

**Meeting Minutes of Accessible Housing Advisory Board
Wednesday, January 14, 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 Wednesday, January 14, 2026.

1. Call to Order and Quorum Determination.

The regular meeting of the Accessible Housing Advisory Board was called to order on Wednesday, January 14, 2026, at 7:33 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
Jim Schmidt	

B. Members Absent:

C. City Staff Present: Shana Nelson

D. Others Present:

Michelle Erpenbach	Mike Gray
Larissa Deedrich	Rocky Welker
Travis Heiter	Mckenna Olsen

2. Approval of Minutes of December 10, 2025, Meeting

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

Motion to Approve Minutes: Kari Benz

Second: Dawn Marie Johnson

Motion carried unanimously.

3. Approval of Regular Agenda

Motion to Approve the regular agenda: Bill O'Connor

Second: Jim Schmidt

Motion carried unanimously.

4. Public Input on Non-Agenda Item

- The group of non-board and board members went around the room with introductions, including introducing Sharon Chontos, new board member, to the group.

5. Community Housing Updates

- Bill O'Connor gave a banking outlook, which noted that rates have been holding steady in the low 6% range – and that the current administration was focused on pushing those rates down.
- Gregg Gohl gave a report on the monthly RASE Data. This included Gregg highlighting the six months of inventory, is essentially holding firm as a steady market.
- Dawn Marie Johnson introduced her social work intern (Mckenna) and gave highlights of the challenges the school district is facing with teacher pay.
- Councilor Ryan Spellerberg gave an update on the city council, including the recent discussion on the data center rezone on the North East side of town.

6. Minnehaha County Updates (Kari Benz)

Kari gave an update on Minnehaha County. Overall, Minnehaha County Human Services has seen a slowdown in new applications. They also are noticing an increase in new landlords that are willing to work with clients.

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

Shana gave an update on the start of the annual CAPER (HUD report). She noted that the city is working to be in compliance with the new SAVE Program that the administration has rolled out. Shana also noted the ability to utilize HOME Funds for additional projects.

8. Habitat for Humanity Application (Rocky Welker)

Rocky gave an overview of the proposed project at 3001 N Van Epps. Habitat for Humanity proposed building 16 twin homes for families between 45-70% of area median income. The project needed \$160,000 in city funding to be viable. City staff recommended supporting the application.

Motion to Recommend Support to City Council: Bill O'Connor

Second: Jim Schmidt

Motion Carried Unanimously. (*Mark Quasney abstained*)

9. Rosa Parks LIHTC Application (Travis Heiter)

Travis gave an overview of Affordable Housing Solutions Application for funding support for a low-income housing tax credit (LIHTC) project at 26th street and Cynthia avenue. The project is a 29 unit LIHTC and includes 25 project based vouchers. The applications was for \$350,000 in a 0% interest loan for 30 years. The city staff recommended support for the project application.

Motion to Recommend Support to City Council: Bill O'Connor

Second: Kari Benz

Motion Carried Unanimously.

10. Adjournment

Chair Gregg Gohl adjourned the meeting at approximately 8:45 a.m.

Kari Benz, Secretary