

MINUTES
MEETING OF THE ACCESSIBLE HOUSING ADVISORY BOARD
CITY CENTER — 110 COOPER ROOM
WEDNESDAY, MARCH 17, 2021 7:35 AM – 8:50 AM

Accessible

Pursuant to the due call and notice thereof, a regular meeting of the Accessible Housing Advisory Board was duly held at the City Center - Cooper Room 110, 231 North Dakota Avenue, on the 17th day of March, 2021.

Call to Order

Paul Kostboth called the meeting to order at 7:35 a.m.

Roll Call

Upon roll call the following were present: Paul Kostboth as Chair for today's meeting, Joan Franken, Aspen Thorstenson, Kari Benz, Marshall Selberg, Jean Bender, Nancy Renozya, and Chellee Unruh.

Absent Board Members: Todd Thoeke and Jim Schmidt

Attendees: Jeff Eckhoff, Al Roettger, Amos Abu and Matt Cerny (City Housing Division)

Minutes: Amos Abu

Consent Agenda

All items listed under the consent agenda are considered to be routine by the AHAB Board and will be enacted by one motion and an affirmative vote by roll call of a majority of the members present. There will be no separate discussion of these items unless a Commissioner or citizen so requests, in which event, the items will be removed from the consent agenda and considered a separate subject of discussion by the Board.

Agenda Topic: Approval of Agenda
Discussion: There were no additions or deletions of agenda

DISCUSSION

A. PowerPoint Presentation

Chellee Unruh started with a PowerPoint presentation of an outline of the Housing Fund guide and application. Posing questions to the Board for direction of what AMI the Housing Fund should target, Chellee briefly invited Al Roettger to provide context to the assumptions of 4-person house hold income for rental and single family. The following scenarios were provided in Chellee's presentation by way of rental or single family units to help the Board with necessary information:

Single household income of \$25,860 and below; (0-30%), 2- person household income of \$26,722-43,100; (31-50%), 3-person household income of \$43,962 - \$51,720; (51-60%), 4-person household income of \$52,582 -\$68,960; (61-80 %), 5-person household income of \$69,822 and above. (81-110 %)

Chellee sought the Board's suggestions and direction regarding the focus of the Housing Fund based on the data presented.

Jean Bender thought there wasn't enough information to answer the questions posed. She asked if there were any research in this area to compare what pertains in other similar cities. Chellee and Al stated that some research was

conducted across similar cities such as Boulder, Colorado, Sioux City, Iowa, Rapid City, South Dakota. But non gave a good example due to the uniqueness of the Sioux Falls situation. Jean suggested that a comparable will be helpful if they come from cities in the mid-west.

Paul Kostboth due to the likely rate fluctuations the income rate might not reflect the prevailing situation. But he did state that the rates should be between 80% - 110% MFI range to accommodate the likely fluctuations. He posed a question to Marshall Selberg if he has a feel of the income rage in the housing market.

Marshall Selberg pretty much agree with Paul Kostboth about the income range but stated that this could be adjusted in the future.

Joan Franken on her part recommended 60% - 110% for a family of 2 income limit. Addressing Al Roettger earlier question regarding adding utilities to the variables of AMI, Joan Franken suggested Al reach out to the Sioux Falls Authority for their utility calculation program to help guide him.

B. Chellee asked the Board to help determine a criterion for the Housing Fund

Chellee proceeded with the PowerPoint presentation and highlighted the following questions for direction regarding what the criteria for the Housing Fund should be in relation to Single Family units, Multi-Family Units and Neighborhood Redevelopment.

For **Single Family**, the Board should help determine number of affordable units per a housing development? Determine the cost to the buyer? \$200,000, \$210,000 or \$220,000, Determine how the funds be distributed as 0% deferred loans (secondary mortgage) or grants? Determine if it's necessary to apply a deed restriction on top of the deferred loan? And potential concerns about under valuing properties for property tax valuation?

Jean Bender suggested that she prefers percentages over ranges as the latter is more likely to be abused. Plus, it is easier to determine. **Joan Franken** asked Marshall on his thoughts about the Cap on first-time homebuyers and He answered that he had prefer \$225,000 and **Paul Kostboth** suggested \$270, 0000

Multi-Family

Determine if the fund should target ineligible projects for tax credits? Determine percentage of units that should be affordable? 20%? 50% Determine the terms of the 0% interest loan?

Jeff Eckhoff posed a question to both Marshall Selberg and Jean Bender if it was advantageous politically for money to go to home owners or to home developer? Both Jean and Marshall answered that it was preferable politically for reliefs to homeowners than to developers. Jeff again stated that for multi-family homes, if 60% workforce targets will be the ideal.

Neighborhood Redevelopment

Should the fund target projects that convert non-residential to residential use? Should the fund target projects that will do a substantial rehabilitation of vacant units? Should the target land assembly?

Jeff Eckhoff explained that, his office and the Mayor's Office are of the view that some of the funds should be used to capture or hold land that becomes available in certain neighborhoods to negotiate with prospective developers. Joan Franken, Paul Kostboth and Marshall all were in agreement with Jeff's suggested, however, there has to be a targeted approach to applying the funds. Jean Bender thought this could derail from the core focus of the fund.

c. Update on the Housing Clinic

A brief update on the housing clinic implementation was presented to the Board. Amos Abu presented the following highlights of the steps so far taken to launching the online component of the housing clinic:

He stated the Helpline Center has presented a proposal and it's been review and fine-tuned for compliance with HUD reporting requirements regarding CDBG-CV funds. Metrics and means of verifying performance and effectiveness of the interventions. The finance and Legal department are also reviewing the agreement and budget. Draft implementation plan complete, Staffing Projections and monitoring and evaluation framework complete performance.

Jean Bender asked if the individuals and families will be able to use the screening tool without any assistance. Chellee Unruh explained the housing clinic would create an online tool that is accessible to anyone to help

navigate them to the housing resources that fit their needs. There will also be a phone navigator available if someone has questions or difficulty using the tool. The physical location of the housing clinic will work with clients at whatever level of need they are currently at to work toward a permanent housing solution.

ADJOURNMENT

Meeting adjourned 8:50 a.m.

Secretary
