

## **SOUTH DAKOTA HOUSING INFRASTRUCTURE FINANCING PROGRAM FUNDED RECIPIENTS**

As of July 31, 2024

Below is information regarding funded recipients:

**Development name:** 143<sup>rd</sup> Avenue and Country Road Trunk Sewer Extension

**Development location:** Rapid City

**Developer:** City of Rapid City

**HIFP General Grant Funds approved:** \$3,317,984

**Development summary:** The project consists of the expansion of the sanitary sewer and replacement of the Country Road Lift Station, which will provide capacity for approximately 2,100 single family lots.

**Development name:** 41<sup>st</sup> and Ellis Project

**Development location:** SW 41<sup>st</sup> Street and Ellis Road, Sioux Falls

**Developer:** C. R. Lloyd Associates, Inc.

**HIFP General Grant Funds approved:** \$1,928,566

**Development summary:** The project consists of infrastructure development for 390 multifamily units.

**Development name:** Abbey Road Apartments

**Development location:** Pierre

**Developer:** Stencil Group II, LLC

**HIFP General Grant Funds approved:** \$522,435

**Development summary:** The project consists of infrastructure development for 115 multifamily units.

**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.

**Development name:** Armour's East Development

**Development location:** 1304 2nd Street, Armour

**Developer:** City of Armour

**HIFP General Grant Funds approved:** \$675,000

**Development summary:** The project consists of infrastructure development for 27 single family lots.

**Development name:** Aspen Ridge

**Development location:** Brandon

**Developer:** Aspen Ridge, LLC

**HIFP General Loan Funds approved:** \$6,107,567

**Development summary:** The project consists of infrastructure development for 277 single family lots and 145 multifamily units.

**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.

**Development name:** Branch Creek

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

**Developer:** Branch Creek, LLC

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

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

**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:** Bunkhouse Subdivision

**Development location:** 10902 SD Hwy 34, Belle Fourche

**Developer:** Vanocker Development, Inc.

**HIFP General Loan Funds approved:** \$1,4,33,911

**Development summary:** The project consists of infrastructure development for 43 single family lots and 90 multifamily units.

**Development name:** Camden Heights

**Development location:** 1725 Camden Drive, Rapid City

**Developer:** ECG Rapid City, LP

**HIFP General Loan Funds approved:** \$2,207,539

**Development summary:** The project consists of infrastructure development for 252 multifamily units of affordable housing.

**Development name:** Chestnut Ridge Development

**Development location:** Brandon

**Developer:** Chestnut Ridge Development LLC

**HIFP General Loan Funds approved:** \$1,298,223

**Development summary:** The project consists of infrastructure development for 48 single family lots and 42 multifamily units.

**Development name:** City Springs - Vanocker Canyon ([Funds Were Returned](#))

**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.

**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 with 45 multifamily units.

**Development name:** East 20th Street and South Gary Drive

**Development location:** 2808 East 20th Street, Sioux Falls

**Developer:** Affordable Housing Solutions, Inc.

**HIFP General Grant Funds approved:** \$115,000

**Development summary:** The project consists of infrastructure development for eight ownership units in four separate twinhome buildings.

**Development name:** East Side Sewer Main Project

**Development location:** Brandon

**Developer:** City of Brandon

**HIFP ARPA Grant Funds approved:** \$1,154,205

**Development summary:** The project consists of infrastructure development for 120 multifamily units.

**Development name:** Eastside Addition – Phase 1

**Development location:** Estelline

**Developer:** City of Estelline

**HIFP General Grant Funds approved:** \$300,000

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

**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.

**Development name:** Ennen Housing Development

**Development location:** Meadow Ridge Subdivision, Rapid City

**Developer:** Ennen Development, LLC

**HIFP General Grant Funds approved:** \$3,535,707

**Development summary:** The project consists of infrastructure development for 156 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.

**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:** Greater Huron Cul-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:** Gurney Flats Apartments

**Development location:** Yankton

**Developer:** Stencil Group II, LLC

**HIFP General Grant Funds approved:** \$531,967

**Development summary:** The project consists of infrastructure development for 104 multifamily units.

**Development name:** HAPI 2<sup>nd</sup> North Subdivision

**Development location:** HAPI 2<sup>nd</sup> 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.

**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 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 with 150 multifamily units.

**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.

**Development name:** Hill Street Apartments

**Development location:** Spearfish

**Developer:** Stencil Group II, LLC

**HIFP ARPA Grant Funds approved:** \$941,283

**HIFP General Grant Funds approved:** \$1,158,717

**Development summary:** The project consists of infrastructure development for 210 multifamily units.

**Development name:** Homestead Vista – Phase 1

**Development location:** Neel St, Rapid City

**Developer:** DTH, LLC

**HIFP General Grant Funds approved:** \$784,410

**Development summary:** The project consists of infrastructure development for 156 multifamily units.

**Development name:** Homestead Vista – Phase 2

**Development location:** Neel St, Rapid City

**Developer:** DTH, LLC

**HIFP General Grant Funds approved:** \$1,039,222

**Development summary:** The project consists of infrastructure development for 13 single family lots and four multifamily lots that will provide 349 multifamily housing units.

**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:** JAG Development, LLC

**Development location:** Adams Dr. and Jefferson Dr., Milbank

**Developer:** JAG Development, LLC

**HIFP General Grant Funds approved:** \$825,000

**Development summary:** The project consists of infrastructure development for 33 single family lots.

**Development name:** Jolley School Site

**Development location:** Vermillion

**Developer:** Vermillion Area Chamber & Development Corporation (VCDC)

**HIFP ARPA Grant Funds approved:** \$325,000

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

**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:** Kimball West Curb & Gutter

**Development location:** S Babcock St.; W 1st, 2nd, 3rd St.; N Pazour St; W Railroad St., Kimball

**Developer:** Kimball West LTD, LLC

**HIFP General Grant Funds approved:** \$171,892

**Development summary:** The project consists of infrastructure development for 13 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.

**Development name:** The Lakes of Willow Creek 2<sup>nd</sup> Addition

**Development location:** Between 28<sup>th</sup> St. NE and 3<sup>rd</sup> 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.



**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:** Marquette Twinhomes

**Development location:** 709 N Marquette Ave, Sioux Falls

**Developer:** Glammeier Enterprises, LLC

**HIFP General Grant Funds approved:** \$136,830

**Development summary:** The project consists of infrastructure development for 14 single family lots.

**Development name:** Milbank Hunt Addition – Phase 1

**Development location:** Northridge Ave., Milbank

**Developer:** JanMark, LLC

**HIFP General Grant Funds approved:** \$753,007

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

**Development name:** Northern Lights Subdivision – Phase 4

**Development location:** 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:** 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 lots for single family and 30 multifamily units.

**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 rental units can be constructed.

**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 infrastructure development for 32 single family lots.

**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 Lancelot 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.

**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.

**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 with 30 multifamily units.

**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 [\(Funds Were Returned\)](#)

**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.

**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:** SEDF 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

**HIFP General Grant Funds approved:** \$439,083

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

**Development name:** Sedivy Lane Sanitary Sewer Improvements

**Development location:** Rapid City

**Developer:** City of Rapid City

**HIFP General Grant Funds approved:** \$1,090,188

**Development summary:** The project consists of infrastructure development for 44 single family lots.

**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 infrastructure development for 858 single family homes and approximately 384 multifamily units.

**Development name:** Shepherd Hills North Valley Drive Extension

**Development location:** Rapid City

**Developer:** Yasmeen Dream, LLC

**HIFP General Grant Funds approved:** \$2,283,356

**Development summary:** The project consists of infrastructure development for 319 single family homes and approximately 600 multifamily units.

**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 lots for single family homes and one large lot for 52 multifamily units.

**Development name:** Soncy Addition

**Development location:** Spearfish

**Developer:** Shipporeit Farms, LLC

**HIFP General Grant Funds approved:** \$1,370,000

**Development summary:** The project consists of infrastructure development for 18 single family lots and 92 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 lots for single family homes and 27 multifamily units.

**Development name:** Sourdough Road Development

**Development location:** 10899 Sourdough Road, Belle Fourche

**Developer:** American Contracting & Consulting, LLC

**HIFP General Grant Funds approved:** \$1,028,393

**Development summary:** The project consists of infrastructure development for 52 single family lots.

**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:** Spilde Subdivision

**Development location:** Aurora

**Developer:** Spilde Electric, Inc.

**HIFP General Grant Funds approved:** \$1,036,867

**Development summary:** The project consists of infrastructure development for 111 single family lots.

**Development name:** Stanley Township [\(Funds Were Returned\)](#)

**Development location:** Waldron Street, Ft. Pierre

**Developer:** City of Ft. Pierre

**HIFP ARPA Grant Funds approved:** \$705,000

**Development summary:** The project consists of infrastructure development for 25 single family lots and one multifamily lot that will provide eight multifamily housing units.

**Development name:** Stardust Subdivision [\(Funds Were Returned\)](#)

**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.

**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:** \$1,320,625

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

**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:** 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.

**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.

**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.

**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.

**Development name:** Yankton Thrive Manitou North

**Development location:** E. Whiting Drive, Yankton

**Developer:** Yankton Thrive, Inc.

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

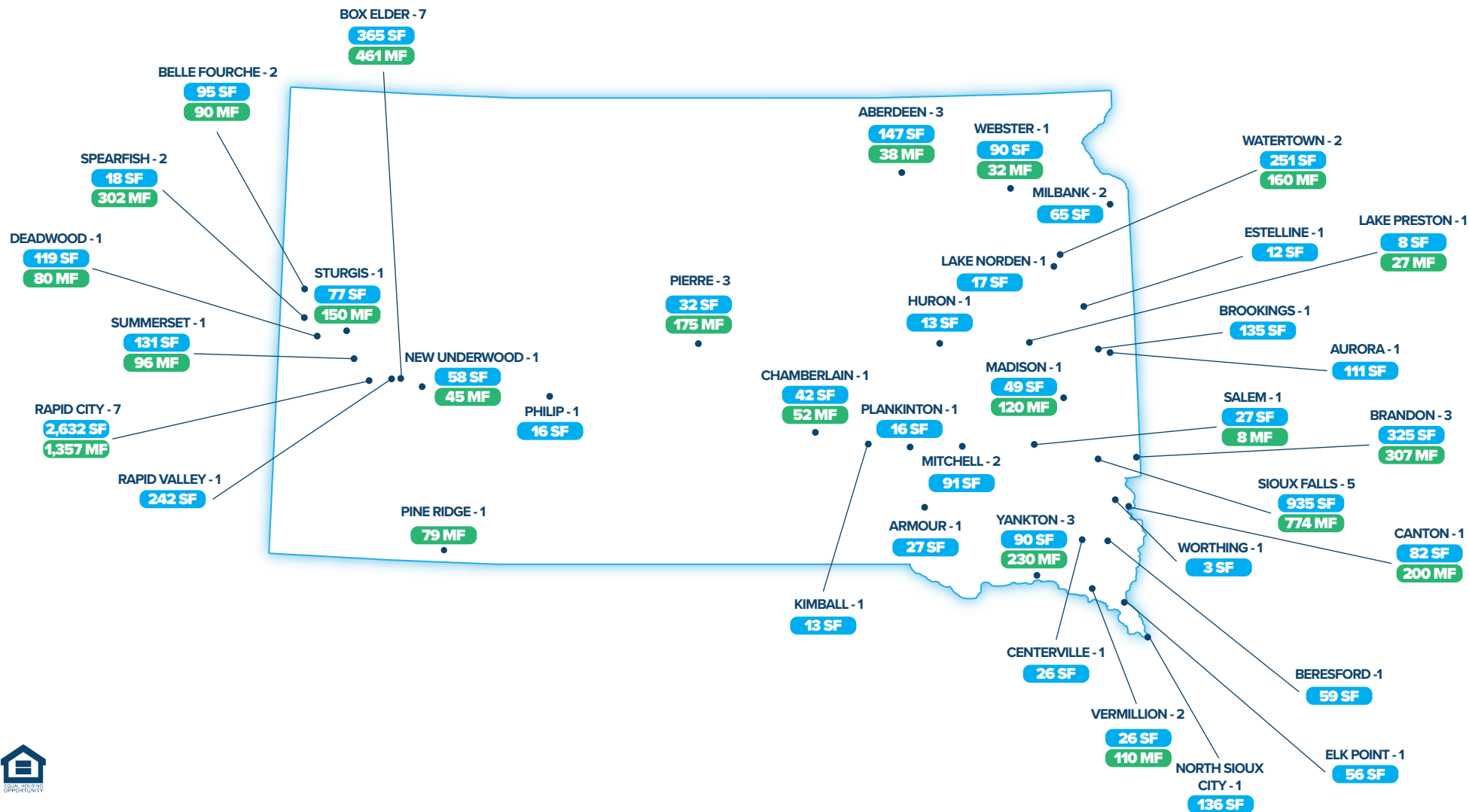
**Development summary:** The project consists of infrastructure development to two parcels of land for 126 multifamily units.





# HOUSING INFRASTRUCTURE FINANCING PROGRAM FUNDED PROJECTS

as of July 31, 2024



Total Projects: **69**

Total Single Family Lots: **6,637**

Total Multifamily Units: **4,893**