

**Meeting Minutes of Accessible Housing Advisory Board
Wednesday, December 10, 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, December 10, 2025.

1. Call to Order and Quorum Determination.

The regular meeting of the Accessible Housing Advisory Board was called to order on Wednesday, December 10, 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
	Mark Quasney	Bill O'Connor
	Jennifer Bleyenberg	Gregg Gohl
	Kris Denevan	Ryan Spellerberg
	Dawn Marie Johnson	
B. Members Absent:	Jim Schmidt	Sharon Chontos
C. City Staff Present:	Michelle Treasure	Shana Nelson
	Jeff Eckhoff	
D. Others Present:	Tammie Denning	Mike Gray
	Larissa Deidrich	

2. Approval of Minutes of November 12, 2025, Meeting

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

Motion to Approve Minutes: Jen Bleyenberg

Second: Logan Penfield

Motion carried unanimously.

3. Approval of Regular Agenda

Motion to Approve the regular agenda: Gregg Gohl

Second: Mark Quasney

Motion carried unanimously.

4. Public Input on Non-Agenda Item

- Larissa Deidrich informed the board of approval of the Rosa Parks Tax Credit Apartment Application by South Dakota Housing Development Authority. Larissa also informed the board that the Section 18 conversion was moving forward in the spring.

5. Community Housing Updates

- Bill O'Connor gave a banking outlook, which noted an expected 25 basis point cut and that 30-year mortgages are trending in the low 6 range.
- Gregg Gohl gave a verbal report on the monthly RASE Data. This included Gregg highlighting the market has slowed on the inventory side.
- Dawn Marie Johnson gave an update on school board meetings – including an update on:
 - Upcoming budget
 - Governor Rhoden's budget request
 - Legislative session and priorities.
- Councilor Ryan Spellerberg gave an update on the city council, including the recent (day before) appointment of Vernon Brown to the open council seat.

6. Minnehaha County Updates (Kari Benz)

Kari gave an update on Minnehaha County. They have gone away from online applications to hard copies/in person. This helps filter out needs. Kari shared that in 2025 the county spent nearly \$1 million in rental assistance.

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

1. Opioid Settlement Funding (Michelle Treasure)
 - a. Michelle gave an update to the board on the city's application for the full \$25 million in funding to then subgrant that amount out further.
2. 2026 Funding Application Update
 - a. The city received \$3.8 million in funding requests for \$2.4 million in federal sources.

8. Continuum of Care (Coc) Funding (Tammie Denning)

Tammie gave an overview of the CoC's notice of funding availability that was posted with significant changes (year over year) and ultimately its pull back the night before the meeting.

This funding is vital to Heartland House rapid rehousing. Potential changes would affect this program.

9. Board Leadership Elections

Nomination for Board Chair: Gregg Gohl nominated by Bill O'Connor

Second: Logan Penfield

Motion carried unanimously.

Nomination for Vice-Chair: Bill O'Connor nominated by Logan Penfield

Second: Gregg Gohl

Motion Carried unanimously

Nomination for Secretary: Kari Benz nominated by Logan Penfield

Second: Bill O'Connor

Motion carried unanimously

10. Adjournment

Chair Bill O'Connor adjourned the meeting at approximately 8:42 a.m.

Kari Benz, Secretary