

South Dakota Housing
Entry: Housing Infrastructure Finance Program
Category: Homeownership
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HOUSING INFRASTRUCTURE FINANCE PROGRAM

South Dakota Housing

Homeownership – Encouraging New Construction

HFA Staff Contact

Amy Eldridge

amy@sdhda.org



Housing Infrastructure Finance Program to Encourage New Construction

Response to an important state housing need:

In 2021, the South Dakota Legislature conducted a formal summer study on affordable housing and workforce housing needs across the state. The result of the study was that the primary obstacle to creating more housing units was the high cost of infrastructure.

On February 1, 2023, the Housing Infrastructure Fund was created by the South Dakota State Legislature to be administered by South Dakota Housing for the purpose of making loans and grants for housing infrastructure projects. Public infrastructure is defined as "a right of way, water distribution system, sanitary sewer system, storm sewer system, lift station, street, road, bridge, curb, gutter, sidewalk, traffic signal, or streetlight, which is or will be owned, maintained, or provided by a political subdivision of this state; or excavation, compaction, or acquisition of land for such purposes". The state invested a total of \$150 million in general funds, allocating \$100 million for loans and \$50 million for grants. In addition, the state received \$50 million in federal American Rescue Plan Act funds, also designated as grants. In all, the program launched with a \$200 million investment.

Summary of the Housing Infrastructure Finance Program (HIFP):

The HIFP funding was strictly limited to public infrastructure to guarantee that maintenance would be taken care of indefinitely. Applicants were required to submit a resolution from the public instrumentality stating that they had the capacity and would take over the ownership and maintenance of the infrastructure upon completion of the project. Any for-profit or non-profit entity, tribal government, housing authority, political subdivision, or agency of the state was eligible to apply for funding. Applicants were allowed to apply for up to one-third of their total project costs in HIFP funds. There are no income restrictions, rent limits, or sales price restrictions.

The summer study revealed that the highest need for housing across the state was in our more rural communities. SD only has 2 metropolitan cities, Sioux Falls and Rapid City. The remainder of the state is considered rural. The legislature allocated 70% (\$140 million) of the total funding to rural communities and the other 30% (\$60 million) to Sioux Falls and Rapid City.

Innovation:

South Dakota has experienced significant economic growth in recent years, bringing new opportunities for communities across the state. However, with this growth has come an urgent challenge: a statewide shortage of available housing. Recognizing that housing development often stalls not because of lack of interest from builders but because of the high cost of infrastructure, the South Dakota Housing Infrastructure Finance Program (HIFP) was created to provide an innovative solution.

Replicable:

By providing targeted state and federal funds for essential public infrastructure, the program creates a sustainable model that can be adapted by other regions to lower entry costs for developers and ultimately, lower lot and housing prices for consumers.

Using Data to Demonstrate Benefits to Customers:

Using cost comparisons, development timelines, and affordability metrics, we showed that projects supported by the program reduced upfront infrastructure costs which are typically passed on to residents through higher home prices. We compared financed projects with similar developments that did not receive HIFP funding and found that the program lowered the per unit development costs, enabling builders to bring more housing units to market at a more attainable price point. As a result, homebuyers benefited from lower purchase prices, while communities gained additional housing supply more quickly.

Effective Use of Resources:

All applicants applying for grant funds were required to submit a detailed grant impact statement as part of their application. This requirement was designed to clearly demonstrate how the requested funding would translate into measurable benefits for the eventual homebuyer or renter. Because infrastructure costs - such as water, sewer, streets, and utilities - are typically incorporated into the final price of a lot or home, we wanted to ensure that grant dollars awarded to developers would directly reduce those costs rather than simply subsidize the developer without benefiting the end user. In their impact statements, applicants were asked to quantify how the grant funding would affect the final sales price of lots or homes, and the overall affordability of the housing units created.

Benefits Outweigh the Costs:

The benefits of the program far outweigh the administrative costs, as it leverages public funding to drive significant housing development and economic growth. Of the total investment, \$100 million was allocated as low-interest loan funds, creating a revolving loan pool that will continue to support infrastructure financing well into the future. The return on investment is substantial, resulting in thousands of new housing lots, millions of dollars in development activity, and expanded access to affordable housing across the state.

Effectively Employ Partnerships:

One of the requirements of this funding that was written into the law was that the developer could only apply for up to one-third of their total project costs in HIFP funding. The other two-thirds required partnerships with the local cities, counties, banks, foundations, and private equity. This structure ensured that projects had strong local support and financial commitment from multiple stakeholders, while also leveraging state funds to maximize the total investment in housing infrastructure.

Demonstrate Effective Use of Resources:

South Dakota Housing strategically distributed funding to support housing development in 42 communities across the state. By investing in projects across small rural towns as well as larger regional communities, SD Housing ensured that the program addressed housing shortages where they were most needed rather than concentrating resources in only a few locations. This statewide approach allowed the program to expand housing opportunities for homebuyers while strengthening local economies and supporting workforce needs in multiple regions. By leveraging HIFP funds alongside local and private investment, SD Housing maximized the impact of each dollar, enabling communities to build critical infrastructure and move forward with housing developments that may not have otherwise been financially feasible.

Proven Track Record of Success in the Marketplace:

South Dakota Housing began accepting applications for the Housing Infrastructure Financing Program (HIFP) on July 24, 2023, with applications reviewed on a first-come, first-served basis. On the first day alone, 43 applications were submitted, followed by another 46 applications by the end of 2023. In the first five months of the program, the total project costs represented in submitted applications exceeded \$355 million, demonstrating demand far greater than originally anticipated. Since that time, more than 30 additional applications have been received, representing another \$105 million in project costs. In total, SD Housing has awarded \$135 million in HIFP funds to 85 projects across 42 communities, supporting the development of 7,421 new single-family housing units.

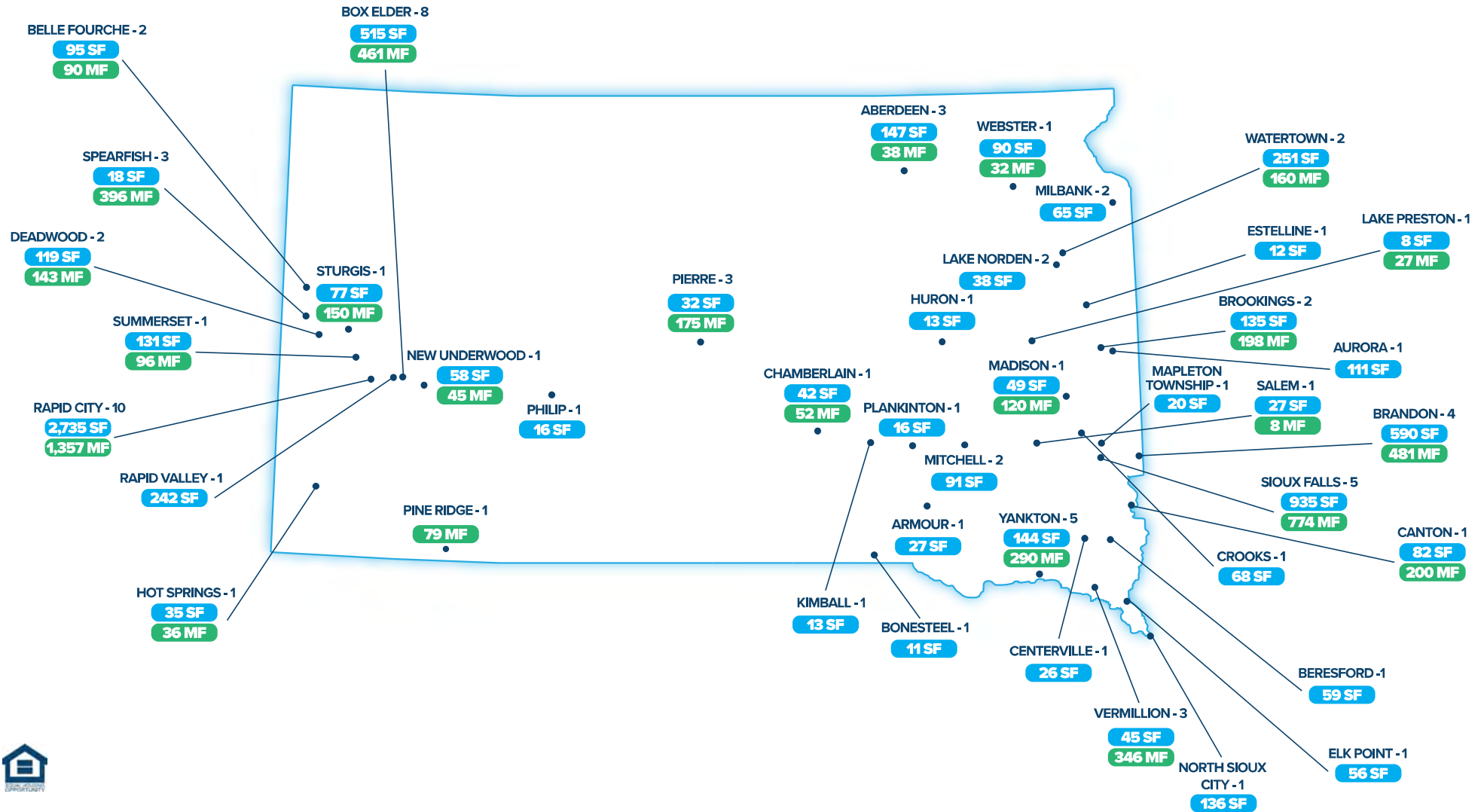
Achieving Strategic Objectives:

By strategically investing in the core infrastructure needed to support housing development, the program has enabled communities to unlock new housing opportunities, accelerate construction, and ensure that South Dakota's workforce and families have access to safe, affordable homes. With \$100 million dedicated to a revolving loan fund, the program continues to receive new applications and will remain a long-term source of infrastructure financing for projects across the state—positioning South Dakota for sustained growth well into the future.



HOUSING INFRASTRUCTURE FINANCING PROGRAM FUNDED PROJECTS as of Dec. 9, 2025

SDH has awarded **\$133.2** million in HIFP funds to support projects with total costs of **\$427.2** million.



Total Projects: **85**

Total Single Family Lots: **7,421**

Total Multifamily Units: **5,754**

Aberdeen (Population 28,000) – HAPI's 2nd North Subdivision

Infrastructure development of 66 lots for single-family housing

30 lots to be built out by developer, 36 lots for sale to the public

Grant funds allowed the developer to discount the sales price of the homes by \$45,000. The lot sales are discounted by \$30,000, resulting in a lot sales price between \$30-40,000.



\$272,000; 2BR / 1BA, 2,128 sq. ft.
*basement is unfinished

- HIFP Investment was \$1,521,187
- Infrastructure construction was completed in August 2024
- 18 homes have been constructed and sold by the developer, with another 5 under construction
- Additionally, 8 homes are currently under construction by private developers

Box Elder (Population 14,000) – Freedom Landing

Infrastructure development of 38 lots for single-family housing units

Grant funds allowed the developer to sell the lots at a \$30,000 discount, resulting in a lot price of \$55,000.



\$399,900; 3BR / 2BA, 1,372 sq. ft.



\$434,900; 3BR / 2BA, 1,375 sq. ft.



\$439,000; 5BR / 3BA, 2,318 sq. ft.

- HIFP Investment \$950,000
- Infrastructure construction was completed in October 2024
- 15 homes have been constructed and sold
- All other lots have been sold

Brookings (Population 24,000) – Branch Creek Subdivision

Infrastructure development of 100 lots for 135 single-family housing units

45 single-family homes, 45 townhomes, 45 duplexes

Grant funds allowed the developer to sell the lots at a \$10-30,000 discount depending on the size of the lot, resulting in lot costs of \$30-50,000.



\$343,800; 3BR / 3BA, 1894 sq. ft.



\$354,900; 3BR / 3BA, 1,675 sq. ft.



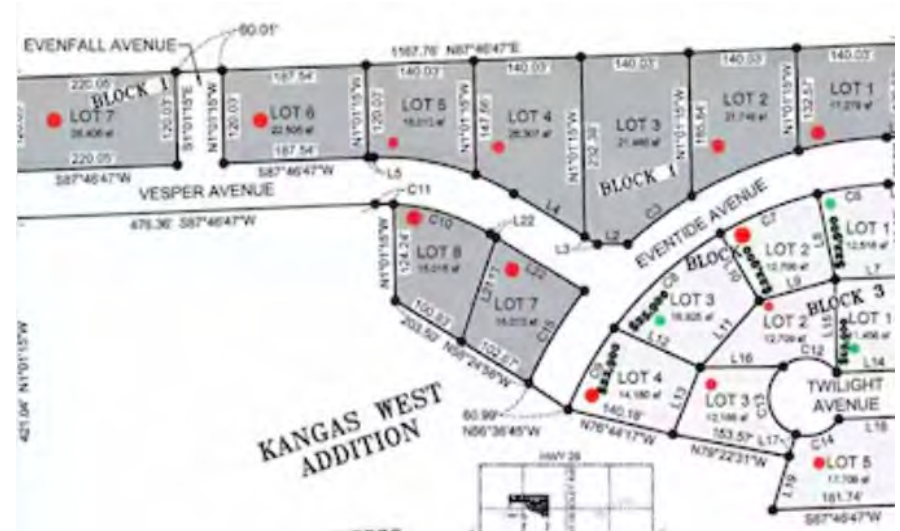
\$249,900; 2BR / 2BA, 1,536 sq. ft.

- HIFP Investment was \$1,688,695
- Infrastructure construction was completed in October 2024
- 33 homes have been constructed and sold
- Another 23 homes are currently under construction

Lake Norden (Population 900) – Kangas West Addition

Infrastructure development of 17 lots for single-family housing units

Grant funds allowed the developer to sell the lots at a \$20,000 discount, resulting in lot prices of \$20-30,000 depending on the size of the lot



- HIFP Investment \$312,727
- Infrastructure construction was completed in November 2024
- 15 lots have been sold
- 3 Duplexes, 8 townhomes, & 4 single-family homes have been constructed

SOUTH DAKOTA HOUSING INFRASTRUCTURE FINANCING PROGRAM FUNDED RECIPIENTS

As of December 9, 2025

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: \$3,525,731

Development summary: The project consists of infrastructure development for 129 single family and townhome lots and 350 multifamily units.

Updated 12-9-2025



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: Bonesteel Railway Housing Development

Development location: W. Melette St, Bonesteel

Developer: City of Bonesteel

HIFP General Loan Funds approved: \$153,073

HIFP General Grant Funds approved: \$70,927

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

Updated 12-9-2025

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.

Updated 12-9-2025



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: Deadwood Ridge Apartments

Development location: Highway 85, Deadwood

Developer: Deadwood Ridge Apartments, LLC

HIFP General Loan Funds approved: \$2,167,961

Development summary: The project consists of infrastructure development for 63 multifamily housing units.

Development name: East Creek Village Project

Development location: Rapid City

Developer: Black Hills Habitat for Humanity

HIFP General Grant Funds approved: \$729,431

Development summary: The project consists of infrastructure development for 40 single family lots.

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: Fall River Health Services Housing Development

Development location: Hot Springs

Developer: Fall River Health Services

HIFP General Grant Funds approved: \$1,159,089

Development summary: The project consists of infrastructure development for 35 single family lots and 36 multifamily units.

Development name: Freedom Estates

Development location: Box Elder

Developer: Magic Mountain, LLC

HIFP General Grant Funds approved: \$624,070

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

HIFP General Loan Funds approved: \$96,613

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: Heritage Pond

Development location: Crooks

Developer: MVB Properties, Inc.

HIFP General Grant Funds approved: \$846,173

Development summary: The project consists of infrastructure development for 68 single family lots.

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: \$765,697

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: Jack Powell Addition Development – Phase II

Development location: James St, Vermillion

Developer: City of Vermillion

HIFP General Loan Funds approved: \$260,602

Development summary: The project consists of infrastructure development for 19 single family lots.

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: \$312,727

Development summary: The project consists of infrastructure development for 17 single family lots.

Development name: Kangas West Addition Phase 2

Development location: Lake Norden

Developer: Kangor Venture, LLC

HIFP General Grant Funds approved: \$346,570

Development summary: The project consists of infrastructure development for 21 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 rental units can be constructed.

Development name: Paragon and Latitude 44

Development location: TBD Campanile Avenue and TBD 6th Street, Brookings

Developer: Sixth St Development, LLC

HIFP General Loan Funds approved: \$2,364,502

Development summary: The project consists of infrastructure development for 198 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: \$564,773

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

Updated 12-9-2025

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: River Park

Development location: Brandon

Developer: Western Hills, LLC

HIFP General Grant Funds approved: \$982,586

HIFP ARPA Grant Funds approved: \$2,038,739

HIFP General Loan Funds approved: \$3,599,146

Development summary: The project consists of infrastructure development for 265 single family lots and 174 multifamily units.

Development name: Roosevelt Street Apartments

Development location: Vermillion

Developer: Solara, LLC

HIFP General Loan Funds approved: \$1,016,691

Development summary: The project consists of infrastructure development for 236 multifamily units.

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: \$392,000

HIFP General Grant Funds approved: \$82,800

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: \$14,103,299

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: Shepherd Hills Regional Water Booster Pump Station

Development location: 1851 E. Anamosa St., Rapid City

Developer: City of Rapid City

HIFP General Grant Funds approved: \$1,077,604

Development summary: The project consists of infrastructure development for 78 single family homes.

Development name: Sioux Gardens – Phase 3

Development location: Mapleton Township

Developer: Glammeier Enterprises LLC

HIFP General Loan Funds approved: \$272,247

Development summary: The project consists of infrastructure development for 20 single family homes.

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

HIFP General Loan Fund: \$419,000

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: Stone Ridge Commons

Development location: Paramount Drive and Tranquility Lane, Spearfish

Developer: Spearfish Multifamily, LLC

HIFP General Loan Funds approved: \$813,679

Development summary: The project consists of infrastructure development for 94 multifamily housing units.

Development name: Stoney Creek Reserve

Development location: Rapid City

Developer: Bella Vista LLC

HIFP General Loan Funds approved: \$768,440

Development summary: The project consists of infrastructure development for 25 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 Links

Development location: Yankton

Developer: JC Ventures, LLC

HIFP General Loan Funds approved: \$554,736

Development summary: The project consists of infrastructure development for 19 single family lots and 60 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: \$1,061,624

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 ([Funds Were Returned](#))

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: Westgate Rd. & Cheyenne Blvd. Development

Development location: Box Elder

Developer: City of Box Elder

HIFP General Loan Funds approved: \$1,999,000

Development summary: The project consists of infrastructure development for 150 single family lots.

Development name: White Crane Estates Roads

Development location: Yankton

Developer: White Crane Estates Road District

HIFP General Loan Funds approved: \$417,958

Development summary: The project consists of infrastructure development for 35 single family lots.

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.

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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.