MINUTES

COMMUNITY DEVELOPMENT AFFORDABLE HOUSING ADVISORY BOARD MEETING
DOWNTOWN MAIN LIBRARY CONFERENCE ROOM
WEDNESDAY, MARCH 14, 2012 – 4:00 PM

Members Present: Jon Carroll, Vice Chairperson; Debra Metzger, Secretary; Jeffrey Kogel; Gayleen Riedemann and Aaron Rietsema

Members Absent: Loretta Paganini, Chairperson; Vicki Kerkvleit Shawn Pritchett; Langu Okall and Julie Westra, ex-officio member

Also Present: Darrin Smith; Dwight McElhaney; Adam Roach; Al Roettger; Brent Tucker and Lisa Fuller, Community Development staff

AGENDA

1. CALL TO ORDER
   Jon Carroll called the meeting to order at 4:08 p.m.

2. PUBLIC HEARING TO RECEIVE COMMENTS ON 2011 ACCOMPLISHMENTS
   There was a public hearing to obtain input on the 2011 Consolidated Annual Performance Evaluation Report (CAPER). No comments were received.

3. ADDITIONS OR DELETIONS TO THE AGENDA
   There were no additions or deletions to the agenda.

   Upon motion by Jeffrey Kogel, seconded by Aaron Rietsema, the Board approved the minutes of the October 26, 2011, Community Development Affordable Housing Advisory Board meeting as emailed. Motion carried unanimously.

5. OLD BUSINESS
   There was no old business to discuss.

6. NEW BUSINESS
   a) 2011 Accomplishments
      Al Roettger distributed a 2011 Accomplishments Summary handout and two maps that outlined the locations of the 2011 completed projects to all attendees (see attached Exhibits A, B and C). Al provided a brief description of each line item listed on the summary. The summary revealed that $2,053,420 was expended in 2011 on 228 households that were assisted by the Community Development’s Affordable Housing funds.

      Gayleen Riedemann questioned the funding amount that was expended in 2010. Al responded $1.9 million was expended in 2010. Darrin said the Affordable Housing Division
budget in 2010-11 in general varied from $4 to $4.5 million compared to what was expended in 2011 which was just over $2 million with a remaining balance of approximately $2 million. Dwight suggested anyone with budget questions call the Community Development Department to discuss further.

Gayleen also inquired if there were any large projects carried over to 2012. The following areas had funding carried over: Rental Rehab program $500,000; Wells Fargo grant of $75,000 which will be used primarily for Single Family Housing Rehabilitation; Neighborhood Revitalization always has funding carried over due to the length of time associated in the purchasing and developing process. There is funding committed for an apartment building at 311 S. Prairie Avenue that will be rehabilitated in conjunction with Affordable Housing Solutions.

Jon Carroll asked whether any of the expenses are time sensitive. Dwight replied the HOME dollars must be committed within two (2) years and expended in five (5) years.

Gayleen asked if the 8-plex at 505 S. Duluth Avenue was completely rented. The units were all efficiency apartments (450-480 sq. ft.) rented to residents earning below 30% MFI. The renters pay anywhere from $340-$400 in rent. Gayleen questioned if there was a need for more of these types of units. Dwight indicated this type of unit has been very successful and there does seem to be a demand for these types of units. These units all have high-efficiency appliance’s including, individual heating/cooling units, and on demand water heaters with each renter paying their own utilities. Darrin said a good relationship has been established with the multi-housing association and we want to continue that. It is the Affordable Housing Division’s goal to build a level of home that does not compete with the Sioux Falls home builders.

Al R. said that every unit in the Crocus Meadows Apartments that were just built last year are all ADA accessible; however, the entire building is rented out.

Dwight indicated Affordable Housing Division staff is currently working with Affordable Housing Solutions to purchase two units occupied by the DakotAbilities clients to ensure they can continue to live there. Dwight said the Affordable Housing staff is trying to be flexible to address these types of issues as they arise.

Jeffrey Kogel specified all new apartment buildings have to have ADA accessible units. There seems to be an ample supply of ADA accessible units available; however, most might be considered unaffordable and the demand is quite high. Gayleen said she sees a big gap in what we need in the community as affordable and accessible units. The demand for low-income/disabled housing assistance often exceeds the limited resources available and
lengthy wait times are common. There is approximately a two year wait if someone needs assistance from HUD Section 8.

There was a lengthy group discussion regarding the options available to assist low-income and/or disabled people moving into the Sioux Falls area needing rental assistance.

Jeffrey Kogel mentioned at the annual SD Housing Conference last fall they discussed establishing a South Dakota housing trust fund. Darrin replied there is an affordable housing trust effort at both the local and state level; however, a revenue source is needed in order to get this resolved and the trust fund initiated.

b) 2013 Planning Process
The public hearings are scheduled to be held Wednesday, May 23 at 2:30 p.m. and 5:30 p.m. in Meeting Room A at the Sioux Falls Main Library, 200 N. Dakota Ave. Dwight invited everyone to attend the board meeting that will be held immediately after the 2:30 p.m. public hearing. The 2:30 p.m. meeting will consist mainly of non-profit agencies; general public will attend the 5:30 p.m. Board members are invited to both meetings.

Dwight suggested the Affordable Housing Advisory Board meet again in June to review the outcome of the May public hearings. Any input from board members are welcome at any time as the 2013 planning process has already been initiated.

7. OTHER BUSINESS
There was no other business to discuss.

8. ADJOURN
Upon motion by Debra Metzger, seconded by Jeffrey Kogel, the meeting adjourned at 5:10 p.m.

[Signature]
Secretary Debra Metzger
### COMMUNITY DEVELOPMENT'S AFFORDABLE HOUSING DIVISION
#### 2011 ACCOMPLISHMENTS

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>NUMBER</th>
<th>TYPE</th>
<th>TYPE DESCRIPTION</th>
<th>$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Revitalization</td>
<td>11</td>
<td>affordable housing units created</td>
<td>(8 rental + 3 homes)</td>
<td>$939,072</td>
</tr>
<tr>
<td>Accessible Space: Crocus Meadows Apartments</td>
<td>14</td>
<td>affordable rental units created</td>
<td></td>
<td>$20,000</td>
</tr>
<tr>
<td>Habitat for Humanity: Land Acquisition/House Construction</td>
<td>3</td>
<td>affordable owner-occupied housing unit created</td>
<td></td>
<td>$63,000</td>
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<tr>
<td>Single-Family Housing Rehabilitation Program</td>
<td>60</td>
<td>single-family housing units rehabilitated</td>
<td></td>
<td>$590,752</td>
</tr>
<tr>
<td>Emergency Mobile Home Repair</td>
<td>7</td>
<td>mobile homes rehabilitated</td>
<td></td>
<td>$12,570</td>
</tr>
<tr>
<td>Habitat for Humanity: House Painting/Exterior Repairs</td>
<td>26</td>
<td>houses painted. (5 Pettigrew, 4 Whittier, 1 All Saints)</td>
<td></td>
<td>$25,000</td>
</tr>
<tr>
<td>Home Builders Care Foundation: Repair Affair</td>
<td>8</td>
<td>owner units modified for accessibility</td>
<td></td>
<td>$4,024</td>
</tr>
<tr>
<td>Independent Living Choices: Home Modification</td>
<td>2</td>
<td>renter units modified for accessibility</td>
<td></td>
<td>$4,551</td>
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<tr>
<td>Homebuyers Assistance Program</td>
<td>36</td>
<td>first-time homebuyers</td>
<td></td>
<td>$265,665</td>
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<tr>
<td>ICAP: Security Deposit Assistance</td>
<td>15</td>
<td>households receiving security deposit/first month rent</td>
<td></td>
<td>$7,175</td>
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<tr>
<td>Sioux Falls Housing: TBRA 2010</td>
<td>7</td>
<td>households started TBRA (9 others carried over from 2010)</td>
<td></td>
<td>$29,567</td>
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<tr>
<td>ICAP: Bright Futures</td>
<td>13</td>
<td>households started receiving case management</td>
<td></td>
<td>$14,375</td>
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<td>ICAP: TESS</td>
<td>16</td>
<td>households (of 32) completed case management</td>
<td></td>
<td>$40,000</td>
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<td>ICAP: Heartland House Program</td>
<td>8</td>
<td>households (of 69) completed program and became self-sufficient.</td>
<td></td>
<td>$19,000</td>
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<tr>
<td>Sioux Falls Housing: Self-Sufficiency carryover</td>
<td>2</td>
<td>households (of 82) completed program and became self-sufficient.</td>
<td></td>
<td>$18,669</td>
</tr>
</tbody>
</table>

#### SUMMARY

- Affordable housing units created: 28
- Housing units improved (including 10 with accessibility): 103
- Homebuyers assisted: 36
- Households received rental assistance: 22
- Received case management (may include duplication): 29
- Households achieved self-sufficiency: 10

**Total**: 228

**Total Cost**: $2,053,420