

SOUTH DAKOTA HOUSING INFRASTRUCTURE FINANCING PROGRAM FUNDED RECIPIENTS

As of February 13, 2024

Below is information regarding funded recipients:

Development name: 143rd 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: 41st and Ellis Project

Development location: SW 41st 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: 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: 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: 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
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 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 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, 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 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: 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 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

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: 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 \$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.

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
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
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.