

**Meeting Minutes of Accessible Housing Advisory Board
Wednesday, September 7, 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, September 7, 2022.

1. Call to Order and Quorum Determination.

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, September 7, 2022, at 7:30 a.m. by Chairman Jeff Nelson. There were sufficient members for a quorum.

A. Members Present:	Paul Kostboth Jean Bender Marshall Selberg Joan Franken	Jeff Nelson Kari Benz Jim Schmidt Aspen Thorstenson
B. Members Absent:	Cynthia Mickelson	Nancy Reynoza
C. City Staff Present:	Jeff Eckhoff Dustin Powers	Logan Penfield
D. Others Present:	Cory Buck, (Sioux Falls Development Foundation) Michelle Erpenbach (Sioux Falls THRIVE) Kenley Lamberty (RASE, Government Affairs Director)	

2. Approval of Minutes of August 3, 2022 Meeting

The minutes from August 3, 2022 were approved without changes.

Motion to Approve Minutes: Jeff Nelson.

Second: Kari Benz.

Motion carried unanimously.

3. Approval of Regular Agenda

Motion to Approve the regular agenda: Jean Bender.

Second: Kari Benz.

Motion carried unanimously.

4. Public Input on Non-Agenda Item

Michelle Erpenbach gave an update on the efforts by the Housing Action Taskforce to create a Housing Trust Fund. They are looking to do a combination of fundraising and grant dollars from non-federal sources.

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.

Motion to Recommend Support to the City Council: Jim Schmidt.

Second: Jean Bender.

Motion carried unanimously.

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

City staff provided updates on the various housing loan and grant programs through August of 2022. Specifically, this included updates on projects that the city has tentatively agreed to supporting. The projects include partnerships with Inter-Lakes Community Action Partnership, Lloyd Companies, Children’s Inn, and the Sioux Falls Development Foundation.

All projects would be subject to further AHAB action should they move forward.

7. 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 funding will be utilized to create a tax-credit apartment project. The stakeholders group for the project has met three times to date.

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.

8. Executive Session

The board entered executive session.

9. Adjournment

Chairman Jeff Nelson adjourned the meeting at approximately 8:30 a.m.

Kari Benz, Secretary