SOUTH DAKOTA HOUSING INFRASTRUCTURE FINANCING PROGRAM
FUNDED RECIPIENTS
As of May 2, 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:** Bunkhouse Subdivision  
**Development location:** 10902 SD Hwy 34, Belle Fourche  
**Developer:** Vanocker Development, Inc.  
**HIFP General Loan Funds approved:** $1,433,911  
**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  
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.