

**ACCESSIBLE  
HOUSING  
ADVISORY BOARD**

Jean Bender  
Kari Benz  
Joan Franken  
Paul Kostboth  
Cynthia Mickelson  
Jeff Nelson  
Nancy Reynza  
Marshall Selberg  
Jim Schmidt  
Aspen Thorstenson

**STAFF**

Jeff Eckhoff  
Kevin Smith  
Amos Abu

## Minutes of Accessible Housing Advisory Board Meeting Wednesday, March 2<sup>nd</sup>, 2022, 7:30 a.m.

Pursuant to the due call and notice thereof, a regular meeting of the Accessible Housing Advisory Board was duly held at the Sioux Falls Development Foundation Briefing Center – 200 North Phillips Avenue, Suite 101, on Wednesday, March 2<sup>nd</sup>, 2022.

### 1. Call to Order and Quorum Determination.

Board Chairman Jeff Nelson called to order the regular meeting of the Accessible Housing Advisory Board at 7:36 a.m. In his opening remarks, Jeff Nelson commended everyone for making it to this morning's meeting and welcomed other participants for accepting the board's invitation to come and share their work and experiences in housing navigation with the board. Jeff further mentioned that in pursuance of the board's mandate of advising the City and making inputs in housing development policy, The East River Legal Services Housing Retention Specialist is here to highlight the work of the pilot project to advance the housing navigation effort in Sioux Falls.

#### A. present:

Jeff Nelson – Chair  
Jean Bender  
Joan Franken  
Kari Benz – Secretary  
Aspen Thorstenson  
Marshall Selberg  
Cynthia Mickelson  
Paul Kostboth - Secretary  
Matt Tobias  
Jim Schmidt

#### B. Absent:

Nancy Reynoza

#### C. Others Present:

Jeff Eckhoff (City of Sioux Falls)  
Kevin Smith (City of Sioux Falls)  
Amos Abu (City of Sioux Falls)  
Alisson, Thompson (East River Legal Services)  
Mike Gray, (Sioux Falls Development Foundation)  
Michelle Erpenbach (Sioux Falls THRIVE)

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**2. Approval of Minutes of February 2022**

**Motion:** Joan Franken moved a motion for approval of the minutes and seconded by Jean Bender.

The meeting was unanimously approved

**3. Approval of Regular Agenda**

**Motion** moved by Paul Kostboth for approval agenda and seconded by Aspen Thorstenson.

**4. Public Input on Non-Agenda Item (5-minute comment per individual)**

There was no public input.

**5. Status Update on Implementation of Housing Retention Pilot Program**

The goal of the Housing Retention program is to prevent evictions by finding solutions to small housing problems before they lead to consequential ones. In her presentation to the board, provided an overview of the Housing Retention Program and highlighted the positive impact of the program in Sioux Falls. She further stated that landlord and tenant participation is encouraging. Allison also mentioned some challenges including financial assistance families struggle with within this complex housing navigation system.

The program was developed by community partners led by the Sioux Falls Thrive with initial funding from the Bush Foundation. It's expected to help kids who become homeless each school year in Sioux Falls due to a lack of access to housing support resources. The program has so far reached 21 children with a large pool of property owners showing interest in the work of this program. She mentioned the following key areas of focus that will enhance the success of the program:

- Increase public awareness to encourage landlords with larger multi-housing units to sign-up
- Increased the number of staff for the program to handle the growing needs and demands in the community.
- Continue to participate in public discussions and presentations in the community to generate interest. Maintain open lines of

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communication/regular check-ins with property managers so they feel comfortable asking questions.

- Linkup with other agencies such as the South Dakota Multi-Housing Association and other groups.
- Increase the Unmet Needs Fund to assist participants on a case-by-case basis to fund the minimum expenditure requirement of a struggling tenant.

**Discussions:**

Allison Thompson presented an update on the implementation of the Housing Retention pilot project whose main goal was to engage in Landlord-Tenant Issues, Eviction, Lockouts, Utility Shut-Offs, Affordable Housing, and Security Deposits.

**6. MacArthur Foundation Grant Proposal Updates****Implementation Period**

The award announcement will be provided by March 4, 2022. From March 2022 through August 2022 would be the Planning Period with September 2022 through February 2024 identified as the Implementation Period. The initial grant funding and the awards to support both planning phases of the project are expected to range from \$620,000.00 to \$775,000.00 per site.

Amos mentioned that the next stage of the implementation is to engage stakeholders to develop a Housing Investment Action Plan a document that describes the locally developed strategies to reduce the footprint of the criminal justice system through housing solutions.

The HIA Plans will be responsive to the community needs, informed by local data, and through a process of community engagement with people who have a history of cycling in and out of jail or are at risk of doing so. Plans will include proposed budgets for the remaining sub-awards, PRI, and evaluation. The Sioux Falls Housing and Redevelopment Commission's Affordable Housing Solutions will be the Project's PRI (Program Related Investment) agency to partner with the project lead in executing the HIAP.

**Discussion:** Amos Abu, Project lead for the MacArthur grant provided an update to the Board. He informed the Board of the selection of the Minnehaha County for the Equitable Housing Demonstration Project. He stressed that the funding to the county will support the local government's objectives of collaborative efforts, and the Accessible Housing Advisory Board (AHAB), as a collaboration between Minnehaha County and the City of Sioux Falls, will be overseeing the submission of the RFP and would oversee the development and implementation of the Housing Investment Action

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Plan (HIAP) as well as the budget while Minnehaha County would act as the identified fiscal pass-through should we are selected as a grant recipient.

**7. Updates on property and land assembly research and marketability**

Matt Tobias, Neighborhood Revitalization Manager, City of Sioux Falls present a slide show of the potential lots for the relocation of homes from the Sanford campus area. The plan although, not finalized, is still in the discussion stages of consideration.

**Discussion:**

Motion: There was no motion: All comments and questions were answered.

**8. Adjournment**

The meeting adjourned at 9:48 a.m.

**Next Meeting:**

Wednesday, April 6th, 2022 7:30 am, Sioux Falls Development 200 North Phillips Avenue, Suite 101

The Board will go on a bus tour to selected project sites and there will not be a meeting on April, 6th 2022

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Kari Benz, Secretary