

**Meeting Minutes of Accessible Housing Advisory Board
Wednesday, April 3, 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, April 3, 2024.

1. Call to Order and Quorum Determination.

The regular meeting of the Affordable Housing Advisory Committee was called to order on Wednesday, April 3, 2024, at 7:30 a.m. by Vice-Chairman Aspen Thorstenson. There were sufficient members for a quorum. *Chair Jeff Nelson was on the meeting remotely and arranged to have Vice-Chair Aspen Thorstenson Chair the meeting.*

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

2. Approval of Minutes of March 6, 2024, Meeting

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

Motion to Approve Minutes: Logan Penfield

Second: Aspen Thorstenson

Motion carried unanimously.

3. Approval of Regular Agenda

The regular agenda was approved without changes.

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 on the uptick in interest rates. The 2 year and 10 year have crept up again. Additionally, there is less optimism on the amount of rate cuts the industry is expecting this year.
- Dawn Marie Johnson gave an update from the school board perspective. They passed a budget with teach pay increased on track with their goals.
- Jeff Nelson gave a quick update on the housing market. While rates remain high, the market is starting to pick up. Kenley shared the RASE monthly housing stats.
- Councilor Selberg gave an update on the Homelessness Services Coordinator, who was just hired by the City.

6. Minnehaha County Update – Logan Penfield

Logan gave the update sent by Kari Benz (conflicting meeting).

They shared with the group a quick update on progress made on the Just Home Project and the purchase of the Copper Arms building.

7. City of Sioux Falls General Housing Update (Shana Nelson)

Shana Nelson formally announced the results of the recently submitted Consolidated Annual Performance Evaluation Report (CAPER).

In short, the City of Sioux Falls expended \$5.4 million and impacted nearly 3,000 individuals through our various housing programs and partnerships.

8. Tax Abatement Draft Ordinance (Dustin Powers)

Dustin Powers gave an overview of the new draft of potential city policy on tax abatement for affordable housing. This was the same presentation that was given at the April 2, 2024, City Council Informational Meeting and Minnehaha County Commission Meeting (can be viewed online).

The presentation led to several board questions but ultimately no changes to the draft of qualifying projects.

Motion to Recommend Support to City Council: Logan Penfield

Second: Jeff Nelson

Motion carried unanimously.

9. Adjournment

Vice-Chairman Aspen Thorstenson adjourned the meeting at approximately 8:40 a.m.

Kari Benz, Secretary