

**Meeting Minutes of Accessible Housing Advisory Board  
Wednesday, September 4, 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 301, on Wednesday, September 4, 2024.

**1. Call to Order and Quorum Determination.**

The regular meeting of the Accessible Housing Advisory Board was called to order on Wednesday, September 4, 2024, at 7:32 a.m. by Vice-Chair Aspen Thorstenson. There were sufficient members for a quorum.

<b>A. Members Present:</b>	Bill O'Connor	Kris Denevan
	Joan Franken	Logan Penfield
	Dawn Marie Johnson	Aspen Thorstenson
	Kari Benz	
<b>B. Members Absent:</b>	Jeff Nelson	Jim Schmidt
	Rich Merkouris	Jean Bender
<b>C. City Staff Present:</b>	Shana Nelson	Michelle Treasure
	Jeff Eckhoff	
<b>D. Others Present:</b>	Bob Mundt, (Sioux Falls Development Foundation)	
	Kenley Lamberty (RASE)	
	Sage Stansell	
	Michelle Erpenbach	
	Rocky Welker	
	Larissa Deedrich	

**2. Approval of Minutes of July 10, 2024, Meeting**

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

**Motion to Approve Minutes:** Logan Penfield

**Second:** Kari Benz

**Motion carried unanimously.**

**3. Approval of Regular Agenda**

The regular agenda was approved with one change. Item 12 was removed and replaced.

**Motion to Approve the regular agenda:** Joan Franken  
**Second:** Bill O'Connor  
**Motion carried unanimously.**

**4. Public Input on Non-Agenda Item**

- Joan Franken shared with the group an update on applications that SDHDA received for tax credit and HOME funded projects.

**5. Community Housing Updates**

- Bill O'Connor gave an update on the banking sector and economic conditions they are seeing. Overall, interest rates are trending down. There is a sense that we will see rate cuts at the next two meetings – talk of a 50-basis point cut in September.
- Kenley Lamberty gave an update on the housing market. Kenley walked through the RASE August sales data. Median sales price for Sioux Falls was \$333,650.
- Dawn Marie Johnson gave an update from the school board perspective. Dawn Marie gave an update on the listening sessions that are happening at CLC forums. Additionally, Mike Rowe is coming to South East Tech.

**6. Minnehaha County Update – Kari Benz**

Kari Benz gave an update on just HOME placements that are happening with St. Francis House. The last apartment filled yesterday. Case Management plays a pivotal role in this program.

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

Shana informed the board that the Housing Division was in the process of interviewing for two housing program specialist positions. Additionally, she shared with the board the challenges of meeting CDBG timeliness.

Logan shared with the board that the final contract with Hidden Valley Stables was signed. .

**8. Habitat For Humanity CTE Project (Logan Penfield and Rocky Welker)**

Logan shared a draft contract with the board for a \$500,000 CDBG funded partnership for 10 lots used for the CTE programs that are administered by Habitat for Humanity. Rocky then gave details of the project.

**Motion to Recommend to Council:** Bill O'Connor  
**Second:** Logan Penfield  
**Motion carried unanimously.**

**9. Sioux Falls Housing Redevelopment Commission Project (Larissa Deedrich)**

Larissa shared a project they are applying for city funding for. The project is called “Step to Home” and applied for Housing Needs Funding to support rehabilitation for 24 single family

houses into the program. ICAP is in partnership with SFHRC to provide case management as part of the program.

**Motion to Recommend to Council:** Kari Benz

**Second:** Logan Penfield

**Motion carried unanimously.**

## **9. Brief Discussion on October Meeting**

Discussion as to whether delay, keep or cancel the October meeting.

## **10. Adjournment**

Vice - Chair Aspen Thorstenson adjourned the meeting at approximately 8:30 a.m.

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Kari Benz, Secretary