

Minutes
Community Development
Affordable Housing Advisory Board Meeting
Downtown Main Library • Meeting Room A
Wednesday • March 19, 2014 • 4 p.m.

Members Present: Jon Carroll, Vice Chairperson; Debra Metzger, Secretary; Vicki Kerkvliet, Jeffrey Kogel, Shawn Pritchett, and Gayleen Riedemann

Members Absent: Loretta Paganini, Chairperson; Aaron Rietsema, Langu Okall, and Kate Parker, ex-officio member

Also Present: Les Kinstad, Brent Tucker, Bruce Smidt and Paul Hess, Community Development staff

Agenda

1. Call To Order

Jon Carroll called the meeting to order at 4:05 p.m.

2. Additions or Deletions to the Agenda

There were no additions or deletions to the agenda.

3. Approval of the Minutes for the Meeting of February 12, 2014

Upon motion by Gayleen Riedemann, seconded by Debra Metzger, the Board approved the minutes of the February 12, 2014, Community Development Affordable Housing Advisory Board meeting as emailed. Motion carried unanimously.

4. Old Business

Gayleen requested additional information on the status of the matching funds the Volunteers of America was going to provide for the Bowden Youth Center playground improvements. Brent told the group the necessary funding has been raised; however, written specifications to be provided to the general contractors are pending.

Les indicated he would coordinate with the Economic Development staff to confirm if the Volunteers of America organization was awarded a façade easement to improve the exterior of the Bowden Youth Center building.

5. New Business

a. Public hearing to receive comments on the 2013 Consolidated Annual Performance and Evaluation Report (CAPER)

Paul Hess stated Community Development is accepting public comments at today's meeting for the 2013 CAPER, which is a report sent to the Department of Housing and Urban Development. No public comments were received.

b. Discuss 2015 Applications for Assistance

The majority of the 2015 applications are continuations of past programs. The following is a list of the 2015 applications received:

- Affordable Housing Solutions—Neighborhood Revitalization
- Inter-Lakes Community Action Partnership—Bright Futures
- Inter-Lakes Community Action Partnership—HOME Rent/Security Deposit Assistance
- Independent Living Choices—CDBG Rental
- Sioux Empire Home Builders Care Foundation Repair Affair
- Sioux Falls Housing and Redevelopment Commission—Bright Futures—Tenant-Based Rental Assistance

Gayleen questioned the status of the Bright Futures program. Paul said the Community Development department is getting wonderful accomplishments and fantastic letters from residents that have graduated from the program. There was one particular applicant, however, that refused to follow the rules, thus was removed from the program. Residents are directed to this program from referrals received at Inter-Lakes Community Action Partnership (ICAP) as well as from the Minnehaha County Health and Human Services Department.

Paul indicated there has been significant conversation in the department about the possibility of increasing the funding of the Bright Futures program and Tenant-Based Rental Assistance for the year 2015. Inter-Lakes Community Action Partnership is responsible for handling the caseload of this program.

Jeff questioned if there was a waiting list for this program and whether or not the funding gets used within the year. Paul said \$180,000 has been set aside for Tenant-Based Rental Assistance (TBRA). When the program is set up, all but \$25 of the rent is provided to the tenant/client for the first 90 days. The tenant/client is only responsible for \$25. When the 90 days expires, the client/tenant must be gainfully employed or enrolled in and showing credit for school with a part-time job and must be able to contribute \$100 for rent. Paul explained that once the client reaches this point, the majority has an improved attitude which translates to them contributing more and more rent the longer they are on the program. As a result of this, our funding has decreased to an average of \$479 a month for rental

assistance. Before the Bright Futures program, the average dollar amount being used for rental assistance was \$700 to \$725 monthly.

Jeff asked what the qualifications are to be eligible for the Tenant-Based Rental Assistance. Paul responded the person has to be homeless or in imminent danger of becoming homeless. Most of the people that need this program are families that are unemployed and are unable to get employment because of childcare, therefore, preventing them from getting established. Once their housing situation stabilizes, we find that these families are able to grow and progress enough to establish households to become more self-sufficient.

Les and Al are coordinating to confirm there is sufficient federal funding to support the 2015 submitted applications for assistance.

Vicki inquired about the status of the Sioux Empire Homebuilder's Care Foundation 2013 Repair Affair program. Brent replied all but \$2,000 of the funding provided was used for this program in 2013.

Community Development will be sending the C.A.P.E.R. report to the Department of Housing and Urban Development the end of March 2014.

Les stated Community Development has committed \$525,000 of the \$500,000 line of credit received from the South Dakota Housing Development Authority for the Rental Rehabilitation program. Brent gave the group a brief summary of the tremendous response received from the Rental Rehabilitation program. A total of 90 applications were mailed out with 31 of them being returned and approved. Funding was overallocated only because the program income is being revolved back into the program. The majority of the projects include window replacements, roofing, and painting, including a few major transformations. The loan limit for the Rental Rehabilitation program is capped at \$25,000 with the average loan being \$15,000. Payment terms of the loan are set at five years with the first six months being interest-free with no payments. Payments start on the seventh month at 3 percent interest.

Les told the group the Affordable Housing Division is looking into partnering with public and private entities to eliminate substandard housing and redevelop certain areas with smaller sized rental units to help alleviate the lack of affordable housing. The group then discussed the fact that there are people within the city that are unaware Sioux Falls has an affordable housing problem. In the last 25 years, the waiting list of households needing rental assistance at Sioux Falls Housing has increased from 800 to 1,000. The total households in 2014 needing affordable rental units are 3,800 units, which computes to a growth of 2,800 households. A huge factor in solving this issue will need to include public education and awareness.

Debra stated from a realtor's standpoint it is difficult to find affordable housing because the majority of properties are not meeting the grant requirements (i.e., paint assessment or structural requirements).

Gayleen questioned the status of the fair housing education. Brent replied Paul Flogstad has been chosen as the consultant for the fair housing education program that will officially kick off in April. Brent said a website is currently being developed specifically for this program. The press conference to announce the fair housing education program is tentatively scheduled for April 23.

6. Other Business

Les Kinstad asked the Board to contemplate other ideas or concepts that would assist Community Development meet the affordable housing needs.

7. Adjourn

The meeting adjourned at 5:05 p.m.


Secretary