



Community Service since
February 14, 1925

P The OLLYWOG

International Website: www.cosmopolitan.org and Local Club Website: www.siouxfallscosmos.org

– **PUBLISHED WEEKLY BY YOUR COSMOPOLITAN CLUB OF SIOUX FALLS** –

Editor(s): Lou Rensch, Rick DiSanto & Lanny Auringer
PO Box 394, Sioux Falls, SD 57101-0394 Meets 1st & 3rd Monday - Noon at Cherry Creek Grille

Monday, May 16, 2022

ATTENDANCE: 15

INVOCATION: Thank you Al Brown for leading us in prayer.

JACKPOT DRAWING: Bill Kubat – Congrats President Bill!

QUEENS DRAWING: Melvina drew the Ace of Spades, maybe next time!

NEXT MEETING: June 6, 2022

UPCOMING PROGRAMS: June 6 Program – Eric Gage – Veterans Community Project, Bill announced we will present our first \$15,000 check toward our pledge. Any members wanting to contribute may do so this day as well.

MAY AND JUNE BIRTHDAYS:

Chris Bauer	May 10
Joe Spader	June 3
Mike Brudigan	June 22

MAY ANNIVERSARIES:

- Rick DiSanto– 10
- Melvina Newman – 24
- Bill Kubat – 27
- Scott Weeldreyer - 30
- Al Brown - 30
- Steve Sprenger – 45

CALENDAR OF EVENTS/ANNOUNCEMENTS:

Barb – Social reminders.

- May 21st Canaries @ 6:05pm tickets are on the Club - bring guests or prospective members (

- Jun 24th Levitt 6:30pm need 9 volunteers for this event.
- July 21-24th International Convention check website for details
- August 5-13th – Sioux Empire Fair – Volunteer – credit forward dues
- Darwin Quiz – What year bandshell 1925
- 1st met @ Harry Wright Café
- Argus Leader Article – upgrades @ Canaries Stadium

Ludene

- Shared that we have Board positions available and encouraged members to be involved on the Board. Reach out to Ludene, Rick or Scott Speer if interested.

Bill

- Reminded us that membership dues are waived for the first year for new members.
- Also reminded us that you can save \$100 on dues for volunteering for 4 shifts at the Sioux Empire Fair.

BRAGS & FINES: SERGEANT-AT-ARMS:

- Jim Clark – artist – glass fusion plates. They can be seen front of CH Patisserie
- Darwin 3 evergreens toppled
- Bill – if you like theatre – Cabaret at the Orpheum – very good!
- Al B. – went back to his home town with his wife and visited 100 year old church he was married in.
- Ludene – enjoyed watching a “tree dance” @ Anderson Group during the storm.
- Bruce – Impressed by storm coming over lake at his lake house. His daughter was traveling north at 80 mph and storm caught and passed her.
- Darwin provided a quiz on the Band Shell at McKennan Park.
 - Band Shell was accepted and approved in 1925 at the noon meeting at Harry White Café.

PROGRAM: Brent Tucker – Affordable Housing Solutions

- Brent has been with with Affordable Housing Solutions for 18 years
- Previously with Sioux Falls Housing.
- New strategy – moving outside city limits for opportunities to rent or own
- Qualification for affordable housing 80% or less than medium income
- Affordable Housing Solutions (501c3) since 1979 rebrand in 2017
- 1979 – 2000 built an apartment complex rented to low income families
- 2001 – present built 132 homes
- Now building 15-16/yr
- Current 5 homes under construction
- 16 for 2022 starting in 3-4 weeks
- 7 apartment buildings
- They have 120 units total- all fully occupied
- Section 8 housing requirements, income limits
- Depending on income – single starts @ \$50K/annual to qualify and increases based on family size.
- They can demo a house for ½ the cost for the city.
- They try to build homes that don't look low income
- HUD subsidizes homes to make affordable. Sale price \$215,000, cost \$255,000
- Work w/Harrisburg H.S. building program to have some homes built.
- Also work with Career & Tech Ed. To build homes.
- City determines eligibility for program.
- Down payment assistance up to \$25,000

- All homes are energy efficient.
- 10 yr deed restriction – can't sell for large gain – immediately worth more than purchase price
- Always looking for land & funding
- Banks & private persons – provide funding
- Website: www.a-h-s.org
- Each house is publicly bid to find a builder.
- Conventional loan with GAP financing to meet the difference for the buyer.