

Minutes
Accessible Housing Advisory Board Meeting
City Center —Cooper Room
Thursday, January 21, 2021, 12 – 2 p.m.

Pursuant to the due call and notice thereof, a regular meeting of the reconstituted Accessible Housing Advisory Board was duly held at the City Center - Cooper Room, 231 North Dakota Avenue, on the 21st day of January 2021.

Call to Order

Jeff Nelson called the meeting to order at 12:11 p.m.

Roll Call

Upon roll call the following were present: Chair Jeff Nelson, Jim Schmidt, Joan Franken, Todd Thoeke, Marshall Selberg, Aspen Thorstenson, Kari Benz, Jean Bender, Paul Kostboth and Chellee Unruh.

Absent Board Members: Nancy Renozya, Todd Thoeke

Attendees: Jeff Eckhoff, Al Roettger, Amos Abu (City Housing Division)

Minutes: Amos Abu

Consent Agenda

All items listed under the consent agenda are considered to be routine by the AHAB Board and will be enacted by one motion and an affirmative vote by roll call of a majority of the members present. There will be no separate discussion of these items unless a Commissioner or citizen so requests, in which event, the items will be removed from the consent agenda and considered a separate subject of discussion by the Board.

Agenda Topic: Welcome and Introductions
Action Taken: Chellee

Agenda Topic: Approval of Agenda
Discussion: There were no additions or deletions of agenda

Chellee – Housing Manager of the City led the introduction of Board members and attendees before her proceeding with the day’s agenda. She presented a general outline of the meeting, highlighting the agenda, and took a few moments to introduce basecamp as an interactive tool to facilitate communication amongst Board Members.

DISCUSSION

A. Orientation to Housing Division – PowerPoint Presentation

Chellee proceeded with a PowerPoint presentation of an orientation overview of the housing department’s strategic plan which included the vision and goals. The presentation introduced the Board Members to various programs, terms and concepts of the department and highlighting the following programmatic areas:

- Single-Family Housing Rehabilitation
- Rental Rehabilitation Loan Program
- Neighborhood Revitalization

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- Emergency Mobile Home Repair

Details of the department's Accessible housing projections were presented and initiatives to meet those projects

The City also took the following measures in response COVID 19 to provide relieve for families experiencing housing challenges emanating from the pandemic These funds were set up are being applied to mitigate the situation.

- One Sioux Falls Fund, ESG Grant Funding, Recovery Center
- Shelter Support, Federal CARES Act Funding to Sioux Falls

Questions and clarifications were invited by Chellee before she could proceed but there were none at this point and she continue and shared light on **One Sioux Falls** Housing Strategy which seeks to accomplish the following specific Action Items:

- Develop A Coordinated Housing System
- Action Priority: The city to take leadership in coordinating a communitywide housing system with housing and service providers.
- Upscale Housing Investment in the City
- Action Priority: Develop a 5-year funding plan for accessible housing production and preservation | Develop housing financial toolkit | Eliminate barriers to housing production
- Increase Accessible Housing Production, Rehabilitation and Preservation
- Action Priority: Increase production, preservation and rehabilitation of accessible housing

The rest of the presentation focused on roles and responsibilities of Board Members, Budget Overview, and Policies and procedures. Chellee proposed for a 5 minutes' break but Todd Thielke moved a motion to continue Jim Schmidt Seconded the motion to proceed.

City Partnerships

The city currently partners with **Sundance property management** and Habitat to construct Accessible housing in certain areas in the city. Southeast Technical Institute and HBA are also being partnered to remodel/construction housing. In discussing the Tenant-Based Rent Assistance (TBRA) program currently being Implemented through Inter-Lakes Community Action's Bright Future program.

The City provides funding for caseworkers to assist families toward economic self-reliance and eliminate their dependence on other assistance programs

Jeff Nelson questioned how many are in the Bright Future program? Chellee in an answer stated that at any given time its 40 participants but ICAP has the capacity to grow the number to 80 participants. Chellee further explained that individuals could opt-out the case management part but still benefit from the rent assistance since it's for 18 months' period

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DISCUSSION

B. Review and Approval of Policies and Procedures for HUD Programs

Chellee and Al presented draft policies and procedures of the housing department following HUD recommendations for the Boards to review and approve.
Jean Bender questioned if the policies drafted have been shared with HUD and compared with similar policies and if so, what was HUD's response regarding this policy?
Al responded to the question stating the policies have been reviewed by HUD representative in Denver and they requested that the Board needs to review and approval them.
Al Roettger further provided context and antecedents to the Board and briefly touched on various compliance related to HUD requirements the city have to navigate for approvals.

To approve the Policies and Procedures for HUD Program

Voting via voice:

Jeff Nelson – aye
Joan Franken – aye
Kari Benz – aye
Aspen Thorstenson - aye
Jim Schmidt – aye
Paul Kostboth - aye
Chellee Unruh - aye
Jean Bender – aye

Upon motion by Kari Benz, seconded by Jeff Nelson, the Board chair moved for a unanimous approval of the proposed policies and procedures to aid the housing department's operations.

Jean Bender excused herself to attend another meeting just before the motion was moved to bring the meeting to a close.

ADJOURNMENT

Upon motion seconded by Joan Franken, the meeting adjourned.

Meeting adjourned 1:45 p.m

Secretary