

**MINUTES**  
**COMMUNITY DEVELOPMENT**  
**AFFORDABLE HOUSING ADVISORY BOARD MEETING**  
**DOWNTOWN MAIN LIBRARY • MEETING ROOM A**  
**WEDNESDAY • FEBRUARY 12, 2015 – 4:00 PM**

**Members Present:** Jon Carroll, Annie Brokenleg, Shawn Pritchett, Langu Okall,  
Frank Adams, Robert Hodgdon

**Members Absent:** Robin Burgard, Gayleen Riedemann, Aaron Rietsema and Kate  
Parker (ex-officio)

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

**AGENDA**

**1. CALL TO ORDER**

Jon Carroll called the meeting to order at 4:00 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 MEETINGS OF JULY 16 &  
OCTOBER 22, 2014.**

Upon motion by Annie Brokenleg, seconded by Frank Adams, the Board approved the minutes for the July 16 and October 22, 2014, Community Development Affordable Housing Advisory Board meetings as provided. Motion carried unanimously.

**4. OLD BUSINESS**

There was no old business to discuss.

**5. NEW BUSINESS**

**a. Introduction of New Board Members**

Les explained when this board was formed in 2008 it provided for nine board members with three year terms but did not stagger the board members term limits which led to an entire turnover of the existing board in 2014.

The existing board members serving consecutive terms are as follows: Jon Carroll, Gayleen Riedemann, Shawn Pritchett, Langu Okall and Aaron Rietsema. The board term lengths vary from one to three years. Members serving one year terms through January 2016 are as follows: Robin Burgard, Langu Okall and Aaron Rietsema. Members serving two year terms through January 2017 are: Frank Adams, Annie Brokenleg and Robert Hodgdon. Members serving three year terms through January 2018 are: Jon Carroll, Shawn Pritchett, and Gayleen Riedemann.

Frank Adams started the introductions and indicated he relocated to Sioux Falls from Arkansas with his spouse in 2012. Frank previously served as chairman of the Housing Authority in Arkansas for 10 years.

Annie Brokenleg currently works as a diversion case manager at George McGovern and Whittier schools for Lutheran Social Services. Annie said she wanted to serve on this board is because she works with low-income and minority families and has a passion for assisting these families and feels there is a definite need for more affordable housing in our community.

Jon Carroll has lived in Sioux Falls several years and works as a program manager at Sammons Financial Group.

Langu Okall practices law, specializing in immigration law and is involved with a lot of diversity issues in the community.

Robert Hodgdon works at Vance Thompson Vision as a surgical nurse with a pharmacy background. He was interested in serving on this board as they perform a lot of pro-bono cases and works with limited income families when they have ocular issues.

Shawn Pritchett is Chief Operating Officer at Costello Companies and has served on this board for three years. He previously worked for an entity that was engaged in affordable housing and was involved with previous affordable housing projects within the community.

**b. Review of \$1 million Affordable Housing Loan Fund Applications**

Electronic applications received by the Community Development Dept. for the Affordable Housing Loan Fund were previously distributed to all board members for their review. Les then explained the background of

the housing fund to all of attendees. The City of Sioux Falls, Sioux Falls City Council and the Mayor appropriated \$1 million dollars in 2014 for the 2015 budget to use for affordable housing projects and to encourage and support affordable housing. Community Development made this funding available for these applications. The deadline for submitting an application was January 15, 2015. Les said one of the items in this process is to share some of the applications with this advisory board. The final decision on where the funding is allocated will be determined by the Mayor.

Les gave a brief summary of each of the three applications that were submitted.

Applicant 1 –Project's name is Field of Dreams – Workforce Housing submitted by Field of Dreams, LLC which is a subsidiary of Affordable Housing Solutions. The site location is 4501 East 15<sup>th</sup> Street (15<sup>th</sup> & Sycamore). The applicant is proposing 24 units being a combination of for sale units that will be town homes and twin homes. These units will be constructed with the intent of selling them to people between 65 to 80% MFI. The total amount of funding being requested is \$840,000.

Applicant 2 – Project's name is Plaza 600 submitted by Plaza 600 Redevelopment Group. The site location is 601-619 West 11<sup>th</sup> Street. The applicant is proposing 42 units at or below 80% MFI. The total amount of funding being requested is \$750,000.

Applicant 3 – Project's name is Pettigrew Manor submitted by 633 W. 10<sup>th</sup> Street LLC which is a subsidiary of Affordable Housing Solutions. The site location is 633 W. 10<sup>th</sup> Street. The applicant is proposing eight one-bedroom apartments for individuals between 30 and 50% MFI. The total amount of funding being requested is \$372,000. Paul Hess also indicated two out of these eight units will be ADA compliant which exceeds what the building code requires. One will be totally ADA accessible; the other will be disable sensory accessible.

Les told the group he needed to acknowledge that due to Shawn's employment with Costello Companies that if Costello Companies decides to submit an application in the near future, Shawn would excuse himself from any future discussions regarding the submitted applications.

Frank asked the staff what applications they felt were unfinished or needed additional work. Les replied the 11st Street project has a ton of potential but is not as fully formed as the staff feels it needs to be. The first floor would need solid commercial tenants before some solid decisions can be made on this project. Les feels the maximum benefit

for the neighborhood would be to raze the building and start fresh. Brent added the site location in question has prevented other commercial space from evolving.

Les said he is supportive of the Field of Dreams project but feels this application is still in a preliminary design stage. The biggest concern with this project is the staff felt it was still in a preliminary stage. Unknown questions still remain with physical site, unit layout, parking needs and layout. The parking is located only on the ends of the units and not in the inner units.

Les told the board any one of these projects between the next two to four months should be finalized. Also, South Dakota Housing Development Authority is taking applications for a large amount of equity money in 9% low income tax credits. Applications for this funding need to be submitted by September 1, 2015.

The Pettigrew Manor project should also be ready to break ground this summer and be complete by the end of 2016.

Annie expressed her interest in the Pettigrew Manor project because it's focusing on the lower income population. This particular project however is not designed for larger families due to the site location.

Robert asked if there were any developmental changes to add garages to the inner units proposed in the Field of Dreams project. Les replied the design would need to be reworked to answer our concern with the parking challenges.

## **6. OTHER BUSINESS**

There was no other business to discuss.

## **7. ADJOURN**

Upon motion by Langu Okall, seconded by Robert Hodgdon, meeting adjourned at 4:50 p.m.

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Secretary