

FOR IMMEDIATE RELEASE

SOUTH DAKOTA HOUSING AWARDS \$19.9 MILLION FOR HOUSING INFRASTRUCTURE PROJECTS AND HOUSING OPPORTUNITY FUND PROGRAMS

PIERRE, S.D. (11/14/23) – South Dakota Housing’s Board of Commissioners today awarded \$19.2 million Housing Infrastructure Financing Program (HIFP) funds to assist with 19 housing infrastructure projects and \$700,000 Housing Opportunity Fund (HOF) funds to assist with eight affordable housing programs.

Both administered by South Dakota Housing, the Housing Infrastructure Financing Program was created for the purpose of making loans and grants for housing infrastructure projects. The Housing Opportunity Fund was created to be used for new construction or the purchase and rehabilitation of rental or homeownership housing, housing preservation, including home repair grants and grants to make homes more accessible to individual with disabilities, homelessness prevention activities, and community land trusts.

Below is information regarding funded recipients:

Housing Infrastructure Financing Program

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.

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.

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: 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.

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.

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 3rd 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: 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: 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 of 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.

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.

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 accomodate 136 homes, which will include 56 single family homes, 18 triplexes, six fourplexes, and one duplex.

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.

Housing Opportunity Fund

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: \$123,750

Program summary: Funding for homebuyer assistance that will assist an estimated 12 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: \$52,800

Program summary: Funding for homebuyer assistance that will assist an estimated 5 homebuyers at or below 115 percent of the area median income for the respective county.

Program name: Mitchell Area Housing, Inc. (MAHI), Homeowner Rehabilitation Program

Program location: Mitchell

Developer: Mitchell Area Housing, Inc.

Housing Opportunity Funds approved: \$123,750

Program summary: Funding for a homeowner rehabilitation program that will assist seven homeowners at or below 80 percent of the area median income for Mitchell.

Development name: NESDCAP Home Improvement Forgivable Loan Program

Development location: Various sites in Eastern and South Central South Dakota

Developer: Northeast South Dakota Community Action Partnership (NESDCAP)

Housing Opportunity Funds approved: \$123,750

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

Program name: Nevaeh House

Program location: Nevaeh House, Sioux Falls

Developer: All About U Adoptions, Inc.

Housing Opportunity Funds approved: \$18,837

Program summary: Funding for homelessness prevention activities that will assist expecting mothers choosing adoption at or below 30 percent of the area median income.

Program name: NLS Rural Down Payment/Closing Costs Assistance Program

Program location: Scattered sites in Western South Dakota

Developer: Neighborhood Lending Services, Inc.

Housing Opportunity Funds approved: \$87,862

Program summary: Funding for homebuyer assistance that will assist an estimated 14 homebuyers at or below 115 percent of the area median income for the respective county.

Program name: NLS Urban Down Payment/Closing Costs Assistance Program

Program location: Rapid City

Developer: Neighborhood Lending Services, Inc.

Housing Opportunity Funds approved: \$52,800

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

Program name: NeighborWorks Dakota Home Resources Homeowner Rural Rehab Program

Program location: Sites located throughout Western South Dakota

Developer: NeighborWorks Dakota Home Resources

Housing Opportunity Funds approved: \$123,750

Program summary: Funding for a homeowner rehabilitation program that will assist an estimated 16 homeowners at or below 80 percent of the area median income for the respective county.

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About South Dakota Housing

South Dakota Housing 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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