

FOR IMMEDIATE RELEASE

South Dakota Housing Awards \$13.5 Million for Affordable Housing in South Dakota

PIERRE, S.D. (11/30/22) – South Dakota Housing Development Authority’s Board of Commissioners recently awarded more than \$13 million to assist South Dakotans with newly constructed multifamily housing, single family housing, homebuyer assistance, homeowner rehabilitation, and homelessness prevention.

The developments will receive \$2.99 million in Housing Tax Credits, \$4.95 million in HOME Investment Partnership Program funds, \$1.96 million in Housing Opportunity Funds and \$3.64 million in Housing Trust Funds.

The 13 projects funded will provide South Dakotans with 220 newly constructed multifamily housing units and 18 single-family homes. The approved nine programs funded will provide downpayment assistance for 64 households, homeowner rehabilitation for 15 homeowners and provide services and financial support for 14 households who are homeless or at risk of becoming homeless.

“Funding is awarded annually to developers through a highly competitive application process,” said Executive Director Lorraine Polak. “This year was no exception, with 36 applications requesting more than \$22 million.”

“The developments funded will result in over \$53.2 million in total development costs, preserving and strengthening South Dakota’s affordable housing stock,” said Bill Hansen, SDHDA board chairman. “The affordable housing units will help low-income families, elderly residents, individuals with disabilities and citizens who were recently incarcerated with a place to call home.”

Below is information regarding funded recipients:

Development name: 1411 Saint John St. Rehab

Development location: 1411 Saint John St., Faulkton

Developer: ESJAM LLC

Housing Opportunity Funds approved: \$122,500

Development summary: The acquisition and rehab of an existing home to contain four-bedrooms and three-bathrooms for an individual or family at or below 115 percent of the area median income for Faulk county.

Development name: Black Hills Works E. Oakland Duplex #2

Development location: TBA E. Oakland St. & Hwy 79, Rapid City

Developer: Black Hills Works, Inc.

HOME Funds approved: \$150,000

Housing Trust Funds approved: \$150,000

Development summary: The new construction of a duplex containing eight single-room occupancy units for adults with intellectual and developmental disabilities at or below 50 percent of the area median income.

Development name: FortyOne Flats

Development location: SW Corner of 41st St. and Ellis Road, Sioux Falls

Developer: Inter-lakes Community Action Partnership

Housing Tax Credits approved: \$600,000 (\$4,980,000 in HTC equity)

HOME Funds approved: \$1,000,000

Housing Trust Funds approved: \$600,000

Development summary: The new construction of a three-story apartment building containing 41 housing units for individuals and families at or below 60 percent of the area median income. There will be 18 one-bedroom units, 15 two-bedroom units, six three-bedroom units and two four-bedroom units.

Development name: Glory House Apartments II

Development location: 1620 West 51st St., Sioux Falls

Developer: The Glory House of Sioux Falls

Housing Tax Credits approved: \$600,000 (\$5,340,000 in HTC equity)

HOME Funds approved: \$706,220

Housing Trust Funds approved: \$600,000

Development summary: The new construction of a four-story apartment building containing 51 housing units targeted to individuals who have been incarcerated at or below 60 percent of the area median income. There will be 24 zero-bedroom units, 24 one-bedroom units and three two-bedroom units.

Development name: Habitat for Humanity Brookings Area – 1

Development location: TBD Steamboat Trail, Brookings

Developer: Brookings Area Habitat for Humanity

Housing Opportunity Funds approved: \$96,500

Development summary: The new construction of a single-family home containing four bedrooms, two bathrooms and a two-stall garage for a homebuyer at or below 80 percent of the area median income for Brookings county.

Development name: Habitat for Humanity of Greater Sioux Falls – 110 Morefield Ave

Development location: 110 Morefield Ave., Baltic

Developer: Habitat for Humanity of Greater Sioux Falls

Housing Opportunity Funds approved: \$110,000

Development summary: The new construction of a single-family home containing four bedrooms, two bathrooms and a two-stall garage for a homebuyer at or below 80 percent of the area median income for Minnehaha county.

Development name: Habitat for Humanity of Greater Sioux Falls – Millard Acres Twin-Home
Development location: 3231 & 3233 N. Americus Circle, Sioux Falls
Developer: Habitat for Humanity of Greater Sioux Falls
Housing Opportunity Funds approved: \$140,000
Development summary: The new construction of a single-family twin-home. Each home containing four bedrooms, two bathrooms and a two-stall garage for a homebuyer at or below 80 percent of the area median income for Minnehaha county.

Development name: LHA Triple Home Project
Development location: TBD, Lemmon
Developer: Lemmon Housing & Redevelopment Commission
Housing Opportunity Funds approved: \$250,000
Development summary: The development of three Governor's Houses – one two-bedroom, one-bathroom home and two three-bedroom, two-bathroom homes – for homebuyers at or below 70 percent of the state median income for a one- or two-person household or at or below 80 percent of the state median income for a three- or more person household. The two-bedroom home will have a one-stall garage and the three-bedroom homes will have a two-stall garage.

Development name: LifeScape Kennedy Home
Development location: 103 & 105 Mydland Dr., Harrisburg
Developer: South Dakota Achieve Inc, dba LifeScape
HOME Funds approved: \$494,400
Housing Trust Funds approved: \$494,400
Development summary: The new construction of a duplex apartment building containing eight single room occupancy units for young adults ages 18-24 with developmental, mental and/or behavioral disabilities at or below 50 percent of the area median income

Development name: Mary's Heights Apartments
Development location: TBD Challenger Way, Watertown
Developer: St. Joseph Catholic Housing
Housing Tax Credits approved: \$600,000 (\$5,280,000 in HTC equity)
HOME funds approved: \$1,000,000
Housing Trust Funds approved: \$600,000
Housing Opportunity Funds approved: \$250,000
Development summary: The new construction of a three-story apartment building containing 39 housing units for individuals and families at or below 80 percent of the area median income. There will be 19 one-bedroom units, 12 two-bedroom units and eight three-bedroom units.

Development name: Peak View Apartments
Development location: TBD Paramount Dr., Spearfish
Developer: Buxton Enterprises, LLC
Housing Tax Credits approved: \$600,000 (\$4,980,000 in HTC equity)
HOME funds approved: \$602,098

Housing Trust Funds approved: \$600,000

Development summary: The new construction of a three-story apartment building containing 32 housing units for individuals and families at or below 60 percent of the area median income. There will be nine one-bedroom units and 23 two-bedroom units.

Development name: SEDF Workforce Housing Program

Development location: TBD, Sioux Falls and Beresford

Developer: South Eastern Development Foundation

Housing Tax Credits approved: \$140,000

Development summary: The new construction of 10 three-bedroom, two bathroom Governor's Houses for homebuyers at or below 70 percent of the state median income for a one- or two-person household or at or below 80 percent of the state median income for a three- or more person household. All homes will at least have a one-stall garage.

Development name: Springs Edge Apartments

Program location: E. Stumer Road and Shelby Ave., Rapid City

Developer: Springs Edge, LLC

Housing Tax Credits approved: \$590,609 (\$5,138,298 in HTC equity)

HOME funds approved: \$1,000,000

Housing Trust Funds approved: \$600,000

Program summary: The new construction of a three-story apartment building containing 41 housing units for individuals and families at or below 60 percent of the area median income. There will be 18 one-bedroom, 15 two-bedroom units, six three-bedroom units and two four-bedroom units.

Program name: Black Hills Area HFH Downpayment Assistance

Program location: Scattered sites in the Black Hills Area, outside of Rapid City

Developer: Black Hills Area Habitat for Humanity

Housing Opportunity Funds approved: \$63,800

Program summary: Funding for homebuyer assistance that will assist an estimated six homebuyers at or below 80 percent of the area median income for the respective county.

Program name: GROW South Dakota – Rural Downpayment and Closing Cost Assistance Program

Program location: Rural South Dakota

Developer: GROW South Dakota

Housing Opportunity Funds approved: \$148,500

Program summary: Funding for homebuyer assistance that will assist an estimated 27 homebuyers at or below 115 percent of the area median income for the respective county.

Program name: GROW South Dakota – Urban Downpayment and Closing Cost Assistance Program

Program location: Sioux Falls and Rapid City

Developer: GROW South Dakota

Housing Opportunity Funds approved: \$63,800

Program summary: Funding for homebuyer assistance that will assist an estimated 11 homebuyers at or below 115 percent of the area median income for the respective county.

Development name: HAPI 2022 Homebuyer Assistance

Development location: Statewide

Developer: Homes Are Possible, Inc. (HAPI)

Housing Opportunity Funds approved: \$110,000

Development summary: Funding for homebuyer assistance that will assist an estimated 20 homebuyers at or below 80 percent of the area median income for the respective county.

Program name: Inter-Lakes Community Action Partnership – Rural ESG Grant Match Program

Program location: Scattered Sites in Eastern South Dakota

Developer: Inter-Lakes Community Action Partnership

Housing Opportunity Funds approved: \$63,800

Program summary: Funding for homelessness prevention activities that will assist an estimated seven households at or below 30 percent of the area median income for the respective county.

Program name: Inter-Lakes Community Action Partnership – Urban ESG Grant Match Program

Program location: Sioux Falls

Developer: Inter-Lakes Community Action Partnership

Housing Opportunity Funds approved: \$63,800

Program summary: Funding for homelessness prevention activities that will assist an estimated seven households at or below 30 percent of the area median income for the respective county.

Development name: NESDCAP Home Improvement Forgivable Loan Program

Development location: Scattered Sites in Eastern and South Central South Dakota

Developer: Northeast South Dakota Community Action Partnership (NESDCAP)

Housing Opportunity Funds approved: \$148,500

Development summary: Funding for a homeowner rehabilitation program that will assist an estimated nine homeowners at or below 80 percent of the area median income for the respective county.

Program name: NeighborWorks® Dakota Home Resources Homeowner Rehab Program 2022 – Rural

Program location: Scattered sites in rural western South Dakota

Developer: NeighborWorks® Dakota Home Resources

Housing Opportunity Funds approved: \$126,500

Program summary: Funding for a homeowner rehabilitation program that will assist an estimated four homeowners at or below 80 percent of the area median income for the respective county.

Program name: NeighborWorks® Dakota Home Resources Homeowner Rehab Program 2022 – Urban

Program location: Rapid City

Developer: NeighborWorks® Dakota Home Resources

Housing Opportunity Funds approved: \$63,800

Program summary: Funding for a homeowner rehabilitation program that will assist an estimated two homeowners at or below 80 percent of the area median income for Rapid City.

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About South Dakota Housing

South Dakota Housing Development Authority was created by the South Dakota Legislature in 1973 with a stated mission to provide opportunities for quality, affordable housing for South Dakotans. South Dakota Housing is a self-supporting, nonprofit entity known for our commitment for providing innovative financing solutions to create and preserve affordable housing. South Dakota Housing utilizes housing bonds, tax credits, and other federal and state resources to fund housing programs which provide mortgage and downpayment assistance, housing construction and rehabilitation, homelessness prevention, rental assistance, and educational opportunities.

For more information:

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