

**DRAFT Meeting Minutes of Accessible Housing Advisory Board
Wednesday, August 3, 2022, 7:30 a.m.**

Pursuant to the due call and notice thereof, a regular meeting of the Accessible Housing Advisory Board (AHAB) was duly held at the Sioux Falls Development Foundation Briefing Center – 200 North Phillips Avenue, Suite 101, on Wednesday, August 3, 2022.

1. Call to Order and Quorum Determination.

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, August 3, 2022, at 7:30 a.m. by Vice-Chairman Paul Kostboth. There were sufficient members for a quorum.

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| A. Members Present: | Paul Kostboth | Joan Franken |
| | Jean Bender | Kari Benz |
| | Marshall Selberg | Jim Schmidt |
| B. Members Absent: | Jeff Nelson | Nancy Reynoza |
| | Aspen Thorstenson | Cynthia Mickelson |
| C. City Staff Present: | Jeff Eckhoff | Logan Penfield |
| | Kevin Smith | |
| D. Others Present: | Mike Gray, (Sioux Falls Development Foundation) | |
| | Michelle Erpenbach (Sioux Falls THRIVE) | |

2. Approval of Minutes of July 6, 2022 Meeting

The following two corrections to the draft minutes from the July 6, 2022 meeting were noted:

Item 7. Housing Tax Credit Updates. This update was erroneously titled. The actual discussion item was in reference to House Bill 1033 which appropriated federal fund expenditure authority of \$50 million from the American Rescue Plan Act (ARPA) to the South Dakota Housing Development Authority (SDHDA) for the purpose of providing grants for the construction of housing infrastructure.

Erin Srstka is employed by the USD Center for Rural Health Improvement. The draft minutes incorrectly listed her employer as the UDS Center for Rural Health Improvement.

Motion to Approve the corrected minutes from the July 6, 2022 meeting: Jean Bender.

Second: Jim Schmidt.

Motion carried unanimously.

3. Approval of Regular Agenda

Motion to Approve the regular agenda: Kari Benz.

Second: Jean Bender.

Motion carried unanimously.

4. Public Input on Non-Agenda Item

There was no public input.

5. East Ridge District – An Accessible Housing TIF District Request

City staff presented details on the proposed Tax Increment Finance (TIF) mechanism that would help finance the development of an accessible single-family housing development in the northeast side of Sioux Falls. The TIF would assist in funding the development activities required to create an accessible housing subdivision, which includes the site improvements infrastructure, utilities and professional services to develop the site.

The proposed project is a total project site of 9.7 acres that is located near Veteran's Parkway and Madison Street in northeast Sioux Falls. The end result will include 65 single-family housing units that will be priced below the South Dakota Housing First Time Homebuyer pricing.

Additional details of the project will be presented for the Board's review and action at the September 7th meeting.

6. Housing Program Updates – (Single Family/Rental Rehab/Public Safety Assistance)

City staff provided updates on the various housing loan and grant programs through July of 2022. The Neighborhood Safety and Home Repair Grant Program, which is funded through the City's ARPA allocation, has provided over \$240,000 to single-family home owners for various property repairs.

Additionally, the Single-Family Rehabilitation Loan Program has provided nearly \$1.2 million in funding for 124 projects this year.

7. Housing Staffing Updated - Announcing Housing Compliance Supervisor

City staff announced the hiring of Shana Nelson to be the City's new Housing Compliance Supervisor. Shana has worked most recently as the Lead Auditor for the City Council and previously worked as a Business Analyst for the City Finance Department.

8. MacArthur Grant Collaboration and Updates

Kari Benz provided an update on the first phase of the MacArthur Grant – Just Home Project. The Action Plan is expected to be completed by the end of December. The first meeting of the Steering

Committee was August 1st. The committee includes key partners from across the justice, behavioral health, housing, and homelessness sectors. The Steering Committee also includes community members who have experienced housing instability and jail incarceration. Discussion at the recent meeting included composing a more structured plan and identified the target populations:

- Those individuals currently involved in the justice system who may need supervision, and
- Those individuals who were recently incarcerated and may be in need of additional case management.

Next steps for the Steering Committee will include monthly meetings to make decisions to assign work to the Stakeholder Planning Committee, and develop individual Action Plans.

9. Adjournment

Vice-Chairman Kostboth adjourned the meeting at approximately 8:30 a.m.

Kari Benz, Secretary