

**Meeting Minutes of Accessible Housing Advisory Board
Wednesday, September 3, 2025, 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 3, 2025.

1. Call to Order and Quorum Determination.

The regular meeting of the Accessible Housing Advisory Board was called to order on Wednesday, September 3, 2025, at 7:32 a.m. by Chair Bill O'Connor. There were sufficient members for a quorum.

A. Members Present:	Kari Benz	Logan Penfield
	Joan Franken	Aspen Thorstenson
	Jennifer Bleyenberg	Jim Schmidt
	Kris Denevan	Bill O'Connor
	Dawn Marie Johnson	
B. Members Absent:	Ryan Spellerberg	Gregg Gohl
C. City Staff Present:		Jeff Eckhoff
D. Others Present:	Jeff Nelson	Mike Gray
	Larissa Deidrich	

2. Approval of Minutes of July 9, 2025, Meeting

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

Motion to Approve Minutes: Jim Schmidt

Second: Dawn Marie Johnson

Motion carried unanimously.

3. Approval of Regular Agenda

The regular agenda was approved without changes.

Motion to Approve the regular agenda with removal of "City Council Update": Joan Franken

Second: Jennifer Bleyenberg

Motion carried unanimously.

4. Public Input on Non-Agenda Item

- Larissa Deidrich updated the board on the pending application on the COC Build Grant Award.

5. Community Housing Updates

- Bill O'Connor gave a banking outlook, which noted that the 10 year has been dropping slowly and the 30-year mortgage rate is trending at or below 6.25%. The hope is high 5% range by the end of 2025.
- Jeff Nelson was asked to pinch hit for Gregg Gohl on the housing market. Jeff updated the board on the housing market and new RASE Sales Data.
- Dawn Marie Johnson gave an update on school board meetings – including a report on the first year of successes on the Community Learning Center model.

6. Minnehaha County Updates (Kari Benz)

Kari gave an update on a few different fronts. Her office has an opening for a new front office staff member and has received over 175 applications. Additionally, Minnehaha County has seen an uptick in requests for assistance for people looking to move to Sioux Falls. Kari informed the board that the National Conference of State Legislatures is in town and she was going to present to them the following day. She also noted that Just Home is doing incredibly well and there is currently 33 individuals impacted by the Criminal Justice System that are currently successfully housed through the Just Home Demonstration Project!

7. City of Sioux Falls General Housing Update (Logan Penfield)

Logan gave an overview to the board on the following:

1. 600 Plaza Project – 9% Tax Credit with SEBH
2. Pending Tax Credit Applications Submitted to SDHDA
3. Tre Ministries Contract Agreement
4. 2026 Housing Division Budget Request

8. Housing Dashboard Presentation (Logan Penfield)

Logan shared with the board a presentation of the upcoming Housing Dashboard that will be present on the city's website within the next few weeks.

9. October - May Meeting Discussion (Logan Penfield)

The board discussed whether to move meetings from the first Wednesday of each month to the second Wednesday of each month to accommodate Logan's schedule. The board decided to move the meetings back one week through May.

10. Adjournment

Chair Bill O'Connor adjourned the meeting at approximately 8:30 a.m.

Kari Benz, Secretary