

2023 Draft

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds are annual grants administered by the U.S. Department of Housing and Urban Development (HUD) to cities and counties for community development activities, improve affordable housing options, and provide improved community facilities and services. Use of CDBG and HOME funds must meet parameters set nationally by HUD. Federal regulation requires that these funds focus on projects that benefit low- to moderate-income residents. This document represents the 2023 Annual Action Plan as part of the Five-Year Consolidated Plan for the City of Sioux Falls. It covers program years 2020 through 2024.

The Consolidated Plan is a five-year strategic plan required by the U. S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) program and Home Investment Partnership (HOME) program and the proposed use of funds provided by those grant programs. The plan facilitates the City's coordinated effort to review and create strategies to develop affordable housing and support services needs within the community.

The City of Sioux Falls received \$1,077,563 in CDBG dollars and \$585,073 in HOME this year directly from HUD to implement community housing interventions addressing issues prioritized in our various community engagements and gap analysis.

The purpose of the Consolidated Plan is:

- To identify a city's, county's or state's housing and community development needs, priorities, goals and strategies; and
- To develop a strategic plan to stipulate how funds will be allocated to housing and community development activities during the five-year planning period.

The Consolidated Plan is a specific course of action. It builds on local assets and coordinates a response to the needs of the community. It integrates economic, physical, environmental, community and human

development in a comprehensive and coordinated fashion so that families and communities can work together and thrive. A Consolidated Plan also sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress.

Individual Annual Action Plans will explain how the City intends to use of its CDBG and HOME allocations in each year of the five-year period, and how the funded programs, projects and activities will address the priorities identified in the Consolidated Plan.

It is important to note that the City's Housing Division utilizes City of Sioux Falls general funds to supplement its federal resources to carry out its mission. The 2023 general fund allocation for the Housing Division will be **\$298,324**.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The five-year priorities developed as a result of the Five-year Consolidated Planning process include:

1. Affordable housing—providing financial support to developments and activities that help the city's lowest income residents obtain stable, affordable housing. This may include homeless facilities/public facilities.
2. Accessible housing—connecting people with resources to sustain housing
3. Neighborhood revitalization—reconstructing or rehabilitating vacant and dilapidated single-family homes in core areas of the city
4. Increase self-sufficiency—providing support to organizations that assist low income and special needs households with economic growth
5. Fair housing education and outreach—funding activities and programs that raise awareness and knowledge of fair housing rights
6. Accessibility modifications—providing support to help elderly and disabled households with mobility impairments make modifications to their housing

It is important to note that stakeholders who work closely with special needs populations also identified affordable and accessible public transit as a top need. Because CDBG and HOME dollars have limited ability to address transportation challenges, transportation improvements are recognized as a top need yet are not identified as a funding priority.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Sioux Falls has worked diligently in an attempt to address the needs of the low-income members of the community with funding available through the federal government (CDBG and HOME) and the City of Sioux Falls (General Funds). Past efforts have included the broader, more loosely defined “community development” needs. It is anticipated that in the next five years, we will focus a vast majority of the available resources strictly on affordable housing, but without neglecting other pressing community development needs.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Plan included both stakeholder consultation and resident engagement.

The Annual Action Plan is designed to be a collaborative process whereby a community establishes a unified vision for community development actions. It offers local jurisdictions the opportunity to shape the various housing and community development strategies. The plan is developed with input from numerous housing and service providers, a list of which is appended to this plan. The community was notified on the needs assessment hearings as follows:

Interviews and input were also solicited and received from numerous community and government organizations, interested individuals, and civic leaders.

The City has adopted and follows a citizen participation plan that encourages all citizens to participate in the consolidated planning process. Accommodations are made for non-English speaking persons and persons with mobility, visual, or hearing impairments. A public notice was published in the Sioux Falls Argus Leader on **June 23, 2023**, advising the public that the draft 2023 Annual Action Plan was completed and available for review at the following locations. A public notice was also published at <https://siouxfalls.org/planning-dev/planning/affordable-housing>.

- Planning and Development Services, Housing Division, City Center, 231 North Dakota Avenue
- Main Library, 200 North Dakota Avenue
- Caille Branch Library, 4100 Carnegie Circle
- Oak View Branch Library, 3700 East 3rd Street
- Prairie West Library, 7630 West 26th Street
- Ronning Branch Library, 3100 East 49th Street

7. Summary

The concept of “home” has a special meaning for all of our residents. Safe, quality, affordable housing that is accessible to all residents is the foundation of our growing community, impacting everything from public safety and health, workforce, economic development, transportation and overall quality of life. It is a core tenet of the Mayor’s administration because it is unrealistic to make a safe, vibrant, and engaged community without accessible housing.

This 2023 Annual Action Plan emphasizes a particular focus on the need for a comprehensive housing plan for Sioux Falls. One in which we leverage our limited municipal and federal funds to increase the number of clean, safe and affordable homes accessible to all residents throughout our community.

We drove this focus forward by holding public hearings to bring together stakeholders from across the housing industry to connect, explore efficiencies and form partnerships.

Our team developed and refined our plan to address the needs, priorities, and used the valuable insights gained at the public hearings and goals identified in this plan. Realizing our goals will rely on an emphasis in leveraging both our existing partners along with forming new partners with proven capabilities in the housing industry.

The City of Sioux Falls looks forward to what can be achieved in the next year. We will strive to address the priorities and goals identified in this plan with the resources available to us.

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PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SIOUX FALLS	City of Sioux Falls Housing Division
HOME Administrator	SIOUX FALLS	City of Sioux Falls Housing Division

Table 1 – Responsible Agencies

Narrative (optional)

The City of Sioux Falls is responsible for the administration of the Community Development Block Grant (CDBG) funds and Home Investment Partnerships Program (HOME) funds from the U. S. Department of Housing and Urban Development (HUD).

The City is not a recipient of Emergency Solutions Grant (ESG), or Homeless People with AIDS (HOPWA) grant funds. However, the State of South Dakota is a recipient of ESG and HOPWA, and developers, non-profits and faith-based organizations in Sioux Falls may apply for Homeless Prevention and Rapid Rehousing Program (HPRP), ESG and HOPWA funds through the State program offerings.

Sioux Falls Housing and Redevelopment Commission receives HOPWA funds through a partnership with the States of Montana, North Dakota, and South Dakota. This program is tenant-based and is for persons or families with HIV/AIDS diagnosis. It allows qualified individuals/families under 80 percent of the area median income to receive rental assistance in the unit of their choice. Preference is given to those with HIV/AIDS diagnosis who are homeless and whose income is under 50 percent of the median income guidelines.

Consolidated Plan Public Contact Information

Shana Nelson currently administers the City of Sioux Falls, CDBG and HOME programs, and the Consolidated Plan process. Contact information is (605) 367-8180, PO Box 7402, 231 North Dakota Avenue, Sioux Falls, 57117-7402.

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Many Community agencies and stakeholders play key roles in delivering and managing housing and community development programs in our City and the 2023 Annual Action Plan was developed by the City of Sioux Falls with consultations of various organizations, stakeholders, housing and service providers, and interested members of the community.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The South Dakota Housing for the Homeless Consortium is the statewide Continuum of Care (CoC) for South Dakota. The South Dakota Housing Development Authority is the lead agency for the CoC.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS.

The South Dakota Housing Development Authority (SDHDA) as the lead agency for the CoC also administers the ESG Program and is the administrator of the HMIS system. Many of the ESG recipients are domestic violence shelters.

The Policy Advisory Council (PAC) is the governing board for the South Dakota Housing for the Homeless Coalition. Several PAC members participate in the ESG selection committee to determine funding awards.

The State’s Coordinated Entry System (CES) provides additional information for consideration when developing funding policies and procedures and evaluating outcomes of current services.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated.

1	Agency/Group/Organization	Sioux Falls Housing & Redevelopment Commission
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Sioux Falls Housing and Redevelopment Commission was consulted for information on housing and homelessness. SFHRC is expected to help carry out some of the housing aspects of this plan.
2	Agency/Group/Organization	Inter-Lakes Community Action Partnership
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Inter-Lakes Community Action Partnership was consulted for information on housing and homelessness. ICAP is expected to help carry out some of the housing aspects of this plan.
3	Agency/Group/Organization	Independent Living Choices
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Independent Living Choices was consulted for information on persons with disabilities and non-homeless special needs. ILC is expected to help carry out some of the housing accessibility aspects of this plan.
4	Agency/Group/Organization	Minnehaha County Department of Human Services
	Agency/Group/Organization Type	Housing Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County was consulted for information relating to homelessness.
5	Agency/Group/Organization	CHILDREN'S INN
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence

	What section of the Plan was addressed by Consultation?	Domestic Violence
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Children's Inn was consulted for information relating to domestic violence.

Identify any Agency Types not consulted and provide rationale for not consulting.

The city advertised the opportunities to participate in the 2023 Annual Action Plan to its wide network of nonprofit, private sector and government partners.

Other local/regional/state/federal planning efforts considered when preparing the Plan.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	South Dakota Housing Development Authority	Point-in-time count informed homeless data in Annual Action Plan and Consolidated Plan
Shape Sioux Falls 2040 Comprehensive Plan	City of Sioux Falls, Planning & Development Services	The Land Use Plan describes growth areas and projected uses for housing, types of housing, commercial and retail space.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting.

Two public hearings were held at the Downtown Library on June 9, 2022, to solicit public input for the 2023 Annual Action Plan.

A public notice was published in the Sioux Falls Argus Leader on June 23, 2023, advising the public that the draft 2023 Annual Action Plan was completed and available for review at the following locations. A public notice was also published at www.siouxfalls.org.

- City of Sioux Falls Housing Division, City Center, 231 North Dakota Avenue
- Downtown Library, 200 North Dakota Avenue
- Caille Branch Library, 4100 South Carnegie Circle
- Oak View Branch Library, 3700 East 3rd Street
- Prairie West Branch Library, 7630 West 26th Street
- Ronning Branch Library, 3100 East 49th Street

The City invited and attempted to consult with as many diverse groups as possible during the preparation of this Annual Action Plan. While we believe consultation was attempted with as many diverse groups or diverse needs as we can think of, we will always strive to add to the list of groups consulted so that we are inclusive as possible.

The Citizen Participation Plan sets forth the policies and procedures to be used to solicit and encourage the citizens of Sioux Falls to participate in the development and implementation of programs utilizing grant funds from the CDBG and HOME programs. Participation by low-income persons is particularly important to the planning process and the expenditure of these federal funds. Anyone requiring assistance in reading or understanding this document or any referenced document due to a disability or difficulty with the language utilized in the plan should contact the Housing Division and sufficient assistance to enable them to understand this document will be provided.

For details on efforts made to broaden citizen participation, the citizen participation process and how it impacted our goal setting, please reference the full citizen participation plan on our website <https://siouxfalls.org/planning-dev/planning/affordable-housing/citizen-participation>.

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Citizen Participation Outreach

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>people attend along with four Housing Division staff members attended the public hearings.</p>	<p>Public transportation needs improvement, more housing for sex offenders, housing with case management, target homeownership for low income residents, too much focus of resources on homelessness and transitional housing is leaving a gap for other areas, increases tax credit incentives, streamline code enforcement, incentivize homeowners to build sweat-</p>	<p>The City accepts all comments and views.</p>	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				equity, more 30% AMI rental housing.		
2	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Same as Outreach Effort #1 above.	Same as Outreach Effort #1 above.	Same as Outreach Effort #1 above.	https://www.siouxfalls.org/planning-dev/planning/affordable-housing

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Online Survey	Service Providers	people responded to the survey.	General affordability of homes and lack of supply continue to be a problem. Housing for homeless and homeownership opportunities greatest unmet needs.	All survey responses were included in the analysis and incorporated into the assessment of housing needs.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing		No comments were received.	No comments were not accepted.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City’s Housing Division utilizes non-federal funds (City general funds and local revolving fund) to supplement its federal resources to carry Out its mission. In 2023, the Housing Division will utilize \$298,324 of local, non-federal dollars to supplement 2023 Action plan projects.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,077,563	450,205	126,000	1,653,768		2023 PI estimate based on 3-year averages and known repayment schedules.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	585,073	172,927	12,233	770,233		The PI is the actual amount of 2022 HOME PI that will be utilized in 2023. Any other available prior year resources will be reallocated to 2023 projects when the first 2023 action plan amendment is completed.
Other	public - federal	Other	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Acquisition Admin and Planning Homeowner rehab Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	298,324	0		298,324	2023 estimate based on the 2023 City budget.	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

Local, non-federal support for the Housing Division’s programs by the City of Sioux Falls is provided to maximize the support for federal funding throughout PY 2023. Leveraging of private and nonfederal resources by the use of federal funds will be attempted and encouraged whenever possible. Leveraging of private and non-federal resources in conjunction with the use of federal CDBG and HOME funds will continue to be a priority to maximize accomplishments of both programs.

HOME Program regulations require a local match or contribution of nonfederal funds to be permanently committed to the program. The City is

currently using previously received loan revenue from HUD’s closed-out programs (Urban Development Action Grant and Rental Rehabilitation Program); the value of materials, labor, and properties donated to various affordable housing projects; and City General Fund dollars budgeted for the Neighborhood Revitalization Program to meet its local match obligation.

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If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

At this time, there are no plans to use publicly owned land or property to address the needs identified in the plan. However, if such an opportunity were available to the City, it would be considered.

Discussion

The required 2023 CHDO set aside is for Affordable Housing Solutions and its Neighborhood Revitalization Program. All HOME funds made available for that project are CHDO funds.

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Expand and Maintain Affordable Housing	2020	2024	Affordable Housing		Affordable Housing	CDBG: \$1,197,694 HOME: \$320,000 City Local Funds: \$280,000	Homeowner Housing Added: 15 Household Housing Unit Homeowner Housing Rehabilitated: 41 Household Housing Unit
2	Connect People to Resources to Stabilize Housing	2020	2024	Affordable Housing		Increase Self-Sufficiency	CDBG: \$203,099 HOME: \$390,000	Tenant-based rental assistance / Rapid Rehousing: 60 Households Assisted Other: 75 Other
3	Assist Special Needs Clientele	2020	2024	Non-Homeless Special Needs		Accessibility Modifications	CDBG: \$32,000	Rental units rehabilitated: 3 Household Housing Unit Homeowner Housing Rehabilitated: 15 Household Housing Unit

Table 6 – Goals Summary

Goal Descriptions

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Projects

AP-35 Projects – 91.220(d)

Introduction

The following programs, projects and activities will be undertaken in 2023 in whole or in part with the use of federal CDBG and/or HOME funds. Programs, projects, and activities funded entirely with City of Sioux Falls general funds are not included here.

Projects

#	Project Name
1	Single Family Rehabilitation Loan Program
2	Emergency Mobile Home Repair Program
3	CHDO PROJECT -- Affordable Housing Solutions: Neighborhood Revitalization
4	Inter-Lakes Community Action Partnership (ICAP): Bright Futures
5	Inter-Lakes Community Action Partnership (ICAP): TBRA
6	Independent Living Choices: SEHBCF Repair Affair
7	Independent Living Choices: Rental Modification Program
8	CDBG Administration
9	HOME Administration

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

Allocations were made based on existing priorities and needs.

No obstacles were identified in meeting underserved needs; therefore, no specific actions will be taken. The City of Sioux Falls Housing Division is committed to soliciting greater involvement from traditionally underserved populations. This is done through notification of social service providers about the needs assessment hearings at the start of the planning process.

AP-38 Project Summary
Project Summary Information

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1	Project Name	Single Family Rehabilitation Loan Program
	Target Area	
	Goals Supported	Expand and Maintain Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$1,144,025 City Local Funds \$200,000
	Description	Matrix Code 14A (14H for rehabilitation administration). Funds are provided to low-income owner-occupants to maintain their homes in a decent, safe, and sanitary condition. The maximum household income is 80% AMI. The maximum funding available per project is \$35,000, but could be further limited based on rehabilitation needs, length of ownership, county assessed value, equity, and income. Exceptions to the limit will be considered on a case-by-case basis. The following funding sources are budgeted for 2023: (a) \$955,102 of CDBG funds and \$200,000 Local funds for project costs, (b) \$188,923 of CDBG funds for rehabilitation administration. Funds would be provided to an eligible homeowner as a no-interest deferred payment loan.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	35 single-family homes will be rehabilitated.
	Location Description	Citywide.
	Planned Activities	Rehabilitation activities undertaken may include repair or replacement of roofing, siding, plumbing, heating, electrical, windows, doors, painting, weatherization, etc.
2	Project Name	Mobile Home Repair Program
	Target Area	
	Goals Supported	Expand and Maintain Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$53,669

	Description	Matrix Code 14A (14H for delivery costs). Loans are provided to owner-occupants of mobile homes to repair deficiencies. Maximum household income is 80% AMI. The program provides up to \$5,000 per unit during the life of the mobile home. Funding is provided as a no-interest deferred loan that is forgiven after one-year of ownership and occupancy following completion of the repair work.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	6 mobile home units will be rehabilitated.
	Location Description	citywide.
	Planned Activities	Repairs are limited to those that are emergency in nature which may include the repair or replacement of faulty heating, electrical, or plumbing systems, and repairs to weatherproof the housing unit.
3	Project Name	CHDO PROJECT -- Affordable Housing Solutions: Neighborhood Revitalization
	Target Area	
	Goals Supported	Expand and Maintain Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$320,000 City General Funds: \$80,000
	Description	Matrix Code 01 when using CDBG funding. This program will utilize and comply with the CHDO set aside requirements. All HOME funds utilized in this program will be HOME CHDO funds. Properties are acquired for the development of affordable housing. Many times, properties with extremely dilapidated structures contributing to neighborhood deterioration are acquired for redevelopment. The existing structures will be (a) demolished with new housing constructed on the site, or (b) rehabilitated into quality affordable housing. Alternatively, properties without existing structures are acquired under favorable circumstances in order to develop new affordable housing. Each new or rehabilitated unit is made available for sale or lease to a household whose income is no greater than 80% of area median income.
	Target Date	12/31/2023

	Estimate the number and type of families that will benefit from the proposed activities	12 housing units will be created for households with incomes no greater than 80% of the area median income.
	Location Description	City-Wide
	Planned Activities	Existing dilapidated properties, or properties without structures, are acquired and replaced with new or rehabilitated quality affordable housing.
4	Project Name	Inter-Lakes Community Action Partnership (ICAP): Bright Futures
	Target Area	
	Goals Supported	Connect People to Resources to Stabilize Housing
	Needs Addressed	Increase Self-Sufficiency
	Funding	CDBG: \$203,099
	Description	Matrix Code 05X for case management. ICAP will provide families who are homeless or in danger of becoming homeless with intense case management in conjunction with Tenant-Based Rental Assistance (TBRA) and security deposit funds. Each eligible household must have an income no greater than 50% AMI. The long-term goal for the participants is self-sufficiency. TBRA is provided for a period of up to 24 months.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	60 low-income households will receive case management.
	Location Description	citywide
	Planned Activities	Rental assistance and case management are provided to low-income households in an effort to move toward self-sufficiency.
5	Project Name	Inter-Lakes Community Action Partnership (ICAP): TBRA
	Target Area	
	Goals Supported	Connect People to Resources to Stabilize Housing
	Needs Addressed	Increase Self-Sufficiency
	Funding	HOME: \$390,000

	Description	Matrix Code N/A. ICAP will provide TBRA to households with incomes no greater than 50% AMI who are homeless or in danger of becoming homeless for a period of up to 24 months. Up to \$6,000 may be used by ICAP for eligible administrative expenses.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	60 low-income households.
	Location Description	Citywide.
	Planned Activities	Matrix Code N/A. ICAP will provide TBRA to households with incomes no greater than 50% AMI who are homeless or in danger of becoming homeless for a period of up to 24 months. Up to \$6,000 may be used by ICAP for eligible administrative expenses.
6	Project Name	Independent Living Choices (ILC): Repair Affair
	Target Area	
	Goals Supported	Assist Special Needs Clientele
	Needs Addressed	Accessibility Modifications
	Funding	CDBG: \$17,000
	Description	Matrix Code 14A. These grant funds will purchase materials necessary to make accessibility modifications to homes owned and occupied by low-income persons who are elderly or with permanent disabilities. Maximum household income is 80% AMI. Examples of eligible accessibility modifications include construction of wheelchair ramps, installation of grab bars, widening of doorways, replacement of doorknobs with levers, and installation of lever faucets. ILC will partner with the Home Builders Association of the Sioux Empire. Members of the Home Builders Care Foundation volunteer their labor
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	15 low-income households will benefit. At least one member of the household must be elderly or disabled.
	Location Description	Citywide.

	Planned Activities	Accessibility modifications may include construction of wheelchair ramps, installation of grab bars, widening of doorways, replacement of doorknobs with levers, and installation of lever faucets.
7	Project Name	Independent Living Choices (ILC): Rental Modification Program
	Target Area	
	Goals Supported	Assist Special Needs Clientele
	Needs Addressed	Accessibility Modifications
	Funding	CDBG: \$15,000
	Description	Matrix Code 14A. These grant funds will provide accessibility modifications to rental units occupied by individuals with significant disabilities and incomes no greater than 50% area median income. Examples of eligible accessibility modifications include construction of wheelchair ramps, installation of grab bars, widening of doorways, replacement of doorknobs with levers, and installation of lever faucets. Up to \$5,000 may be provided per rental unit.
	Target Date	12/31/2022
	Estimate the number and type of families that will benefit from the proposed activities	3 low-income households with at least one member with a disability will be assisted.
	Location Description	Citywide.
	Planned Activities	Accessibility modifications may include construction of wheelchair ramps, installation of grab bars, widening of doorways, replacement of doorknobs with levers, and installation of lever faucets.
8	Project Name	CDBG Admin
	Target Area	
	Goals Supported	Expand and Maintain Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$220,975 City General Funds: \$9,431
	Description	Matrix Code 21A. These funds will be used for management, coordination, monitoring, and evaluation of the Community Development Block Grant Program in 2022. Some City general funds are also used for this project.

	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	231 North Dakota Avenue
	Planned Activities	Administration of the CDBG program
9	Project Name	HOME Administration
	Target Area	
	Goals Supported	Expand and Maintain Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$60,233.00 City General Funds: \$8,893
	Description	Matrix Code N/A. These funds will be used for management, coordination, monitoring, and evaluation of the HOME Investment Partnership Program. Some City general funds are also used for this project.
	Target Date	12/31/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	231 North Dakota Avenue
	Planned Activities	Administration of the HOME program

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.

The City of Sioux Falls assists with projects citywide. Rehabilitation projects are targeted for core neighborhoods within the city.

DRAFT

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The jurisdiction will continue to administer existing housing programs and will continue to work with and support other agencies and entities in producing and preserving affordable housing to the maximum extent possible with funding made available from the CDBG and/or HOME programs and its local dollars. The housing needs determined to be a high priority will be given preference for funding.

The City of Sioux Falls has identified through its consolidated planning process the priority needs listed below:

- Affordable housing
- Increase self-sufficiency
- Accessibility modifications
- Fair housing education and outreach

Many of the priorities identified, including the first three (affordable housing, increase self-sufficiency, and accessible housing) are likely to address housing in the community whether that be by increasing or improving the supply of affordable housing or improving access to decent housing which is affordable.

The table below summarizes the 2023 programs and activities designed to foster and maintain affordable housing in Sioux Falls.

One Year Goals for the Number of Households to be Supported	
Homeless	60
Non-Homeless	59
Special-Needs	18
Total	137

Table 8 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	60
Production of New Units	18
Rehab of Existing Units	59
Acquisition of Existing Units	0
Total	137

Table 9 - One Year Goals for Affordable Housing by Support Type

Discussion

The one-year goals listed above are goals for activities that start in 2023. It is understood and acknowledged that these goals will not lead to that number of units being completed in 2023. It is also understood and acknowledged that there will be benefits realized in 2023 that were the result of activities started in 2022 or years prior to that.

The numbers above are estimated goals for projects that were identified in the 2023 plan.

DRAFT

AP-60 Public Housing – 91.220(h)

Introduction

The Sioux Falls Housing Division continues to strengthen the relationship with the Sioux Falls Housing and Redevelopment Commission (SFHRC). The Housing Division is supportive of Sioux Falls Housing and Redevelopment Commission and is willing to partner with them to identify ways to create and maintain affordable housing opportunities in Sioux Falls.

Actions planned during the next year to address the needs for public housing.

The Sioux Falls Housing & Redevelopment Commission exist to improve the quality of life for the Sioux Falls Community, specifically its lower income residents, by administering housing assistance payments programs, promoting the development of affordable, decent and safe housing opportunities, and economic self-sufficiency in a non-discriminatory manner. The City will continue to partner for opportunities to people who experience barriers to housing because of income, disability, or special needs in an environment which preserves personal dignity, and in a manner which maintains the public trust to provide funds to a tenant-based rental assistance program administered by Inter-Lakes Community Action. This program can provide housing assistance to households in need of affordable housing, hopefully reducing the demands on the Section 8 voucher program. The Bright Futures case management is a vital component to the TBRA program. Case management is designed to provide education and training to help those households achieve independence and self-sufficiency.

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

Sioux Falls Housing and Redevelopment Commission facilitated and encouraged residents in the operations of the Public Housing program and to form a Resident Council. There have never been more than two residents that have responded to these invitations, which is not an adequate representation to form a Resident Council.

SFHRC believes that the lack of interest on the part of the residents stems from the fact that SFHRC's Public Housing units are not located on one or two sites; there are no Public Housing communities or projects in Sioux Falls. SFHRC's Public Housing units are literally scattered all over the city, located in 17 census tracts. The scattered sites have been grouped together for accounting purposes only.

During the process of developing the five-year Agency Plan and each updated Annual Plan, SFHRC has encouraged Public Housing resident participation by inviting them to attend a public hearing specifically for Public Housing residents and inviting written comments on the proposed Plan. In the past five years that SFHRC has completed these planning processes, only a minimal number of Public Housing families have attended any meetings for Public Housing residents. SFHRC has never received any written

comments on the proposed Plan from Public Housing residents.

Going forward, SFHRC will continue its attempts to communicate and foster relationships with the Public Housing residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

Sioux Falls Housing and Redevelopment Commission (SFHRC) has not been designated by the Public Housing Assessment System as “troubled.”

Discussion

Please see above.

DRAFT

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The following represents community-wide efforts to address the needs of the homeless population in Sioux Falls.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Sioux Falls proposes to fund coordination of shelter activities with FY 2023 general funds. The activities will provide shelter and case management services for homeless and lower income persons. There is a need for services and housing opportunities for homeless persons and persons or households at risk of becoming homeless.

The South Dakota Housing for the Homeless Consortium will continue to lead statewide efforts to survey and count the homeless population each year, including in Sioux Falls. This HUD-mandated homeless survey and count is conducted in January of each year. The most recent homeless count, completed in January of 2023, tallied 490 homeless individuals in Sioux Falls, an increase from 407 counted in January of 2022.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City is proposing 2023 CDBG and HOME funding for the tenant-based rental assistance program and the Bright Futures program both of which will be administered by Inter-Lakes Community Action Partnership and serve approximately 75 households that are at risk of homelessness or actually homeless.

\$120,000 of City General Funds are budgeted to Bishop Dudley Hospitality House for operating expenses. This emergency shelter provides the following capacity:

- 80 male beds.
- 20 female beds.
- 7 family units.

Better coordination and collaboration among affordable housing stakeholders in Sioux Falls including a collaboration between Minnehaha County and the City of Sioux Falls could help ensure that existing

programs and resources reach people who need them.

The City has also budgeted \$40,000 of City General Funds for Inter-Lakes Community Action Partnership's rapid rehousing/Heartland House program. Families are required to work with a Housing Stabilization Coach to create a Housing Stabilization Plan and can generally receive up to 12 months of rental assistance based on their individual progress. The families pay rent based on their income. The goal for each of the participants is eventual self-sufficiency and housing stabilization. The maximum capacity for the program is 46 families at any given time.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As noted above, the City will continue to support the Tenant-Based Rental Assistance program. This program can provide housing assistance to households that are at risk of homelessness or actually homeless. The Bright Futures case management is vital co-requisite to that program. Case management is designed to provide assistance to help those households achieve independence and self-sufficiency.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Housing Clinic will work with and take referrals from organizations such as the Triage Center and the SD Human Services Center to connect clients with stable housing upon discharge of patients from publicly funded mental health hospitals.

Discussion

Please see above.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Please see sections MA-40 and SP-55 of the 2020-24 Consolidated for detailed discussions on barriers to affordable housing development in Sioux Falls. Also please see the Analysis of Impediments action plan steps appended to this plan.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

The Analysis of Impediments for Sioux Falls was updated in 2019. No public policies, including land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, and/or growth limitations were found to be barriers in Sioux Falls. The actions that will be undertaken to remove barriers in PY2023 and future program years will address structural and market barriers related to inequities in ownership and lack of affordable housing.

Discussion:

Please see above.

AP-85 Other Actions – 91.220(k)

Introduction:

Please see below for other actions that will address 91.220(k).

Actions planned to address obstacles to meeting underserved needs.

No obstacles were identified in meeting underserved needs; therefore, no specific actions will be taken. The Housing Division is committed to soliciting greater involvement from traditionally underserved populations. This is done through notification of social service providers about the needs assessment hearings at the start of the planning process.

Actions planned to foster and maintain affordable housing.

Please see AP-55

Actions planned to reduce lead-based paint hazards.

The Single-Family Housing Rehabilitation Program will continue in 2023. As part of rehabilitation projects, lead-based paint hazards are identified and remediated in compliance with federal lead-based paint requirements.

Actions planned to reduce the number of poverty-level families.

The Bright Futures program will continue in 2023. The Housing Division will provide CDBG funds to Inter-Lakes Community Action Partnership to administer this program. The program is designed to improve the lives of low-income households by providing intense case management while each household receives rental assistance. The goal of this two-year program is that each participating household will have stabilized their living situation and freed themselves from governmental assistance of any kind. It is anticipated that this program will continue for the foreseeable future.

Actions planned to develop institutional structure.

Sioux Falls is fortunate in that there are in excess of 35+ private non-profit agencies listed by Helpline Center, a local service referral agency, which play a role in the delivery of housing and housing related services to low-income households. With this significant number of players, all of whom have overhead and management support, structure, and expenses, there may be a need for better interagency communication, cooperation, and perhaps even consolidation of this myriad of agencies. There is no lack of concern for special needs populations and homeless people.

The existing affordable housing network in Sioux Falls is very fragmented. It has been described as

program rich but system poor. The main goal of the proposed housing clinic would be to create a one-stop shop to get information on all affordable housing programs and a warm transfer to the most appropriate program for that household's need.

Actions planned to enhance coordination between public and private housing and social service agencies.

The affordable housing system in Minnehaha County is program rich but systems poor: It is a complex system with many influential stakeholders but no coordinating authority. Numerous organizations compete for a limited pool of resources, often duplicating services and resulting in inefficiency.

Although programs exist to address a variety of needs, a lack of coordination among programs leaves clients and providers alike without a clear idea of how to access the programs and resources that are available. Families in need of assistance may turn to a small number of housing search and information services, but have no clearly defined, single point of entry to accessing the resources that currently exist.

Better coordination and collaboration among affordable housing stakeholders in Sioux Falls including a collaboration between Minnehaha County and the City of Sioux Falls could help ensure that existing programs and resources reach people who need them. The Housing Division of Sioux Falls and Minnehaha County along with other community partners plan to start a Housing Clinic to create a single entry point connecting families to needed resources.

In partnership with Minnehaha County, the Housing Division of Sioux Falls will work to better coordinate the affordable housing ecosystem. Clients in need of housing support services would be paired with a Housing Navigator that would pre-qualify them for housing partner services and then transfer them to the program that would best fit their immediate housing needs. The Navigator would follow up to the point to ensure that the client receives the services they need to stabilize their housing.

The Housing Clinic would also work to rehabilitate clients that have developed a negative rental history through an on demand-training module. The Tennant training module would educate tenants on their roles and responsibilities as a tenant, money management and conflict resolution. The goal of the training program is to encourage property owners to rent to tenants they would normally reject because of a negative rental history. The program would demonstrate the tenants' willingness to change previous behavior, by learning new tenant behavior. The training would also be used as a tool to help prevent tenant eviction.

Clients through the Housing Clinic would also have the opportunity to get legal guidance on navigating fair housing. Through education and consultation clients would know their rights and responsibilities

and be able to identify when they have a fair housing case for discrimination.

Discussion:

Please see above.

DRAFT

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Sioux Falls invests HOME funds consistent with 24 CFR §92.205(b). Forms of investment

include interest-bearing loans, non-interest-bearing loans, deferred payment loans, and grants. Forms of investment for each program are determined on a case-by-case basis.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Any down payment assistance program administered by the City of Sioux Falls will impose a recapture requirement consistent with §92.254(a)(5)(ii)(A)(1).

Households receiving down payment assistance (whether HOME, CDBG, City general fund, or any combination thereof) are subject to the requirements of §92.254(a)(4), which specify a period of affordability. Each assisted household is required to repay the assistance (i.e., the City recaptures the assistance), without interest, when they sell or discontinue occupancy of the property whether that occurs during or after the HOME program period of affordability. Each loan is secured by a mortgage filed against the property.

The City is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, and the net proceeds are insufficient to repay the full amount due, the City can only recapture the available net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than assistance provided by the City) and any closing costs.

When the net proceeds are insufficient, the City shall recapture any available net proceeds from the selling homeowner. In order to accept less than full payment due under the terms of the loan, the City will require a seller's HUD-1 settlement statement to document that lack of available net proceeds to achieve payment in full.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:

The resale requirements for the Neighborhood Revitalization Program are included in the appendix.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Sioux Falls does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.