

**Meeting Minutes of Accessible Housing Advisory Board
Wednesday, December 6, 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, December 6, 2023.

1. Call to Order and Quorum Determination.

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, December 6, 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 Marshall Selberg	Bill O'Connor Logan Penfield Kari Benz Aspen Thorstenson Jim Schmidt
B. Members Absent:	Joe Kippley	
C. City Staff Present:	Sage Stansell Jourdyn Brown	Jeff Eckhoff Shana Nelson Lyndsey Meier
D. Others Present:	Michelle Erpenbach (SF Thrive) Cory Buck (SFDF) Kenley Lamberty (RASE)	

2. Approval of Minutes of November 2, 2023, Meeting

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

Motion to Approve Minutes: Jim Schmidt

Second: Kari Benz

Motion carried unanimously.

3. Approval of Regular Agenda approved.

Motion to Approve the regular agenda: Kari Benz

Second: Jim Schmidt

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. Rates have come down – mortgage rates are now below 7. Bill also shared that the average rate people have locked in is under 4% - which makes it hard for people to be willing to sell their house.

Jeff Nelson asked Kenley to give an overview on the housing market stats that the Realtors Association receives every month. Kenley noted that the affordability index is now at the lowest it has ever been since they began tracking.

Councilor Selberg shared that at informational the night before Logan Penfield and Suzanne Smith gave a presentation on an updated housing needs study.

Dawn Marie Johnson gave an update on the Sioux Falls School District. Dawn talked about some of the priorities for school district in the upcoming legislative session.

6. Minnehaha County Updates

Kari Benz gave an update the county's effort to find a solution for population B of the McArthur Grant. They are working with the St. Francis House and are hopeful to share information at the future meeting.

7. City of Sioux Falls, Housing Division, Updates

Logan Penfield gave a quick update on the end of year extensions and clean up the housing team is doing. The larger items were standalone agenda items.

8. Housing Study Update

Logan presented the housing study update to the board. For more information, see the city council website presentation on 12/5/23.

9. Approval of 2024 Housing Applications for Action Plan

Shana Nelson gave a presentation on the 2024 housing applications and which ones the city intends to approve (with board support) in the 2024 Action Plan.

Motion to Recommend Approval: Aspen Thorstenson

Second: Bill O'Connor

Motion carried unanimously.

10. \$4 Million Housing Fund Request for Proposal Approval

After two months of discussion at AHAB meetings, the board discussed and voted to approve the RFP that will go out in January for the funding.

Motion to Recommend Approval: Marshall Selberg

Second: Aspen Thorstenson

Motion carried unanimously. Logan Abstained

11. Board Elections – One-Year Terms

- 1) Jeff Nelson was nominated by Kari Benz for Chair, Marshall Seconded the Nomination
 - a. Unanimous
- 2) Aspen Thorstenson was nominated by Jeff Nelson as Vice-Chair, Logan Penfield Seconded the Nomination.
 - a. Unanimous
- 3) Kari Benz was nominated by Logan Penfield as Secretary, Aspen Thorstenson Seconded the Nomination.
 - a. Unanimous

12. Adjournment

Chairman Nelson adjourned the meeting at approximately 8:45 a.m.

Kari Benz, Secretary