

**Meeting Minutes of Accessible Housing Advisory Board
Wednesday, November 1, 2023, 7:30 a.m.**

Pursuant to the due call and notice thereof, a regular meeting of the Accessible Housing Advisory Board (AHAB) was duly held at the Sioux Falls Development Foundation Briefing Center – 200 North Phillips Avenue, Suite 101, on Wednesday, November 1, 2023.

1. Call to Order and Quorum Determination.

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, November 1, 2023, at 7:30 a.m. by Chairman Jeff Nelson. There were sufficient members for a quorum.

A. Members Present:	Joan Franken Dawn Marie Johnson Kris Denevan Jeff Nelson Joe Kippley	Bill O'Connor Logan Penfield Kari Benz Aspen Thorstenson
B. Members Absent:	Jim Schmidt	Marshall Selberg
C. City Staff Present:	Sage Stansell Jourdyn Brown	Jeff Eckhoff Breanna White
D. Others Present:	Michelle Erpenbach (SF Thrive) Mike Gray (SFDF)	

2. Approval of Minutes of October 4, 2023, Meeting

The minutes from the October AHAB Meeting were approved without changes.

Motion to Approve Minutes: Logan Penfield

Second: Bill O'Connor

Motion carried unanimously.

3. Approval of Regular Agenda approved.

Motion to Approve the regular agenda: Logan Penfield

Second: Aspen Thorstenson

Motion carried unanimously.

4. Public Input on Non-Agenda Item

None

5. Community Updates

Bill O'Connor gave an update on prime and mortgage lending rates. Prime rates haven't really changed since the October meeting. Short term rates currently are higher than long term rates.

Jeff Nelson talked about the housing market and how the rates are affecting it. Specifically, Jeff said that homes under \$250,000 and over \$1 million are moving, but in between are slower.

Dawn Marie Johnson gave an update on the Sioux Falls School District. Dawn was able to share some demographic updates on the district itself – specifically that between 40 and 50 percent of middle school and elementary students are on free and reduced lunch during the school year. Additionally, the most recent homeless count within the school district was 796 (this is counted differently than traditional homeless counts).

6. Minnehaha County Updates

Kari Benz gave an update on the uptick in homeless families that the county is actively working to house. The county is also working to ensure that shelters are communicating and working together as the city goes into the cold and winter season.

Jeff Nelson commented on updates in Lincoln County. He gave a quick overview of the state looking to build a state penitentiary in the county – explained that the county is limited in its ability to oppose if they chose to do so.

7. City of Sioux Falls, Housing Division, Updates

Logan Penfield gave a quick update on the newly hired Housing Program Specialist, the 2024 action plan process and that the City's application for the State Housing Infrastructure Financing Program Grant was approved.

8. Rental Rehabilitation Program Changes

Logan presented the changes discussed for the Rental Rehabilitation Program. The board then on the motion.

Motion to Approve: Aspen Thorstenson

Second: Bill O'Connor

Motion carried unanimously. (Logan abstained)

9. Amending the Joint Powers Agreement

Logan presented changes to the joint powers agreement (JPA) between Minnehaha County and the City of Sioux Falls. The JPA was amended and approved.

Motion to Recommend Approval: Logan Penfield

Second: Bill O'Connor

Motion carried unanimously.

10. \$4 Million Housing Fund Discussion

Logan shared the updated request for proposal and asked for input from the board over the next month. The request for proposal will be amended and formally voted on at the December meeting.

11. Call for Leadership Election

Jeff Nelson's term as chair expires at the end of the year. In the December meeting the board will vote for Chair, Vice-Chair, and Secretary. Jeff is not running for another term as Chair. He is requesting others run at the December meeting.

12. Adjournment

Chairman Nelson adjourned the meeting at approximately 8:40 a.m.

Kari Benz, Secretary