

PETTIGREW HEIGHTS NEIGHBORHOOD CONSERVATION AREA COMMITTEE

First Christian Church – Lower Level
524 W 13th Street

November 12, 2008
3:00 PM

MEETING SUMMARY

ATTENDEES (18):

Scott Allan (resident)
Bryan Barry (Leadership Foundations of America)
Robert Bauman (Rise Inc)
Erica Beck (City Planning)
Tammy Denning (Inter Lakes Community Action Partnership)
Chuck Gustafson (property owner)
John Hart (Volunteers of America, Dakotas)
Joe Kraljic (resident)
Eric Lanspa (Town and Country Realtors)
Bob Litz (City Council)
Suzanne McNeill (resident)
Ande Nelson (Neighborhood Watch)
Tim Olsen (Sioux Falls Seminary)
Daniel Prendable (Volunteers of America, Dakotas)
Shireen Ranchau (Sioux Falls Housing)
April Schave (Whittier Neighborhood)
Mandy Sieck (City Planning)
Russ Sorenson (City Planning)

I. WELCOME & INTRODUCTIONS

Russ Sorenson welcomed the attendees, conducted a brief agenda review, and facilitated the meeting. Attendees introduced themselves.

II. REDEVELOPMENT CONCEPTS

A. Review Redevelopment Concepts

- 1) Update on redevelopment at 11th & Duluth Avenue Site (Holland Property)

http://siouxfalls.granicus.com/MetaViewer.php?view_id=2&clip_id=709&meta_id=60652

Erica Beck informed the committee that City staff is working on setting up auctions for the three properties (303 and 315 S. Spring, and 515 W. 11th) on Saturday, December 13, 2008. She said Neighborhood Services Team would provide the committee with more information on the auction as it becomes available. Erica also stated that there will be “open house” opportunities for the public to view the structures prior to the auction.

III. NEIGHBORHOOD PARTNERSHIP OPPORTUNITIES and NEIGHBORHOOD HOUSING PROGRAMS

- A. Sioux Falls Seminary’s “Summit House” <http://www.sfseminary.edu/news/index.php?newsid=188>
- Tim Olsen

Tim Olsen gave the committee an overview of the work being done at the Summit House. He said they are still listening to the communities’ needs and are focusing on looking at the whole person, rather than individual problems. He stated that they are looking to learn from what others have already done in the neighborhood and are interested in possibly developing a partnership with the Leadership Foundations of America.

- B. Leadership Foundation of America www.leadershipfoundations.org – Bryan Barry
Bryan Barry gave the committee an overview of the work he does with the Leadership Foundation of America, including networking Cities together to share resources and information. After touring the Pettigrew Heights Neighborhood, visiting with Sioux Falls Seminary Summit House representatives, he said he felt that the work being done was encouraging. He said he felt that it would not be difficult to make large positive strides quickly within the next five years.
- C. Inter-Lakes Community Action Partnership www.interlakescap.com - Tammy Denning
Tammy Denning provided the committee with brochure information about various ICAP programs including: Weatherization Assistance Program; Tenant Education and Self-Sufficiency Program; and ICARE Heating Assistance Program. Ms. Denning indicated that beginning July 1, 2009, funding for the weatherization program will increase 67 percent to accommodate heating 100 to 120 more homes. Weatherizing an individual home costs approximately \$3200 to \$3500. The ICARE program provides \$400 assistance with heating bills, disconnects for gas, propane or electric.

IV. PETTIGREW HEIGHTS NEIGHBORHOOD NEEDS ASSESSMENT SURVEY

- A. Presentation of Findings and Summary
Intern Mandy Sieck provided the committee with a brief summary of the findings from the Neighborhood Needs Assessments and stated that all information regarding the findings was available in the Neighborhood Needs Assessment Report. Committee members expressed their acceptance of the report findings and their appreciation to Mandy for her service efforts. The report is available on the city's website.
http://www.siouxfalls.org/Planning/neighborhoods/pettigrew_heights/needs_assessment

V. PETTIGREW HEIGHTS NEIGHBORHOOD PLAN

- A. Presentation of Plan for Review and Discussion
Russ Sorenson presented the Pettigrew Heights Neighborhood Revitalization Plan and Redevelopment Area Map to the committee for their review. He requested that comments be submitted no later than January 7th 2009 in time for the Committee's January 21st meeting. The report is available on the city's website.
http://www.siouxfalls.org/Planning/neighborhoods/pettigrew_heights/documents/draft_neighborhood_plan
- A. Committee members expressed that in addition to providing affordable housing, other top priorities for neighborhood improvements include enhancement of neighborhood gateways and streetscape beautification. Other committee member comments received include consideration to expand the designated Pettigrew Heights boundary further south to 18th street and further west to West Avenue between 9th street and 12th street. It was noted that since 18th Street and West Avenue are perimeter boundary streets and that the residential architecture in these areas is very similar to the Pettigrew Heights Neighborhood areas, that it seemed appropriate to consider boundary expansion. Russ Sorenson emphasized the Pettigrew Heights Neighborhood Plan presented is a DRAFT document to generate further neighborhood and community discussion and ideas for neighborhood redevelopment activities, programs, and services.

VI. OTHER BUSINESS

- A. Pettigrew Heights Housing Resource Center Update
It was noted the City of Sioux Falls has received a check in the amount of \$40,000 from Citi Foundation to establish a Housing Resource Center within the Pettigrew Heights Neighborhood. The program funds will be used for the initial establishment of a Neighborhood Housing Resource Center serving over 3,900 Pettigrew Heights citizens. The functions of the volunteer-staffed community center will be customer service oriented, providing direct access to detailed housing and associated financial programming information to neighborhood residents and be situated within a familiar and safe neighborhood-based location. The functions of the Neighborhood Housing Resource Center will occur in a general office setting which is accessible and inviting to the neighborhood residents.

B. Other Pettigrew Heights Funding Opportunities

1) SD Housing Development Authority (SDHDA) \$500,000 Flex Fund Loan

City Staff informed the committee that funding requested and recently approved by SDHDA will be used to implement various programs to further the revitalization of the Pettigrew Heights Neighborhood. City staff is working with SDHDA staff to present the Flex Fund Loan Term information to the City Council for their consideration and acceptance. Such new programs identified by the neighborhood to date include:

- Provide financial assistance to rental property owners within the Pettigrew Heights Neighborhood to help maintain their single family rental or multiple family rental property in a decent, safe, and sanitary condition;
- Provide financial assistance to neighborhood developers to serves as gap funding therefore encouraging an increase in the construction of new affordable housing and mixed use properties;
- Provide financial assistance to restore homes and residential building sites that are historically significant and located within the neighborhood;
- Provide financial assistance to enhance educational opportunities to improve rental relationships between multi-family property owners, landlords, managers and renters;
- Provide additional funding to supplement and expand the service capacity of the existing City of Sioux Falls Sioux Falls Housing Rehab Program, administered by the Community Development Department;
- Provide financial assistance to support the affordable housing component of new mixed use development which will further stimulate other quality of life neighborhood services within these developments. Such neighborhood services include, but are not limited to, child/adult daycare, medical clinics, grocery store and transit services.

2) Wells Fargo – EQ-2 Update \$300,000 Low Interest Loan for Housing Programs \$300,000 (\$175,000 for the Pettigrew Heights Rental Rehab Loan Program and \$125,000 for the Pettigrew Heights Single Family Home Owner and Potential Buyers Assistance Programs). City Staff informed the committee that they were in the process of responding to recent informational needs requested by Wells Fargo. A decision on this funding is expected soon.

3) Schedule Technical Finance Committee Meeting
City Staff commented that with the recent developments related to neighborhood funding opportunities, a Technical Finance committee meeting will be possibly scheduled for late November or early December to discuss use and allocation of new funds.

VII. ANNOUNCEMENTS?

No announcements were mentioned by other committee members.

VIII. NEXT MEETING –

Wed., December 17, 3:30 PM, First United Methodist Church Multi-Purpose Room

IX. ADJOURNMENT

With no further business presented, the meeting adjourned at 4:55 pm.