

PETTIGREW HEIGHTS NEIGHBORHOOD CONSERVATION AREA COMMITTEE

First United Methodist Church – Multi-purpose Room
February 25, 2009
3:30 pm

MEETING AGENDA

ATTENDEES (25):

Scott Allen (Resident)
Erica Beck (City Planning)
Robert Bauman (RISE, Inc)
Sara Carothers (211 Helpline Center)
Victor David (Tull Diamatu Foundation, Contractor)
Mustef Godi (Tull Diamatu Foundation, Contractor)
Sherilyn Goldammer (Homeowner)
Tracy Gran (Consumer Credit Counseling Service of Lutheran Social Services)
John Hart (Volunteers of America, Dakotas)
Jen Helland (Consumer Credit Counseling Service of Lutheran Social Services)
Donna Keeler (SD Urban Indian Health)
Eric Lanspa (Town and Country Realtors)
Travis Lavender (Sioux Falls Seminary Summit House)
Maggie Morrow (Homeowner)
Ande Nelson (PHN Neighborhood Watch, Volunteer Committee)
Tim Olsen (Sioux Falls Seminary Summit House)
Daniel Prendable (AmeriCorps VISTA Member - Volunteers of America, Dakotas)
Hannah Price (Sioux Falls Seminary Summit House)
Shireen Ranschau (Sioux Falls Housing Commission)
Ron Sauby (Property Owner)
April Schave (Whittier Resident Association)
David Smit (Homeowner, Real Estate Retrievers)
Russ Sorenson (City Planning)
Christina Thronson (Sioux Empire Housing Partnership)
Stacey Tieszen (HAB)

I. WELCOME & INTRODUCTIONS

The Neighborhood Services Team comprising of Erica Beck and Russ Sorenson welcomed the attendees, conducted a brief agenda review, and facilitated the meeting. Attendees introduced themselves.

II. ANNOUNCEMENTS

A. United Way - Planning for New Community Initiatives (*Kerry DeGraff*)

The Sioux Empire United Way (SEUW) is looking for PHN Committee input as they begin to discuss and plan for future SEUW initiatives.

- * Are you aware of community needs/gaps or opportunities to help people be successful?*
- * Are there any current problems in the community that need to be addressed?*
- * Are there programs in other states that could be replicated and brought to our community?*

SEUW wants these to be broad ideas that would have a significant impact (with some research). Please respond by email to kerri@seuw.org.

B. 2009 Homeless Count - (*Stacy Tieszen, HAB Coordinator*)

*Stacy Tieszen, Homeless Advisory Board *HAB) Coordinator, commented that the 2009 Homeless Count was conducted from Noon January 29, 2009 to Noon January 30th 2009.*

Approximately 154 persons were surveyed. Double up numbers are increasing. Additional information should be available for the May 2009 Meeting

Please bookmark the Pettigrew Heights website:

http://www.siouxfalls.org/Planning/neighborhoods/pettigrew_heights

- C. Volunteerism within in the PHN - (*Tim Olsen, Daniel Prendable, Ande Nelson, Sara Carothers*)

The Volunteer Subcommittee has met on two occasions (Jan. 23 and Feb. 6) to discuss increasing volunteerism of residents, businesses, non-profits, and community within the neighborhood and defining potential activities or projects that will increase neighborhood volunteerism.

III. REDEVELOPMENT CONCEPTS

A. Review Redevelopment Concepts

- 1) Update on redevelopment at 11th & Duluth Avenue Site (Holland Property) – (*Erica Beck*)
December 13th - Auction 313 S Spring brought \$1000. House to be relocated to Hills MN.
Demolition Timeline – Weather permitting, first part of February. The city is committed to removing the structures before the end of March.

Citi Foundation Grant - City of Sioux Falls received \$100K Partners In Progress Grant from Citi Foundation. This is a competitive and unique grant program / opportunity. We thank Citi for their support of the PHN.

RFP - The City did receive one proposal from St. Joseph Cathedral Housing for the construction of a multi-story, mixed-use structure that could provide 57 affordable housing units for the elderly along with approximately 17,000 square feet of retail / commercial space. The City has been working with the proposer to creatively finance the project. The City anticipates moving forward with the project and provided an update to the City Council at a recent Informational meeting in February. The proposer will be applying to the SDHDA for LIHTC and the City could be seeking gap financing from the federal Neighborhood Stabilization Program that is being administered by SDHDA. More details on this project will be provided in the future.

- 2) 10th & Menlo – (*Sioux Empire Housing Partnership (Jim Schmidt, Christina Thronson)*)
Christina Thronson (SEPH) commented the five townhomes located at 10th St. & Menlo Ave. are now listed in the real estate multiple listing service directory. Christina distributed copies of the selling information to committee members. The Lloyd Companies are the selling agent for these properties. The five townhome properties have a selling range list of \$104,900 to \$109,900.
- 3) 505 Duluth Ave – (*Shireen Ranschau*)
Shireen Ranschau (Sioux Falls Housing Commission) informed the committee members that their entity plans to develop a 2-story home with eight studio apartments located at 505 S. Duluth Avenue. The proposed size of the units measure from 250 sq. ft. to 312 sq. ft. Anticipated rents will be less than \$400 per month - 30 & 40% of Average Median Income (AMI). The Sioux Falls Housing Commission has applied for Neighborhood Stabilization Program (NSP) funding and funding awards will be announced in April 2009. The construction timeline is to start in the Fall of 2009 and complete in the Spring of 2010.
- 4) 12th & Summit – (*John Hart*)
John Hart (Volunteers of America (VOA), Dakotas) announced VOA's program plans to develop a 37 unit, four story, affordable housing complex located at the northeast corner of 12th St. and Summit Avenue. The apartments will consist of studio, 1 and 2 bedroom units and provide housing for single women and mothers with children. The dilapidated structure located at 12th St. and Duluth Ave will be razed and a surface parking lot will be developed to serve the employees of the the existing VOA office and the new housing program. The Sioux VOA has also applied for Neighborhood Stabilization Program (NSP) funding and funding awards will be announced in April 2009. The construction timeline is to start in August September and be completed in the Fall of 2010.

IV. NEIGHBORHOOD PARTNERSHIP OPPORTUNITIES and NEIGHBORHOOD HOUSING PROGRAMS

- A. Sioux Falls Seminary's "Summit House" Project Updates – (*Tim Olsen*)
<http://www.sfseminary.edu/news/index.php?newsid=188>

Please bookmark the Pettigrew Heights website:

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Tim Olsen, Sioux Falls Seminary Summit House provided an overview of activities the eight students currently residing within the Summit House are involved with. Such activities include:

- 1) Conducting neighborhood visits and house meetings
- 2) Mentoring students at Lowell Elementary School
- 3) Offering Saturday Breakfasts
- 4) Establishing partnerships to conduct Urban Agriculture within the neighborhood
- 5) Establishing partnerships to conduct Housing Rehab within the neighborhood
- 6) Planning future celebration events and block parties
- 7) Conducting a neighborhood Art Show, April 18th
- 8) PH Mission Immersion Experiences
- 9) Extreme Front Yard Make-over to Summit House

B. Pettigrew Heights Housing Resource Center Update – (Russ Sorenson)

Russ Sorenson informed the committee the City was awarded a grant from the Citi Foundation to assist with the start-up of the Pettigrew Heights Neighborhood Housing Resource Center. The City has and will continue to work with the VOA - Bowden Youth Center and the Sioux Empire Housing Partnership (SEHP) on a start-up of this endeavor within the Bowden Youth Center. The City will be looking for the committee's assistance in start-up efforts yet this spring! A May 2009 opening is anticipated.

Russ distributed an informational handout about the planned Housing Resource Center HRC) to the committee members.

Purpose:

- The Housing Resource Center (HRC) will meet the needs of the Pettigrew Heights neighborhood by providing them with accessibility to information regarding housing programs, financing programs, and education for developers, home owners, landlords, and renters. The HRC will bring the informational needs of the neighborhood to the neighborhood in a one-stop shop location.

Location:

- Within the Pettigrew heights Neighborhood – Pilot Project at the Bowden Youth Center.

Hours of Operation (identified below)

- Tuesdays from 9 AM to 1 PM
- Thursdays from 3 PM to 8 PM
- Second Saturdays from 9 AM to Noon with a Neighborhood Fair and Seasonal Farmers's Market

Volunteer Staffing:

- Characteristics of volunteer staff: cheerful, caring, and competent
- Need to have a comprehensive understanding of how to access information needed per customer requests / visit – whether by phone, computer, or resource manual.

Capabilities:

- The HRC will provide the neighborhood with an opportunity to come together as a group and celebrate their sense of neighborhood by helping each other with housing related projects. There will also be the opportunity on the second Saturday of each month for the neighborhood to participate in a Neighborhood Fair and seasonal Farmer's Market that will provide the socially related programs they needs as well as the opportunity to purchase fresh fruits and vegetables.

Funding Sources:

- \$40,000 grant was awarded by Citi Foundation and has been received to assist with the start up costs associated with the HRC.

V. PETTIGREW HEIGHTS NEIGHBORHOOD PLAN & NEEDS ASSESSMENT SURVEY

A. Comments

1) Russ Sorenson provided an informational sheet regarding neighborhood goals for development associated with Identity; Land Use; Recreation; Transportation; Safety; and Housing. Russ indicated that he has not received any additional comments and encouraged members to review the planning document thoroughly. He emphasized the importance of having neighborhood support throughout the review process with large neighborhood group, Planning Commission, and City Council.

VI. OTHER BUSINESS

A. Home Foreclosures in Sioux Falls

Please bookmark the Pettigrew Heights website:

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Russ Sorenson commented that in 2008 there were a total of 11 foreclosed locations within the Pettigrew Heights Neighborhood. So far there has not been a neighborhood foreclosure increase in 2009.

B. Other Pettigrew Heights Funding Opportunities (*Erica Beck*)

Erica Beck informed the committee that Planning Office staff has been pursuing several funding opportunities to assist with neighborhood revitalization efforts.

- 1) Neighborhood Stabilization Program (NSP)
- 2) SD Housing Development Authority (SDHDA) Update
- 3) SD Dept. of Agriculture - Urban Garden Grant
- 4) Wells Fargo – EQ-2 Update

C. Neighborhood Services Intern (*Erica Beck*)

Erica Beck commented the Planning Office has recently posted a neighborhood services intern position for this summer to assist with various Pettigrew Heights Neighborhood planning and redevelopment activities. It is anticipated the intern would start in May 2009.

VII. NEXT MEETING –

Wed., March 25th 3:30 PM, First United Methodist Church Multi-Purpose Room

VIII. ADJOURNMENT

Meeting adjourned at 5:00 pm.