

**Meeting Minutes of Accessible Housing Advisory Board
Wednesday, January 10, 2024, 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 10, 2024.

1. Call to Order and Quorum Determination.

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, January 10, 2024, at 7:31 a.m. by Chairman Jeff Nelson. There were sufficient members for a quorum.

A. Members Present:	Jean Bender Joan Franken Dawn Marie Johnson Marshall Selberg	Jeff Nelson Aspen Thorstenson Logan Penfield Kari Benz Bill O'Connor
B. Members Absent:	Kris Denevan	Jim Schmidt
C. City Staff Present:	Shana Nelson Sage Stansell Breanna White	Jeff Eckhoff Jourdyn Brown
D. Others Present:	Mike Gray, (Sioux Falls Development Foundation) Michelle Erpenbach (SF Thrive) Kenley Lamberty (RASE) Kristi Miller (Costello)	

2. Approval of Minutes of December 6, 2023, Meeting

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

Motion to Approve Minutes: Joan Franken

Second: Aspen Thorstenson

Motion carried unanimously.

3. Approval of Regular Agenda

Motion to Approve the regular agenda: Bill O'Connor

Second: Jean Bender

Motion carried unanimously.

4. Public Input on Non-Agenda Item

None

5. Community Housing Updates

- Bill O’Connor gave an update from the banking industry’s perspective. Rates have stayed steady for the past month – hovering under 7 percent. Consensus expectations generally support 3 rate cuts throughout 2024.
- Jeff Nelson gave an update on the housing industry. The industry is still challenged with inventory, with the majority of homeowners having interest rates locked under 4 percent.
- Councilor Selberg gave a quick update on Tuesday night’s City Council meeting. The meeting was ‘pretty quiet’ and it was a slow start to the year from their perspective.
- Dawn Marie Johnson gave an overview of the legislative priorities that the Sioux Falls School District is pursuing in the 2024 SD Legislative Session – chief among them is school lunch reimbursement challenges faced by the district.

6. Minnehaha County Update

Kari Benz updated the board on challenges facing the homeless community. They are working with UGM, Bishop Dudley and other partners to ensure coordination is happening to that when the weather take a turn for the worst they are able to adequately house those experiencing homelessness. Additionally, they expect UGM’s family units to be coming online late January and the Bishop Dudley/ICAP partnership by late winter/early spring.

7. City of Sioux Falls General Housing Update

Shana Nelson gave the board an update on the Neighborly Application Software. The ‘go-live date was scheduled for the following Tuesday. The city is finalizing the applications within the software currently. The goal of this software is to increase efficiency and transparency within housing programs.

8. Housing Hub Update

Logan Penfield and Breanna White gave an overview of the in-development “Housing Hub.” The city is currently in contract negotiations with 211 Helpline Center to develop a hub for extremely low-income renters and case managers to navigate the housing market. More information will be coming available at the February AHAB meeting.

9. Loan in Historical District

Logan gave an overview of a project that will be coming before the board in February for approval – contract recommendation.

Initially, the board moved to approve, but withdrew due to lack of contract information.

10. Date of February Meeting

The board discussed and ultimately decided to move the date of the February meeting from February 7th to February 14th.

11. Adjournment

Chairman Jeff Nelson adjourned the meeting at approximately 8:49 a.m.

Kari Benz, Secretary