

A photograph of a construction site. In the foreground, a large black corrugated pipe is laid out on a bed of grey gravel in a trench. In the background, a yellow excavator is working on a dirt embankment. There are stacks of pipes and other construction materials around. The sky is blue with some clouds.

South Dakota's HOUSING INFRASTRUCTURE FINANCING PROGRAM



**SOUTH DAKOTA
HOUSING**
SERVING SOUTH DAKOTANS
FOR 50 YEARS

BACKGROUND

June 13, 2023

HIFP **Administrative Rules** presented to and **approved** by the Interim Rules Committee

July 24, 2023

SD Housing **started accepting applications** for the HIFP

July 3, 2023

HIFP **Administrative Rules** became **effective**

September 12, 2023

First HIFP awards made; Commissioners **approved seven applications** totaling \$9.6 million

BACKGROUND

October 10, 2023

Commissioners approved **twenty applications** totaling almost \$49 million

November 14, 2023

Commissioners to consider **19 applications** totaling nearly \$19 million

December 12, 2023

Commissioners to consider **remaining applications** as determined to be complete and feasible

- Cumulative Numbers: 80 applications requesting \$132 million
- All grant funding oversubscribed; Over \$85 million remains available in loan funding

APPLICATIONS APPROVED

as of November 8, 2023

Development name: Alpha Omega Subdivision– Phase 1 and 2

Development location: Box Elder

Developer: Alpha Land Company, LLC

HIFP ARPA Grant Funds approved: \$3,004,858

Development summary: The project consists of infrastructure development for 129 single family and townhome lots and 350 multifamily units.

Development name: Apple Valley Subdivision

Development location: Rapid Valley

Developer: Meadow Valley, LLC

HIFP ARPA Grant Funds approved: \$4,357,729

HIFP General Grant Funds approved: \$1,628,968

Development summary: The project consists of infrastructure development for 242 single family lots.

APPLICATIONS APPROVED

as of November 8, 2023

Development name: Branch Creek

Development location: 17 acres south side of 20th St. South between Medary & 17th Ave., Brookings

Developer: Branch Creek, LLC

HIFP General Grant Funds approved: \$1,688,695

Development summary: The project consists of infrastructure development of 100 lots for 135 single family homes, townhomes and duplexes.

Development name: City Springs- Vanocker Canyon

Development location: 3196 Vanocker Canyon Rd, Sturgis

Developer: Vanocker Development, Inc.

HIFP General Loan Funds approved: \$2,140,000

Development summary: The project consists of infrastructure development for 72 single family lots and 34 multifamily units.

APPLICATIONS APPROVED

as of November 8, 2023

Development name: Curtis Creek Subdivision

Development location: TBD Highway 14/16, New Underwood

Developer: Radio Building, LLC

HIFP General Grant Funds approved: \$1,578,911

Development summary: The project consists of infrastructure development for 58 single family lots and two lots for 45 multifamily units.

Development name: Elk Point Community Infrastructure Project

Development location: South Side of Main Street, Elk Point

Developer: Elk Point Investments, LLP

HIFP ARPA Grant Funds approved: \$1,243,540

Development summary: The project consists of infrastructure development for 56 single family lots.

APPLICATIONS APPROVED

as of November 8, 2023

Development name: Freedom Landing – Phase 5

Development location: Box Elder

Developer: Jaennis, LLC

HIFP General Grant Funds approved: \$950,000

Development summary: The project consists of infrastructure development for 38 single family lots.

Development name: Harvest Meadows and Valley View Subdivision

Development location: Avalanche Road, Sturgis

Developer: PIVOT Development Group, LLC

HIFP ARPA Grant Funds approved: \$2,362,491

Development summary: The project consists of infrastructure development for 77 single family lots and three lots for 150 multifamily units.

APPLICATIONS APPROVED

as of November 8, 2023

Development name: Kangas West Addition

Development location: Lake Norden

Developer: Kangor Venture, LLC

HIFP General Grant Funds approved: \$327,240

Development summary: The project consists of infrastructure development for 17 single family lots.

Development name: Kroetch Addition Development

Development location: 410 US Hwy 14, Philip

Developer: City of Philip

HIFP General Grant Funds approved: \$400,000

Development summary: The project consists of infrastructure development for 16 single family lots.

APPLICATIONS APPROVED

as of November 8, 2023

Development name: Northern Lights Subdivision – Phase 4

Development location: TBD Cheyenne Blvd, Box Elder

Developer: Northern Lights Community, LLC

HIFP General Grant Funds approved: \$1,225,000

Development summary: The project consists of infrastructure development for 49 single family lots.

Development name: Oglala Lakota County School District Teacher Housing

Development location: 14 New Wolf Creek Road, Pine Ridge

Developer: Oglala Lakota County School District

HIFP ARPA Grant Funds approved: \$2,545,273

Development summary: The project consists of providing safe, reliable water storage and usage for the Oglala Lakota County School District so that a housing project with 79 single family units can be constructed.

APPLICATIONS APPROVED

as of November 8, 2023

Development name: Pierre Downtown Redevelopment

Development location: Pierre

Developer: Chapelle Investments, LLC

HIFP General Grant Funds approved: \$600,000

Development summary: The project consists of infrastructure development for 60 multifamily units.

Development name: Pine Haven Estates

Development location: Kettering Drive, 12th Ave., North Lance lot Drive, all east of Heritage Estates Subdivision, Aberdeen

Developer: Reif Project Services, LLC

HIFP ARPA Grant Funds approved: \$750,000

Development summary: The project consists of infrastructure development for 30 single family lots.

APPLICATIONS APPROVED

as of November 8, 2023

Development name: Red Feren Subdivision – Phase 3

Development location: Reagan Avenue, Box Elder

Developer: Radio Building, LLC

HIFP General Grant Funds approved: \$940,039

Development summary: The project consists of infrastructure development for 34 single family lots and two lots for 30 multifamily units.

Development name: Sewer Basin 15 Expansion

Development location: Sioux Falls

Developer: City of Sioux Falls

HIFP ARPA Grant Funds approved: \$14,000,000

Development summary: The project consists of \$14 million in ARPA grant funds as part of a \$48.2 million project to build out sewer basin infrastructure to 3,100 acres of land on the west side of Sioux Falls which will result in over 1,000 single family lots and multifamily units.

APPLICATIONS APPROVED

as of November 8, 2023

Development name: Smokey Groves Subdivision

Development location: Byron Boulevard, Chamberlain

Developer: City of Chamberlain

HIFP ARPA Grant Funds approved: \$341,000

HIFP General Grant Funds approved: \$1,229,000

Development summary: The project consists of infrastructure development for 42 single family lots one large lot for 52 multifamily units.

Development name: South East Development

Development location: 703 4th Street SE, Lake Preston

Developer: Lake Preston Development Corporation

HIFP General Grant Funds approved: \$448,746

Development summary: The project consists of infrastructure development for 8 single family lots and 27 multifamily units.

APPLICATIONS APPROVED

as of November 8, 2023

Development name: South Lake Housing Development

Development location: Indian Head Drive, Mitchell

Developer: Mitchell Area Housing, Inc. (MAHI)

HIFP ARPA Grant Funds approved: \$925,000

Development summary: The project consists of infrastructure development for 37 single family lots.

Development name: Stardust Subdivision

Development location: Mitchell

Developer: Jensen Design Build, LLC

HIFP ARPA Grant Funds approved: \$567,568

Development summary: The project consists of infrastructure development for 32 single family lots.

APPLICATIONS APPROVED

as of November 8, 2023

Development name: The Highlands at Norman Ranch

Development location: Summerset

Developer: Norman Ranch Subdivision, LLC

HIFP ARPA Grant Funds approved: \$3,207,561

Development summary: The project consists of infrastructure development for 131 single family lots and 96 multifamily units.

Development name: The Summit at Deadwood Stage Run, LLC

Development location: Deadwood

Developer: PSF, LLC

HIFP ARPA Grant Funds approved: \$1,954,452

HIFP General Grant Funds approved: \$1,320,625

Development summary: The project consists of infrastructure development for 119 single family lots and 80 multifamily units.

APPLICATIONS APPROVED

as of November 8, 2023

Development name: Trojan Village

Development location: Madison

Developer: Trojan Village, LLC

HIFP ARPA Grant Funds approved: \$ 1,011,070

HIFP General Grant Funds approved: \$72,480

Development summary: The project consists of infrastructure development for 49 single family lots and four to five multifamily lots with 24 units per lot.

Development name: Webster Development Shoemaker Addition

Development location: Webster

Developer: Shoemaker Enterprises, LLC

HIFP ARPA Grant Funds approved: \$2,570,000

Development summary: The project consists of infrastructure development for 90 single family lots and 32 multifamily units.

APPLICATIONS APPROVED

as of November 8, 2023

Development name: West Edge

Development location: Southwest of Intersection of 8th Ave. NW and 19th Street N, Aberdeen

Developer: S&S Rentals, LLC

HIFP ARPA Grant Funds approved: \$1,080,000

HIFP General Loan Funds approved: \$575,000

Development summary: The project consists of infrastructure development for 51 single family lots and 19 twin home lots that will provide 38 rental units.

Development name: Yankton Thrive Garden Estates

Development location: W. 26th Street, Yankton

Developer: Yankton Thrive, Inc.

HIFP General Grant Funds approved: \$1,628,925

Development summary: The project consists of infrastructure development for 90 single family lots.

APPLICATIONS APPROVED

as of November 8, 2023

Development name: Yankton Thrive Manitou North

Development location: E. Whiting Drive, Yankton

Developer: Yankton Thrive, Inc.

HIFP ARPA Grant Funds approved: \$1,260,000

Development summary: The project consists of infrastructure development for two parcels of land for 126 multifamily units.

APPLICATIONS TO BE CONSIDERED

November 14, 2023

Development name: Aurora's Addition

Development location: East Madison and North La Mesa Drive, Sioux Falls

Developer: South Eastern Development Foundation (SEDF)

HIFP ARPA Grant Funds approved: \$746,701

Development summary: The project consists of infrastructure development for 55 single family lots.

Development name: Bak Property Housing Development

Development location: 1100 N. 3rd St., Beresford

Developer: City of Beresford

HIFP General Grant Funds approved: \$1,023,833

Development summary: The project consists of infrastructure development for 59 single family lots.

APPLICATIONS TO BE CONSIDERED

November 14, 2023

Development name: Briggs Development

Development location: Lots 1-16 Briggs Addition, Plankinton

Developer: Briggs Properties, LLC

HIFP General Grant Funds approved: \$209,701

Development summary: The project consists of infrastructure development for 16 single family lots.

Development name: Freedom Estates

Development location: Box Elder

Developer: Magic Mountain, LLC

HIFP General Grant Funds approved: \$808,869

Development summary: The project consists of infrastructure development for 68 single family lots.

APPLICATIONS TO BE CONSIDERED

November 14, 2023

Development name: Greater Huron Cu-De-Sac

Development location: Ohio Ave. NW and 18th St. NW, Huron

Developer: Greater Huron Development Corporation

HIFP General Grant Funds approved: \$269,667

Development summary: The project consists of infrastructure development for 13 single family lots.

Development name: HAPI 2nd North Subdivision

Development location: HAPI 2nd North Subdivision, Aberdeen

Developer: Homes Are Possible, Inc.

HIFP General Grant Funds approved: \$1,521,187

Development summary: The project consists of infrastructure development for 66 single family lots.

APPLICATIONS TO BE CONSIDERED

November 14, 2023

Development name: Harmony Hill Development, Challenger Way– West

Development location: 110 28th Ave. SE, Watertown

Developer: Mother of God Monastery– Benedictine Sisters of Watertown

HIFP General Grant Funds approved: \$1,411,226

Development summary: The project consists of infrastructure development of 28 acres to support the development of 177 single family lots and 160 multifamily units of affordable housing.

Development name: Harvest Pointe Development Project

Development location: 1171 Broadway Street, Centerville

Developer: Centerville Economic Development Corporation (CEDC)

HIFP General Grant Funds approved: \$483,968

Development summary: The project consists of infrastructure development for 18 single family lots and four twin home lots for a total of 26 dwellings.

APPLICATIONS TO BE CONSIDERED

November 14, 2023

Development name: Jack Powell Addition Development

Development location: Baylor St & James St, Vermillion

Developer: City of Vermillion

HIFP General Grant Funds approved: \$1,418,344

Development summary: The project consists of infrastructure development for 13 single family lots and four multifamily lots that will provide 110 multifamily housing units.

Development name: The Lakes of Willow Creek 2nd Addition

Development location: Between 28th St. NE and 3^d Ave. NE, Watertown

Developer: J & J Land Sales, LLC

HIFP General Grant Funds approved: \$1,342,139

Development summary: The project consists of infrastructure development for 74 single family lots.

APPLICATIONS TO BE CONSIDERED

November 14, 2023

Development name: Liberty Park– Phase 4

Development location: Box Elder

Developer: Jaennis, LLC

HIFP General Loan Funds approved: \$533,220

Development summary: The project consists of infrastructure development for 24 single family lots and one multifamily lot that will provide 51 multifamily housing units.

Development name: Northern Lights Subdivision– Phase 5

Development location: TBD Denali Drive, Box Elder

Developer: Northern Lights Community, LLC

HIFP General Loan Funds approved: \$517,254

Development summary: The project consists of infrastructure development for 23 single family lots and 30 multifamily units.

APPLICATIONS TO BE CONSIDERED

November 14, 2023

Development name: PEDCO Properties

Development location: Harrison Ave. to Polk Ave., South of Park St., including Sully St., Pierre

Developer: Pierre Economic Development Corporation (PEDCO)

HIFP General Grant Funds approved: \$457,433

Development summary: The project consists of the infrastructure development for 32 single family lots.

Development name: Project Monarch: Monarch Village Subdivision

Development location: 440 N. Hiawatha Drive, Canton

Developer: Canton Economic Development Corporation (CEDC)

HIFP ARPA Grant Funds approved: \$3,353,730

HIFP General Grant Funds approved: \$368,669

Development summary: The project consists of infrastructure development for 82 single family lots and multifamily lots for approximately 200 condominium/high density homeownership units.

APPLICATIONS TO BE CONSIDERED

November 14, 2023

Development name: Ridgeview on Foster Housing Development

Development location: TBD Foster St. and East 8th Ave., Mitchell

Developer: Mitchell Area Development Corporation

HIFP General Grant Funds approved: \$1,026,000

Development summary: The project consists of infrastructure development for 54 single family lots.

Development name: Rustler Lot

Development location: Miller

Developer: On Hand Development Corporation (OHDC)

HIFP General Grant Funds approved: \$178,790

Development summary: The project consists of infrastructure development for 12 single family lots.

APPLICATIONS TO BE CONSIDERED

November 14, 2023

Development name: SEDC Residential Development

Development location: 500 N. Colonial Drive, Salem

Developer: Salem Economic Development Corporation

HIFP ARPA Grant Funds approved: \$663,000

HIFP General Grant Funds approved: \$92,000

Development summary: The project consists of infrastructure development for 27 single family lots and two lots for two 4-unit multifamily buildings resulting in eight multifamily units.

Development name: Union Cross Development– Phase 1

Development location: North Sioux City

Developer: PBR Capital Group, LLC

HIFP General Grant Funds approved: \$2,707,580

Development summary: The project consists of infrastructure development to accommodate 136 homes, which will include 56 single family homes, 18 triplexes, six fourplexes, and one duplex.

APPLICATIONS TO BE CONSIDERED

November 14, 2023

Development name: WEDC Housing Lots Project

Development location: West 4th Street, Worthing

Developer: Worthing Economic Development Corporation (WEDC)

HIFP General Grant Funds approved: \$70,927

Development summary: The project consists of infrastructure development for three single family lots.



THANK YOU!

QUESTIONS? Chas Olson | chas@sdhda.org | 605.773.3181