

**Meeting Minutes of Accessible Housing Advisory Board
Wednesday, July 1, 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 July 1, 2026.

1. Call to Order and Quorum Determination.

The regular meeting of the Accessible Housing Advisory Board was called to order on Wednesday, July 1, 2026, at 7:31 a.m. by Kari Benz. There were sufficient members for a quorum.

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

2. Approval of Minutes of May 13, 2026, Meeting

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

Motion to Approve Minutes: Sharon Chontos

Second: Jen Bleyenberg

Motion carried unanimously.

3. Approval of Regular Agenda

Motion to Approve the regular agenda with removal of 5:B: Jen Bleyenberg

Second: Logan Penfield

Motion carried unanimously.

4. Public Input on Non-Agenda Item

- Larissa Deedrich gave an update on Sioux Falls Housing Redevelopment Commission and Affordable Housing Solutions upcoming capital campaign.

5. Community Updates

- Jeff Nelson was asked to give an update on the monthly RASE Data. Jeff touched on the slowdown that happens generally between July 4 and the end of August. Overall, rates have been sticky and aren't projected to change.
- Dawn Marie Johnson gave a brief update on the school district and school mill rate changes.
- Councilor Ryan Spellerberg gave a quick update on City Council – largely that they were just awaiting the results of the recount and swearing in of new councilors.

6. Minnehaha County Updates (Kari Benz)

- Kari gave a quick update from Minnehaha County. She shared there was a bit of a slowdown in new families coming in. Additionally, there has been a significant uptick in jail count which affects county programming.

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

Logan and Shana updated the board on the following:

1. Rosa Parks LIHTC Project
2. 2026 Budget Timeline
3. Housing Division Staffing updates – Randy West has been hired as the Housing and Transit Program Manager

8. Homelessness Services Study (Sharon Chontos)

Sharon shared a presentation with the board. Sharon has been contracted by a third party to administer a strategic plan for homeless services across the city.

8. August Tour or Meeting

Historically, AHAB has provided a bus tour for community members and media. The board was supportive of offering a tour again during August if feasible. Logan and Shana will facilitate.

9. Adjournment

Kari Benz adjourned the meeting at approximately 8:32 a.m.

Kari Benz, Secretary