**Meeting Minutes of Accessible Housing Advisory Board**

**Wednesday, October 2, 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, October 2, 2024.

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

The regular meeting of the Accessible Housing Advisory Board was called to order on Wednesday, October 2, 2024, at 7:32 a.m. by Vice-Chair Aspen Thorstenson. There were sufficient members for a quorum.

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| 1. **Members Present:**
 | Bill O’ConnorJoan Franken Dawn Marie Johnson |   | Rich MerkourisLogan PenfieldAspen Thorstenson |
| 1. **Members Absent:**
 | Jeff NelsonKari BenzKris Denevan |  | Jim SchmidtJean Bender |
| 1. **City Staff Present:**
 | Shana Nelson |   | Jeff Eckhoff |
| 1. **Others Present:**
 | Bob Mundt, (Sioux Falls Development Foundation)Kenley Lamberty (RASE)Sage StansellSophie JohnsonJason ForbesLynne Keller-Forbes |

1. **Approval of Minutes of September 4, 2024, Meeting**

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

**Motion to Approve Minutes:** Joan Franken

**Second:** Bill O’Connor

**Motion carried unanimously.**

1. **Approval of Regular Agenda**

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

**Motion to Approve the regular agenda:** Logan Penfield

**Second:** Dawn Marie Johnson

**Motion carried unanimously.**

1. **Public Input on Non-Agenda Item**
* None
1. **Community Housing Updates**
* Bill O’Connor gave an update on the banking sector and economic conditions they are seeing. Overall, the prime rate has ticked down after the 50 point basis cut. Conventional rate is at 6%.
* Kenley Lamberty (in Jeff Nelson’s absence) gave an update on the housing market. Kenley walked through the RASE September sales data. Kenley mentioned that they are now one month into the new lawsuit settlement with NAR – and the results of that.
* Dawn Marie Johnson gave an update from the school board perspective. Dawn Marie gave an update on SE Tech’s upswing in enrollment by 7% and highlighted the challenges of social media in the district.
* Councilor Merkouris gave an update on City Council. Budget season is over, the Riverline Committee is engaged and gaining steam and finally childcare is back in the crosshairs.
1. **Minnehaha County Update – Kari Benz**

Kari Benz was out of the office but sent an email to be shared to the group.

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

Shana announced the new position that was hired. Shana also shared with the group that he 2025 applications are live and on line, the HUD Action Plan for 2024 has been approved and the Hidden Valley Stables Loan Agreement has closed.

1. **Madison and LaMesa Housing Project (Lynne Keller Forbes)**

Lynne introduced to the board a 55 single-family unit housing project at Madison and LaMesa. South Eastern Development Foundation had purchased the land in October 2022 for $1.2 million and has been working to develop the land into a housing project for governors houses and recycled homes.

SD Housing Development Association awarded SEDF $1.2 million grant to assist in developing the infrastructure and drive down lot costs. SEDF’s application is for a $1.2 million forgivable loan to drive down lot costs to then develop and sell 28 units to families at or below 80% of area median income (AMI).

The board discussed the project at length. Lynne and her team at SEDF answered questions in regard to the timeline of the project and why there is a need for the entirety of the loan to be forgiven and to not place any affordability restrictions on the 27 non Governor’s House lots.

**Motion to Recommend to Council:** Joan Franken

**Second:** Rich Merkouris

**Motion carried unanimously.**

1. **Brief Discussion on November Meeting**

The board discussed moving the meeting up or back by a day.

1. **Adjournment**

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

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Kari Benz, Secretary

*\*Notes typed by Logan Penfield and approved by Kari Benz.*