Members Present: Jon Carroll, Annie Brokenleg, Shawn Pritchett and Gayleen Riedemann

Members Absent: Frank Adams, Robert Hodgson III and Kate Parker (ex-offico)

Also Present: Les Kinstad, Matt Cerny and Al Roettger, Community Development staff

AGENDA

1. CALL TO ORDER
   Jon Carroll called the meeting to order at 4:05 p.m.

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

3. APPROVAL OF THE MINUTES FOR THE MEETING OF OCTOBER 28, 2015
   Due to lack of quorum, the minutes for the meeting of October 28, 2015 were unable to be approved.

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

5. NEW BUSINESS
   a) Public Hearing for Consolidated Annual Performance Evaluation Report (CAPER) and Review of 2015 Accomplishments
      Les opened the public hearing to any and all comments for CAPER. There were no questions or comments received at today’s public hearing.

   b) Scope & Duties of Advisory Board
      Les explained the Community Development Advisory Board’s mission statement and eligible CDBG/HOME activities that were previously emailed to the board members (see attached Exhibit A). Les said even though the Community Development Department has been primarily
focused on affordable housing projects the last few years, the CDBG and HOME eligible activities cover a wide array of programs and services.

2015-19 Consolidated Plan Priorities
Les described the handout provided to all board members (see attached Exhibit B), that explained the consolidated plan priorities for 2015-19. The following items listed are high priority needs:
* Core neighborhood redevelopment
* Neighborhood revitalization
* Affordable housing
* Homeownership assistance
* Increase self-sufficiency
* Fair housing education & outreach
* Accessibility modifications

c) 2017 CDBG & HOME Funds Applications
Les handed out the summary of 2017 applications for funding (see attached Exhibit C) and reviewed with the board members. Les indicated the majority of the submitted applications are continuation of projects of previously submitted applications; however, there is one new project submitted by Volunteers of America for construction of two twin homes that would serve as transitional housing. Gayleen asked if these twin home locations were near a bus route. Les answered they were not. After review of the details of each project, Les said the department recommendations were to fund all of the projects with exception of the Volunteers of America application.

After a brief group discussion, it was the board's unanimous consensus to approve all of the 2017 applications submitted with respect to the Community Development staff’s opinions on the Volunteers of America application.

Shawn questioned the level of federal funding for the year 2017 that will be used to fund the applications submitted. Les responded that he’s unaware of the federal amount that will be appropriated for 2017; however, he stated we can use City general funds as well as federal funds for these applications.

d) Update - 2016 $1M Affordable Housing Loan Fund Monies
Les said the City will be accepting applications/proposals from developers for the $1M loan fund no later than May 31, 2016. This is tax money appropriated by the City Council. Les stated Community Development will bring the submitted applications forward to this group for approval.
6. **OTHER BUSINESS**
Les told the group that we are in need of new board members. This board should have a total of nine members but due to term limits expiring we currently only have five. Les asked board members to think about new recruitments and/or referrals they feel would be beneficial to the board.

7. **ADJOURN**
Upon motion by Les Kinstad the meeting adjourned at 5:00 p.m.

____________________________________
Secretary
MISSION STATEMENT
The Affordable Housing Division of Community Development strengthens and stabilizes neighborhoods improving the quality of life in Sioux Falls by providing affordable housing programs and supportive community services to persons of low and moderate income.

PROGRAM OBJECTIVES
The primary objectives of the Community Development Department are to develop a viable urban community by:

1. Providing decent, safe, sanitary and affordable housing.
2. A suitable urban living environment.
3. Expansion of economic opportunities.
4. Prevention and elimination of slums or urban blight.

ADVISORY BOARD
DUTIES & RESPONSIBILITIES
1. Monitor the development and execution of the City’s CDBG and HOME programs.
2. Conduct three public meetings per year on the development and submission of the successive year’s Annual Action Plan.
   a. February – two hearings to provide input from the community and non-profit providers of service (afternoon and evening meetings).
   b. October – final review and comment on the next year’s Annual Action Plan.
3. Review/assist in development of the HUD Consolidated Five-Year Plan.
   a. Review any “substantial amendments” to that plan.
4. Review CDBG and HOME performance reports (CAPER).
5. Review and comment upon applications for assistance under the CDBG, HOME and related City programs.

Eligible HOME Activities
1. Home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers.
2. Build or rehabilitation housing for rent or ownership; or for
3. Other reasonable and necessary expenses related to the development of non-luxury housing, including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development.
4. Payment of relocation expenses.
5. Provide tenant-based rental assistance contracts of up to 2 years.
Eligible CDBG Activities

1. Acquisition of Property  
2. Disposition  
3. Public Facilities & Improvements  
4. Senior Centers  
5. Handicapped Centers  
6. Homeless Facilities (not operating costs)  
7. Youth Centers  
8. Neighborhood Facilities  
9. Parks, Recreational Facilities  
10. Parking Facilities  
11. Solid Waste Disposal Improvements  
12. Flood Drainage Improvements  
13. Water/Sewer Improvements  
14. Street Improvements  
15. Sidewalks  
16. Child Care Centers  
17. Tree Planting  
18. Fire Station/Equipment  
19. Health Facilities  
20. Abused and Neglected Children Facilities  
21. Asbestos Removal  
22. Facilities for AIDS Patients (no operating costs)  
23. Clearance, Demo, Remediate  
24. Cleanup of Contaminated Sites  
25. Public Services  
26. Operating Costs Homeless/AIDS Patients  
27. Senior Services  
28. Handicapped Services  
29. Legal Services  
30. Youth Services  
31. Transportation Services  
32. Substance Abuse Services  
33. Battered Abuse Spouses  
34. Employment Training  
35. Crime Awareness  
36. Fair Housing Activities – Subject to Public Service Cap  
37. Tenant/Landlord Counseling  
38. Child Care Services  
39. Health Services  
40. Abused & Neglected Children  
41. Mental Health Services  
42. Screening for Lead Based Paint/Lead Hazards  
43. Subsistence Payments  
44. Homeownership Assistance (not direct)  
45. Rental Housing Subsidies  
46. Security Deposits  
47. Housing Counseling  
48. Neighborhood Cleanups  
49. Food Banks  
50. Interim Assistance  
51. Urban Renewal Completion  
52. Relocation  
53. Rental Income Loss  
54. Privately Owned Utilities  
55. Construction of Housing  
56. Homeownership Direct  
57. Rehab; Single-Unit Res.  
58. Rehab; Multi-Unit Residential  
59. Public Housing Modernization  
60. Rehab; Other than Public-Owned Residential Bids  
62. Energy Efficiency Improvements  
63. Acquisition for Rehabilitation  
64. Rehabilitation Administration  
65. Lead-Based Paint Abtm’t
66. Housing Svc's-HOME Program
67. Code Enforcement
68. Residential Historic Preservation
69. Non-Residential Historic Preservation
70. ED Acquisition by Recipient
71. CI Infrastructure Development
72. CI Building Acq., Construction, Rehabilitation
73. Other Commercial/Industrial Improvements
74. ED Assistance to For-Profits
75. ED Administration & TA
76. Micro-Enterprise Assist.
77. Nonprofit Capacity Building
79. Operation & Repair of Foreclosed Property
80. Planned Repayments of Sec. 108 Loans
81. Unplanned Repayments of Sec. 108 Loans
82. State CDBG Technical Assistance to Grantees
83. Planning-Ent. Com'ties
84. State Planning
85. General Program Admin
86. Indirect Costs
87. Public Information
88. Fair Housing Activity (subject to Admin. cap)
89. Submissions or Applications for Federal Programs
90. CDBG Funding of HOME Admin
91. CDBG Funding of HOME CHDO Operating Costs
92. State Administration Costs
93. Unprogrammed Funds
94. Tornado Shelters-Private Mobile H Parks
95. Payment of Interest on Section 108 loans
96. Payment of costs of Section 108 financing
97. Debt Service reserve – Section 108
The 2015-19 Consolidated Plan effort resulted in the following high priority needs:

1. Core neighborhood redevelopment—expanding and maintaining housing choices in core neighborhoods

2. Neighborhood revitalization—rehabilitating vacant and dilapidated single family homes in core areas of the city

3. Affordable housing—providing financial support to developments and activities that help the city’s lowest income residents obtain and maintain stable, affordable housing

4. Homeownership assistance—assisting qualified lower income households attain homeownership

5. Increase self-sufficiency—providing support to organizations that assist low income and special needs households with economic growth

6. Fair housing education and outreach—funding activities and programs that raise awareness and knowledge of fair housing rights

7. Accessibility modifications—providing financial assistance to elderly and disabled households with mobility impairments to make accessibility modifications to their housing
<table>
<thead>
<tr>
<th>Applicant</th>
<th>Project</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing Solutions</td>
<td>Neighborhood Revitalization</td>
<td>$395,000</td>
</tr>
<tr>
<td>Habitat for Humanity</td>
<td>Acquisition of Lots</td>
<td>$23,000</td>
</tr>
<tr>
<td>Home Builders Association</td>
<td>Repair Affair</td>
<td>$7,000</td>
</tr>
<tr>
<td>InterLakes Community Action</td>
<td>Bright Futures</td>
<td>$140,000</td>
</tr>
<tr>
<td>InterLakes Community Action</td>
<td>Security Deposit Assistance</td>
<td>$35,000</td>
</tr>
<tr>
<td>Independent Living Choices</td>
<td>Rental Property Modifications</td>
<td>$20,000</td>
</tr>
<tr>
<td>SF Housing Commission</td>
<td>Tenant Based Rental Assistance</td>
<td>$230,000</td>
</tr>
<tr>
<td>Volunteers of America</td>
<td>Portion of Two Twin Homes</td>
<td>$125,000</td>
</tr>
<tr>
<td>Community Development</td>
<td>Single Family Rehabilitation</td>
<td>$255,000</td>
</tr>
<tr>
<td>Community Development</td>
<td>Furnace Replacement</td>
<td>$90,000</td>
</tr>
<tr>
<td>Community Development</td>
<td>Homebuyers Assistance</td>
<td>$30,000</td>
</tr>
<tr>
<td>Community Development</td>
<td>Mobile Home Repair</td>
<td>$30,000</td>
</tr>
<tr>
<td>SF Human Relations Office</td>
<td>Fair Housing</td>
<td>$16,000</td>
</tr>
<tr>
<td><strong>Total Applications</strong></td>
<td></td>
<td><strong>$1,396,000</strong></td>
</tr>
</tbody>
</table>