

HOMELESS ADVISORY BOARD MEETING MINUTES

September 8, 2014 – 11:30am

Minnehaha County Administration Building (415 N. Dakota Avenue) 2nd Floor – Commission Chambers

Members present: Carol Muller, Jill Franken, Joan Franken, Darrin Smith, Jeff Barth, Tom Wingert, Jeff Nelson, and Michelle Erpenbach.

Members absent: Traci Jensen and Jim Meyer.

Others present: Maria Krell, Good Shepherd Center; Melanie Bliss, Sioux Empire Homeless Coalition; Shireen Ranschau, Sioux Falls Housing; Candice Cummings, VA, and Stacey Tieszen, HAB Coordinator.

I. Business

A. Approval of Minutes – 07/07/14

- Upon motion by Jill Franken, and seconded by Carol Muller, the Board approved the minutes of the 07/07/14 meeting as provided. Carried unanimously.

B. Public Input on Non-Agenda Items

- Shireen Ranschau, Director of Sioux Falls Housing and Redevelopment Commission, presented information on their current efforts to issue new vouchers. There was no sequestration impact this year so additional funds were available to be released. Every two weeks since June 2014, SF Housing has mailed out 80 letters to people who are on the wait list which had grown to 5 years. She shared at present that 50 new people have leased up and additional 75 people are looking for appropriate housing in which to use their vouchers. She stated that at least half of them have successfully found a place within the allotted 30 days so there remains a bit of a challenge in finding a willing landlord as well as a unit that meets housing qualification standards and affordability. The wait list has dropped to 4 years though.
- Maria Krell, Director of the Good Shepherd Center, shared that Franklin Foods was doing an interesting fundraiser for them that involves pickling cucumbers that were donated in mass quantity so recommended going there if in need of said items.

II. Program

A. Welcome and Introductions – Jeff Nelson and Joan Franken

- Introduced the newest members of the Homeless Advisory Board, Jeff Nelson and Joan Franken, who both shared information about themselves including why they want to serve on the Board.

B. Bishop Dudley Hospitality House – Updates

- Shared with the Board the latest information in regards to the new shelter. At present, the Catholic Diocese is interviewing candidates for their general manager position that will oversee the facility. St. Francis House has declined via their Board to operate the overnight shelter portion. They are on track to open January 1, 2015. The plan is for 80 male beds with 7 overflow mats, 20 female beds, and 7 family units. The Good Shepherd Center is still planning to move into the facility once things are ready.

C. Sioux Falls Tomorrow 2014 – Incorporating the Vision into the Work of the Homeless Advisory Board

- Stacey Tieszen presented information from all 5 of the performance areas that could be considered areas of focus the Board could embrace as it works to create goals for the upcoming year and beyond. The original Blueprint, or 10 Year Plan to End Homelessness, that created this Board is ten years old in May 2015. Michelle Erpenbach requested that this item remain on the Agenda for the next Board meeting and members were to consider how best to incorporate the items. During the next HAB Executive Team meeting will continue this conversation in depth and bring back to the full Board in November.

D. Community Trends - Updates

- Shared the results from the latest vacancy survey (July 2014) conducted by the SD Multi-Housing Association. Overall the vacancy rate remained the same at 4.2%; however, HUD units (subsidized) were at 0% vacancy and conventional units were at only 3.85%. Discussed what this means and the challenges this creates. A healthy vacancy rate is normally considered to be about 5%. Discussed the proposed Fair Market Rents that HUD has calculated for 2015. Unfortunately, the numbers they use are reflective of our overall MSA (which includes two very rural counties, McCook and Turner) and not just of Sioux Falls. Shireen Ranschau shared the complications this may create for their Housing Choice Vouchers and Joan Franken shared how this will make it even more challenging for pro-formas with lower AMI incomes (i.e. below 50%) – units will not break even or cash flow at 30 or 40% if these lower proposed rents are approved (2014 FMR for a 2-bedroom unit is \$760, the proposed new 2015 FMR is only \$711). HUD is accepting comments until September 15 on the proposed FMR. Stacey Tieszen will provide Board members with information on how to submit comments as well as some talking points. Discussed ongoing conversation with a few local non-profits including the 211 Helpline, the Community Outreach, and the Sioux Empire United Way to pursue a coordinated database system that can help with centralized intake, outcome measures, and much more. This is one of the goals from the Social Services KPA from Sioux Falls Tomorrow 2014.

III. Information

- There are numerous training opportunities over the next few weeks as well as two upcoming fundraisers. The information is listed below:
 - SD Housing for the Homeless Consortium – September 9 in Pierre
 - St. Francis House Annual Fundraiser – September 22 at 6pm at the SF Convention Center
 - Community of Care Summit guided by SD Parent Connection – September 25 from 10:30am in Oacoma
 - VA Homeless Summit 2014 – September 26 from 8:00am – 12:30pm in Sioux Falls
 - HUD Training for the Continuum of Care – October 15 and 16 in Aberdeen
 - 16th Annual Good Shepherd Center Breakfast Fundraiser – October 28th
- Jill Franken also announced that the Bowden Youth Center will be celebrating its 15th Anniversary on September 18th and all are welcome to come join in the festivities. She will send out an invitation containing details.

IV. Adjournment

- Meeting adjourned at 12:45pm.