

MINUTES

COMMUNITY DEVELOPMENT AFFORDABLE HOUSING ADVISORY BOARD MEETING DOWNTOWN MAIN LIBRARY CONFERENCE ROOM WEDNESDAY, OCTOBER 26, 2011 – 4:00 PM

Members Present: Jon Carroll, Jeffrey Kogel, Debra Metzger, Loretta Paganini, Shawn Pritchett, Gayleen Riedemann, Aaron Rietsema, and Julie Westra, ex-officio member.

Members Absent: Vicki Kerkvleit and Langu Okall.

Also Present: Darrin Smith, Dwight McElhaney, Adam Roach, Al Roettger, Brent Tucker, and Lisa Fuller, Community Development staff.

AGENDA

1. CALL TO ORDER

Darrin Smith called the meeting to order at 4:10 p.m.

2. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

3. APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 21, 2011.

Correction to Item 6b: Rental Rehab Program – Brent Tucker wanted to clarify there are no payments and no interest accrual for the first six months following the signing of the loan documents. Loan payments will begin on the seventh month.

Upon motion by Jon Carroll, seconded by Debra Metzger, the Board approved the minutes of the September 21, 2011, Community Development Affordable Housing Advisory Board meeting as mailed. Motion carried unanimously.

4. OLD BUSINESS

Darrin Smith gave a PowerPoint presentation on Affordable Housing Programs at the September 21 Affordable Housing Board meeting. An electronic copy of this presentation will be forwarded to Gayleen Riedemann due to her absence at the September 21 meeting.

5. NEW BUSINESS

- a) **Introduction of Lisa Fuller, new Administrative Assistant** – Darrin Smith introduced Lisa Fuller who began her position in Community Development on October 17.
- b) **Election of Officers** – Loretta Paganini volunteered to serve as Chair. Upon motion by Debra Metzger, seconded by Jeffrey Kogel, the Committee moved to approve Loretta Paganini as Chairperson. Motion carried unanimously. Jon Carroll volunteered to serve as Vice-Chairperson. Upon motion by Loretta Paganini, seconded by Debra Metzger, the Committee moved to approve Jon Carroll as Vice-Chairperson. Motion carried unanimously. Debra Metzger volunteered to serve as Secretary. Upon motion by Jon Carroll, seconded by Aaron

Rietsema, the Committee moved to approve Debra Metzger as Secretary. Motion carried unanimously.

c) **Distribution of Draft 2012 Annual Action Plan**

Dwight McElhane opened the meeting to the public for comments on the 2012 Annual Action Plan. No comments were received. The 2012 Annual Action Plan is part of the required process necessary to receive grant money. Page 1-1 lists 14 priority community needs. These needs were identified through the City's 2010-2014 Consolidated Plan required by the U.S. Dept. of Housing & Urban Development (HUD) for participation in the Community Development Block Grant (CDBG) program and Home Investment Partnership (HOME) program.

Jon Carroll asked Dwight how the 14 community needs are prioritized if less funding is received. Dwight responded public hearings are held every spring. Comments in regards to the unmet community needs are heard at this public hearing which is then followed by an application process where applications for funding to address these issues are accepted and reviewed. There were two Needs Assessment Public Hearings held at the Downtown Main Library on May 25, 2011, at 2:30 and 5:30 p.m.

Darrin Smith noted that due to the high demand, Single Family Housing Rehab program has the largest amount of funding designated for 2012.

The Homebuyer Assistance program at \$290,000 was a strong demand up until 2010. The demand has shifted towards the Rehab program in lieu of the Homebuyer program.

The Tenant-Based Rental Assistance program has been combined with the Bright Futures and Security Deposit Assistance Programs. This program utilizes the Heartland House model of case management requiring participation in order to get rental assistance. The long term goal for the participants is self-sufficiency.

Gayleen Riedemann questioned the length of time tenants' work with the case managers. Darrin Smith indicated we would like for them to work with the case managers for up to two years. The goal is to provide assistance which will enable them to be self-sufficient within two years.

Gayleen also inquired about the rehabilitation of multiple housing units. There are houses in core areas that have been converted into apartments that appear dilapidated. Darrin said the City has pursued different funds to address this issue and has gotten approved by the South Dakota Housing & Urban Development Authority for a \$500,000, 0% line of credit that will be used for rental rehab loans. The City coordinated with the Multi-Housing Association and came to an agreement on terms (3% loans) that were very easy for them to comply with. The 3% interest will be set aside in a fund to cover any bad loans. This is currently a pilot program in Pettigrew Heights with hopes of expanding.

The majority of improvements will be limited to exterior aesthetic improvements due to limited funding. We are hoping this will in turn boost the neighborhoods morale. If the

property owner/landlord has had a negative history of serious code enforcements, they would not be considered for a low interest loan.

Darrin explained page 1-12 outlines federal and local resources expected to be available to the City of Sioux Falls in 2012 for programs, projects and activities carried out under this Action plan. These amounts are subject to change. This year we have recognized the need to be more aggressive in diversifying our revenue so we are progressively pursuing additional grant funding.

Gayleen stated she recently attended a panel discussion regarding the realtor sector at Augustana College where it was mentioned that a lot of federal grant money went unused. At times, SF Housing along with other public housing entities has greater access to these grants than government entities.

Gayleen asked what kind of comments Community Development has received from the public regarding the Action plan. Al Roettger stated no comments have been received.

Gayleen replied that safety goes hand-in-hand with decent housing. How is the interaction with the police dept? Darrin responded a comprehensive effort has been launched by a combination of city departments including police, building services, etc. to enforce neighborhood associations to get them functional.

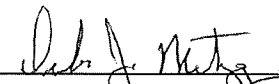
In addition, Darrin handed out a draft agenda and flyers for the 1st annual Mayor's Neighborhood Summit to be held Saturday, November 19, 2011, from 9 a.m. to 1 p.m. The goal is to bring different neighborhoods together to discuss their success stories and to find out about the supportive resources available to them from the city and elsewhere. There will be a number of city departments and non-profits who will have staffed resource tables set up with materials for interested residents.

Julie Westra questioned how Community Development plans on distributing these flyers. Darrin explained KELO and the Argus Leader are sponsors that have agreed to publicize the event via public service announcements and news stories. There are also inserts that will be distributed in the monthly utility bills, as well as being posted at Hy-Vee's, public libraries and non-profit agencies. Everyone is welcome.

6) **OTHER BUSINESS**

7) **ADJOURN**

Upon motion by Shawn Pritchett, the meeting adjourned at 5:10 p.m.


Secretary Debra Metzger