

**Meeting Minutes of Accessible Housing Advisory Board
Wednesday, February 11, 2026, 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 February 11, 2026.

1. Call to Order and Quorum Determination.

The regular meeting of the Accessible Housing Advisory Board was called to order on Wednesday, February 11, 2026, at 7:31 a.m. by Chair Gregg Gohl. There were sufficient members for a quorum.

A. Members Present:

Kari Benz	Logan Penfield
Mark Quasney	Bill O'Connor
Jennifer Bleyenber	Gregg Gohl
Kris Denevan	Ryan Spellerberg
Dawn Marie Johnson	Sharon Chontos

B. Members Absent: Jim Schmidt

C. City Staff Present: Shana Nelson Michelle Treasure

D. Others Present: Michelle Erpenbach Mike Gray
Travis Heiter

2. Approval of Minutes of January 14, 2025, Meeting

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

Motion to Approve Minutes: Bill O'Connor

Second: Jen Bleyenber

Motion carried unanimously.

3. Approval of Regular Agenda

Motion to Approve the regular agenda: Logan Penfield

Second: Sharon Chontos

Motion carried unanimously.

4. Public Input on Non-Agenda Item

- None

5. Community Housing Updates

- Bill O'Connor gave a banking outlook, which noted that rates have been holding steady and slightly below 6 percent. Prime rate is under 7 percent and holding in the 6.75 percent range – which is good for development.
- Gregg Gohl gave a report on the monthly RASE Data. Gregg highlighted the pent up demand and the overall industry expectation for the market to heat up come spring.
- Dawn Marie Johnson gave an update on SB86 and the concerns on separate bills that the school district had at the state legislature.
- Councilor Ryan Spellerberg was unable to give an update but was on the call.

6. City of Sioux Falls General Housing Update (Shana Nelson and Logan Penfield)

Logan Penfield deferred to Michelle Treasure to give an update on the point in time count that occurred on January 27. Logan then gave a quick overview how the city is looking ahead at their goals over the next 5 years.

7. Consolidated Annual Performance Evaluation Report (CAPER) (Shana Nelson)

Shana provided the draft CAPER to the board and gave a verbal overview of the highlights. The highlights included a total of \$8.1 million invested directly into the community over the past year.

8. Action Item: Preliminary Action Plan Recommendations (Shana Nelson)

Shana walked through the recommended program funding awards for the 2026 fiscal year program support. The board voted to recommend support of these awards.

Motion to Approve Funding Awards: Bill O'Connor

Second: Sharon Chontos

Motion Carried Unanimously.

8. Adjournment

Chair Gregg Gohl adjourned the meeting at approximately 8:20 a.m.

Kari Benz, Secretary