

**Meeting Minutes of Accessible Housing Advisory Board
Wednesday, May 13, 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 May 13, 2026.

1. Call to Order and Quorum Determination.

The regular meeting of the Accessible Housing Advisory Board was called to order on Wednesday, May 13, 2026, at 7:31 a.m. by Chair Gregg Gohl. There were sufficient members for a quorum.

A. Members Present:	Kari Benz Mark Quasney Jennifer Bleyenber Dawn Marie Johnson	Logan Penfield Bill O'Connor Gregg Gohl Sharon Chontos
B. Members Absent:	Jim Schmidt	Ryan Spellerberg Kris Denevan
C. City Staff Present:	Shana Nelson Jeff Eckhoff	Michelle Treasure
D. Others Present:	Michelle Erpenbach Travis Heiter	Mike Gray Jeff Nelson

2. Approval of Minutes of February 11, 2026, Meeting

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

Motion to Approve Minutes: Bill O'Connor

Second: Sharon Chontos

Motion carried unanimously.

3. Approval of Regular Agenda

Motion to Approve the regular agenda: Kari Benz

Second: Bill O'Connor

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 sticky in the 6.5% range. Prime rate is under 7 percent and holding in the 6.75 percent range – but it doesn't look like any cuts are imminent.
- Gregg Gohl gave a report on the monthly RASE Data. Gregg highlighted that the market is steady, but it's a little behind where it was last year. Lots of homes are starting to come on the summer market.
- Dawn Marie Johnson gave an update on the school district. This included a note that there is a chamber scorecard for legislative session that she hopes everyone will review before election day.

6. Minnehaha County Updates (Kari Benz)

- Kari shared with the group that shelters are becoming full around the city with families.
- She shared that community non-profit providers are having real challenges staffing up and staying staffed.
- Two big challenges that case managers are struggling with while working with clients is the challenge of previous landlord debt and the lack of housing options for sex offenders.

7. City of Sioux Falls Updates (CAPER) (Shana Nelson and Logan Penfield)

Logan and Shana updated the board on the following:

1. Status of the 2026 Action Plan
2. Today's Housing Needs Assessment Survey and Meeting (in downtown library)
3. Updates on the 600 Plaza/Mercato Project with Southeastern Behavioral Health and the Rosa Parks LIHTC Project.
4. Housing Division Staffing updates – Manager job is posted
5. 2027 Housing Budget Timeline with the City.

8. Homelessness Services Study (Michelle Treasure)

Michelle Treasure shared that she did an informational presentation the previous week and highlighted that it is on the city's website for review.

8. Announcements and Acknowledgements

- a. Meetings will return to 1st Wednesday of the Month
- b. Acknowledging the service of Jeff Eckhoff, Director of Planning and Development Services as he retires at the end of May.

9. Adjournment

Chair Gregg Gohl adjourned the meeting at approximately 8:27 a.m.

Kari Benz, Secretary