Owners of HOME-assisted housing are required to maintain a file containing all marketing efforts (i.e., copies of newspaper advertisements, memos of phone calls, copies of letters, etc.). The records documenting these actions are available for inspection by HUD or the City.
1. Owners are required to maintain a listing of all tenants residing in each unit at the time of application submittal through the end of the applicable period of affordability.

The City assesses the affirmative marketing efforts of the owners receiving HOME funds during rent-up and marketing of the units by the use of a compliance certification and/or personal monitoring visit to the project as required by regulations.

If the owner fails to follow the affirmative marketing requirements as required by the provisions of the HOME loan agreement with the City, they are notified in writing to take immediate corrective measures to maintain compliance.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

See section CR-15 above.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Please see section CR-20 for details on affordable housing accomplishments achieved by the City of Sioux Falls in 2019. HOME program accomplishments included:

- Neighborhood Revitalization: 16 units created
- Tenant-Based Rental Assistance: 33 new units obtained (with 35 units continued from 2018)

All units were occupied by households at or below 80% of area median income.