

**Meeting Minutes of Accessible Housing Advisory Board  
Wednesday, October 5, 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, November 2, 2022.

**1. Call to Order and Quorum Determination.**

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, October 5, 2022, at 7:30 a.m. by Chairman Jeff Nelson. There were sufficient members for a quorum.

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

**2. Approval of Minutes of September 7, 2022 Meeting**

The minutes from September 7, 2022 were approved without changes.

**Motion to Approve Minutes:** Jim Schmidt.

**Second:** Cynthia Mickelson.

**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**

No Public Input

#### **5. Update on Contract Amendment with the South East Development Foundation (SEDF).**

On Tuesday, October 4, the City Council approved a contract amendment with SEDF to increase from \$300,000 to \$600,000 in General ARPA funds. These funds are used to acquire land to move and rehabilitate houses around the City of Sioux Falls.

#### **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 Logan Penfield giving the presentation he gave to the SF Homeless Advisory Task Force on Monday, October 3.

AHAB discussed the Children's Inn building and intent to purchase by ICAP. The city would support the project with CDBG-CV funds should they apply and qualify.

AHAB also discussed the need to update multi-family TIF guidelines. Aspen Thorstenson and Joan Franken agreed to work with Logan to further discuss. w

Additionally, Logan gave an update on the 2022 Action Plan – which was recently approved by HUD – and project updates discussed during the September meeting.

#### **7. MacArthur Grant Collaboration and Updates**

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

Currently, they have put together a programming team. They are looking to finance tax credit apartments near the Glory House.

They intend to have a draft to share with AHAB during the November meeting.

#### **8. Homelessness Task Force**

Councilor Marshall Selberg gave an update on Monday's task force meeting. The task force is moving towards 4-6 recommendations to the City Council to take action on. He will follow up at November's AHAB meeting.

## **9. Board Membership Update**

AHAB member Nancy Reynoza was removed by the Accessible Housing Advisory Board by unanimous vote. This was due to violating board bylaws by “failure to attend at least 50% of the regular meetings in any 12-month period, or failure to attend three consecutive meetings, may be considered nonfeasance.”

### **Motion to remove Nancy Reynoza from the Accessible Housing Advisory Board:**

Marshall Selberg.

**Second:** Aspen Thorstenson.

**Motion carried unanimously.**

## **10. Adjournment**

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

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Kari Benz, Secretary