

Minutes
Community Development Affordable
Housing Advisory Board Meeting Downtown
Library—Meeting Room A
Wednesday, May 31, 2017, 4 p.m.

Members Present: Frank Adams, Aaron Baker, Annie Brokenleg, Hirsi Mohamed, Alex Ramirez, Jon Carroll, Shawn Pritchett, Gayleen Riedemann, and Kate Parker (ex officio)

Members Absent: Ngoc Phan

Guests Present: Roger Jacobs, Sioux Falls (HUD) field office director

Also present: Ryan Sage, Assistant City Attorney; Les Kinstad, Matt Cerny, Travis Heiter, Al Roettger, Bruce Smidt, and Brent Tucker, Community Development staff

Agenda

1. Call to Order

Jon Carroll called the meeting to order at 4:08 p.m.

Jon then led the Board members through brief introductions for our newest members, Aaron Baker and Hirsi Mohamed.

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 March 22, 2017

Upon motion by Shawn Pritchett, seconded by Gayleen Riedemann, the Board approved the minutes for the March 22, 2017, Community Development Affordable Housing Advisory Board meeting as provided. Motion carried unanimously.

4. Old Business

There was no old business to discuss.

5. New Business

One new item Alex Ramirez brought to the Board's attention was the need for municipal agencies to provide their literature (ref: brochures, pamphlets, etc.) in additional foreign languages to accommodate Sioux Falls' growing diverse population. Ryan Sage, Assistant City Attorney, explained to the Board that current South Dakota statute (Source: SL Chapter 1-27) prohibits South Dakota governments to produce official documents other than in English. Official documents are documents that have a City seal located on them.

Les indicated this statute is in need of a statutory redefinition. There was a brief group discussion about the possibility of using federal funding in lieu of municipality funding to translate municipal documents for populations with limited English proficiency. The Board approved Les and Ryan to coordinate with the local HUD office to perform further research necessary to resolve this topic.

a) Review Board Member Orientation Manual/Information

Les explained the Board member orientation manual was assembled to get Board members more involved and to stimulate discussion and answer any questions members have regarding the Board's purpose. Les briefly reviewed each section of the manual with the group. The Community Development department's Affordable Housing Strategy on page 12 further explains our vision, mission, values, and goals of our department. Les requested all Board members to email a photo of themselves to him. Upon receipt of the photos, he will then complete a brief narrative of each Board member and their background to include in a future publishing.

Gayleen Riedemann questioned what, if any, auditing is being done on the affordable housing projects and programs that are listed in the manual on pages 31–40. Les replied the federal government from Denver, Colorado, does monitor our federal projects and have periodically performed past audits on our programs. If City money is used for HOME projects, the City does its own inspections rather than through the state. The City also hires a local auditor annually to perform program auditing.

The Board then discussed emphasis in expanding the current scoring criteria ranking sheet listed on page 30 in the manual to include (1) number of complaints made by tenants on developers; (2) location of the project in relation to services (schools, bus stops, grocery stores, etc.).

Jon Carroll suggested a group tour of some affordable housing projects would be informative and helpful to the new Board members and would also complement the review of the Board manual. Shawn Pritchett said a grand opening for one of Costello's projects, Chasing Willows II, will be scheduled soon. This is a 40-unit affordable housing development near 57th Street and Sycamore Avenue.

6. Other Business

There was no other business to discuss.

7. Adjourn

Upon motion by Gayleen Riedemann, seconded by Jon Carroll, the meeting adjourned at 5:05 p.m.

Secretary