

Minutes
Community Development
Affordable Housing Advisory Board Meeting
Downtown Library, Meeting Room A
Wednesday, August 22, 2018

Members Present: Alex Ramirez, Aaron Baker and Cynthia Mickelson, ex-officio

Members Absent: Annie Brokenleg and Hirsi Mohamed

Guests Present: Susie Smith – Director of Augustana Research

Also present: Mike Cooper; Les Kinstad, Matt Cerny, Housing staff

Agenda

1. Call to Order

Meeting began at 4:05 pm.

Mike Cooper explained that Mayor TenHaken has combined Community Development with the Planning & Development Services Department. Mike said the Mayor will be taking a stronger initiative to promote housing opportunities.

2. Additions or Deletions to the Agenda

There were no additions or deletions to the agenda.

3. Approval of the Minutes for the Meetings of October 25, 2017 and May 16, 2018

Due to lack of quorum, previous meeting minutes were not approved.

4. Old Business

There was no old business to discuss.

5. New Business

a) Review FY2019 applications for HUD, CDBG and HOME funds

Copies of the 2019 applications were provided to all meeting attendees.

A brief summary of the applications received for funding requests are listed below:

Organization	Project	Amount
Affordable Housing Solutions	Neighborhood Revitalization	\$1,540,000
Habitat for Humanity	Acquire Three Lots	\$ 57,000
Home Builders Association	Repair Affair	\$ 12,000
Inter-Lakes Comm. Action	Bright Futures Program	\$ 150,000
Independent Living Center	Rental Accessibility Modifications	\$ 12,000
Multi-Cultural Center	Interpreter, Ethnic & Jobs Services	\$ 15,000
SF Housing Commission	Tenant Based Rental Assistance	\$ 390,000
		\$ 2,176,000

After a brief group discussion, Les told the group the recommendation to the Mayor would be to fund all of the submitted applications with the exception of the Multi-Cultural Center's application because that application is geared toward more of a social/human services request in lieu of a housing request.

Aaron stated that he would like to see more control over where the Habitat for Humanity lots in the City are purchased for low-income housing. He feels the lots should be purchased in the core area to enable people to get access for services such as groceries, schools, health care, transportation etc.

Aaron also asked how the board is able to approve these funding requests and/or budget without a quorum. Les stated this board is simply an advisory board only; therefore, the Mayor has the final approval of our funding.

b) Bright Futures Program presented by Susie Smith, Director of Augustana Research

Les explained to the group that one of the programs we fund is through Inter-Lakes Community Action Partnership (ICAP) and is called Bright Futures. Bright Futures assists eligible families by providing them with housing with a condition that they follow an education program with individualized case management assistance. The courses the clients receive from Bright Futures teaches them how to budget, how to maintain healthy relationships, child rearing assistance and tenant/landlord rights and responsibilities. Les said Augustana Research Institute was commissioned to review the first six years that we have funded this program to look at the social return on investment.

Susie Smith provided full report copies to all meeting attendees. The full report can also be accessed online at www.augie.edu/findings.

The purpose of this study was to assess how the Bright Futures program is performing. The goal of the program is to increase self-sufficiency for these

families so that by the time they leave the program (program offers up to two years of assistance) they will be ready for employment and be able to maintain their own housing.

The first part of the study was to evaluate the program and to first look back at all of the case records since the program started in 2011 to get a pre and post measure of what families looked like when they first started with the program and what families looked like when they left the program. A follow-up survey was also completed with families that had graduated Bright Futures anywhere from six months to six years to find out what they were currently doing.

The second part of the study was to do a comparison between families that were in Bright Futures and similar families that received Section 8 housing vouchers but did not receive any additional support such as case management.

Susie said they found that the families that graduated from Bright Futures increase their earnings and employment, reduce their use of public assistance such as SNAP/food stamp benefits, and also reduce their use of rental assistance. By the time they left the program most Bright Futures families had eliminated their need for SNAP benefits. Alex asked if the study asked parents if this affected how their kids were doing academically. Susan responded parents commented, almost unanimously, that their kids were doing much better in attendance and academically.

Susie indicated of the 67 families that have graduated from Bright Futures they were able to contact ten of those families. On average the graduated families increased their yearly salaries by \$9,000 to \$10,000. They also reduced their public assistance by \$180 month, per family, and reduced their rental assistance by \$150 a month in subsidy. They also calculated the return on investment as being a 1-8 ratio; every one dollar that is invested brings back eight dollars to the community.

Alex asked if agencies such as Inter-Lakes Community Action provide reports that explain how their funding is used. Les indicated there is a good auditing system in place as the City has to provide these documents periodically to the federal government when the City is audited.

6. Other Business

There was no other business to discuss.

7. Adjourn

Meeting adjourned at 5:00 p.m.