

CERTIFICATE OF APPROVAL OF MINUTES

MINUTES OF: June 28, 2016

APPROVED ON: July 26, 2016

M F Cooley

Chairperson

ATTEST:

James M. Wiedornich

Secretary

Sioux Falls Housing and Redevelopment Commission
630 S. Minnesota, Sioux Falls, SD
Regular Meeting
June 28, 2016

Commissioners

Present: William Earley, Jeremy Keckler, Jim Wiederrich, Jim Beddow
and John Peckham,

Others

Present: Shireen Ranschau, Dianne Hovdestad, Vernon Kreun, Lisa Bartell,
Donna Rollag, Les Kinstad, Brent Tucker and Pat Anderson (Argus Leader)

CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:30 a.m. by Chairperson Earley.

APPROVAL OF MINUTES OF MAY 24, 2016

Chairperson Earley called for a motion to approve the minutes of the May 24, 2016 meeting. Commissioner Peckham made a motion to approve the Minutes. Commissioner Beddow seconded the motion. The motion passed, Yeses, 5, Noes 0.

FINANCIAL REPORT

Vernon presented a Financial Statement Summary for the month ending May 31, 2016.

The cash and investment report shows a \$26,000 reduction in cash.

He explained the other programs. The balance sheet shows all receivables are current and collectible.

Public Housing: The balance sheet shows \$57,181 due to SFHRC. This is due to the construction in progress. The income statement is at 67% of the annual budget. Vernon then discussed the maintenance contracts. Discussion followed.

South Sycamore Estates: The balance sheet shows the amount of \$28,696 due to SFHRC. The income statement is at 67% of the annual budget. There is currently one vacancy. Rent increases will go into effect on June 1. Vernon noted the legal expense for defense of a fair housing claim. Total expenses are at 81% of the budget. There is a Y-T-D gain of \$11,861.

Housing Choice Voucher: Vernon noted the net assets. The net restricted position has increased as we haven't used all funds allocated. Total revenue is at 67% of the budget and total expenses are at 66% of the budget. There is a Y-T-D gain of \$53,166.

Family Self Sufficiency: We are still holding funds that we did not use last year in the amount of \$15,147. We are waiting to hear from HUD. Deferred revenues are at \$13,874 – the Y-T-D surplus of United Way grant funds. Total revenue is at 63% of the budget and total expenses are at 55% of the budget. There is a Y-T-D gain of \$13,874. The Special Needs fund has \$1,352 available.

General Operating: Total revenue is at 67% of the budget and total expenses are at 63% of the budget. Vernon explained the legal expenses for Greenway Apts. for a fair housing defense in the amount of \$5,442.

Consolidated: Vernon discussed the unrestricted net position. Total revenue is at 67% of the budget and total expenses are at 65% of the budget. Non-operating funds are at 48% of the budget. There is a Y-T-D gain of \$20,365. He noted that Public Housing construction in progress has expenses that have not been transferred to the income statement and FSS had a Y-T-D gain of \$13,874 not included in the Consolidated Income Statement.

Commissioner Keckler made a motion to approve the financial report. Commissioner Wiederrich seconded the motion. The motion passed, Yeses, 5, Noes, 0.

OCCUPANCY REPORT

Dianne presented the Occupancy Report. We received 7 new VASH vouchers for homeless veterans. We now have a total of 121 VASH vouchers. One vacant Public Housing unit was rented in May. Once we do a final walk through at the fire damaged house on South Grange, it can be rented. There is also a vacant Public Housing unit on South Bahnson. South Sycamore Estates has one vacancy. Dianne handed out the Section 8 Voucher dashboard report and explained it. Discussion followed.

FAMILY SELF-SUFFICIENCY REPORT AND PROGRAM ACTION PLAN

Lisa presented the draft FSS Action Plan. She explained about the Program Coordinating Committee that is being formed. Shireen said Family Self Sufficiency has been approved to receive \$56,816 from the United Way Committee if they meet their financial goals. This amount is less than last year. Discussion followed. A motion was made by Commissioner Wiederrich and seconded by Commissioner Peckham to approve the proposed FSS Action Plan. The motion passed, Yeses, 5, Noes, 0.

A motion was made by Commissioner Peckham to accept the Occupancy and Family Self-Sufficiency reports. Commissioner Beddow seconded the motion. The motion passed, Yeses, 5, Noes, 0.

ANNUAL PHA PLAN

Dianne presented the Annual Plan Submission for fiscal year 2017. There are four updates to the draft Annual Plan. Dianne explained each update. Discussion followed. No one attended the Public Hearing, and we did not receive any written comments. Commissioner Wiederrich made a motion to approve the Annual Plan as presented. Commissioner Beddow seconded the motion. The motion passed, Yeses, 5, Noes, 0.

EXECUTIVE DIRECTOR'S REPORT

Strategic Plan: Stan Quy is drafting a plan and will be sending it to both Boards next week. Discussion followed.

Maintenance Technician: Shireen said she hired a maintenance technician, Tim Arcoren. He started on June 21.

Shireen informed the Commission that the AHS Board is sending out an RFP for property management. Discussion followed.

NAHRO: Shireen reported that she and Dianne attended the NAHRO conference in Park City, Utah on June 14-16, 2016. She gave a brief overview.

OTHER BUSINESS

Sioux Falls Thrive: Commissioner Beddow had handouts with information about Thrive. Discussion followed. It was suggested to invite Candy Hanson and Pam Homan to the next meeting to talk about this program in more detail.

The next meeting is scheduled for July 26, 2016. The meeting will start earlier at 7:00 a.m. and last until 9:00 a.m. to have enough time to discuss the Sioux Falls Thrive program. Stan Quy will, also, attend the meeting.

Commissioner Beddow made a motion to adjourn the meeting. Commissioner Wiederrich seconded the motion. The motion passed, Yeses, 3, Noes, 0 (Commissioner Peckham and Commissioner Keckler had already left the meeting).