

**Meeting Minutes of Accessible Housing Advisory Board
Wednesday, November 2, 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, November 2, 2022, at 7:30 a.m. by Chairman Jeff Nelson. There were sufficient members for a quorum.

- A. Members Present:**
- | | |
|-------------------|-------------------|
| Paul Kostboth | Jeff Nelson |
| Marshall Selberg | Kari Benz |
| Joan Franken | Aspen Thorstenson |
| Cynthia Mickelson | |
| Jean Bender | |
- B. Members Absent:** Jim Schmidt
- C. City Staff Present:**
- | | |
|-----------------|--------------|
| Logan Penfield | Kevin Smith |
| Fletcher Lacock | Jeff Eckhoff |
- D. Others Present:**
- Mike Gray, (Sioux Falls Development Foundation)
 - Michelle Erpenbach (Sioux Falls THRIVE)
 - Kenley Lamberty (RASE, Government Affairs Director)
 - Rich Merkouris (SF City Council)
 - Paige Miller (USD)
 - Patrick Gale

2. Approval of Minutes of October 5, 2022 Meeting

The minutes from the October AHAB Meeting were approved without changes.

Motion to Approve Minutes: Kari Benz.

Second: Aspen Thorstenson.

Motion carried unanimously.

3. Approval of Regular Agenda

Motion to Approve the regular agenda: Kari Benz.

Second: Aspen Thorstenson.

Motion carried unanimously.

4. Public Input on Non-Agenda Item

Michelle Erpenbach gave an update on the SF Thrive Housing Action Team's effort to create a Housing Trust Fund (HTF). The goal of the HTF is to address families and individuals with an area median income (AMI) of 30% and below. They plan to have community meetings in late spring 2023 and ultimately create the HTF by the end of 2023.

5. Fletcher Lacock gave a presentation on the Minnesota Avenue Corridor Study.

Fletcher spoke for 15 minutes on phase one of the study. He spoke about future redevelopment along the Minnesota Avenue corridor. This plan was later presented to the Planning Commission.

6. Proposed City of Sioux Falls contract with the Sioux Falls Development Foundation.

Logan Penfield and Mike Gray presented the proposed contract between the City of Sioux Falls and the Sioux Falls Development Foundation (SFDF) will provide SFDF with a 5 year, 0 percent interest loan to purchase 7 total properties at along the 800 block of N. Minnesota Avenue.

Motion to Recommend Approval to City Council: Paul Kostboth.

Second: Aspen Thorstenson.

Motion carried unanimously.

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

Logan gave an update on ICAP's submitted application for CDBG-CV funding to purchase and retrofit part of the current Children's Inn building for utilization of homeless families currently housed at Bishop Dudley. Application will come before AHAB for formal consideration in December.

Additionally, Logan gave an update on the completed Twin Homes that the city partnered with Sundance Group Builder off Oberg Circle – project update included pictures of the completed units. Units are currently for sale now to income restricted families and individuals.

8. MacArthur Grant Collaboration and Updates

Kari Benz and Paige Miller (USD) 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.

9. Homelessness Task Force

City Councilor Rich Merkouris gave an update on the task force (he is the Chair). He informed AHAB members that the task force is coming to a close in November. They have identified 3-4 action items they intend to officially support and recommend to the City Council.

He informed AHAB that they have general support of the ‘Housing First with wrap around services’ model.

10. Adjournment

Chairman Jeff Nelson adjourned the meeting at approximately 8:40 a.m.

Kari Benz, Secretary