

MINUTES
SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONER'S MEETING
TELEPHONIC
February 10, 2026

Board Members Present: Scott Erickson, Chairman
Preston Steele, Vice-Chairman
Alex Jensen, Treasurer
Sarah Hornick, Commissioner
Mark Roby, Commissioner
Shauna Sheets, Commissioner

Board Members Absent: Jonathan Guenthner, Commissioner

Staff Present: Chas Olson, Executive Director
Amy Eldridge, Director of Rental Housing Development
Amanda Weisgram, Director of Marketing and Research
Todd Hight, Director of Finance and Administration
Tammy Jund, Director of homeownership
Tasha Jones, Director of Rental Housing Management
Mike Harsma, Director of Single Family Development
Michele Bodurtha, Executive/Development Assistant
Rebecca Whidby, Housing Development Officer
Bridgette Loesch, Housing Development Officer
Scott Rounds, Housing Development Officer
Andy Furman, Construction Management Officer
Dawn Boyle, HMIS Administrator
Joeseph D. Tielke, Continuum of Care Administrator
Julie Kueter, Assistant Mortgage Purchase Officer
Rena Kueter, ERA/HAF Program Manager
Andrew Gilkerson, System Administrator

Guests Present: Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to
SD Housing

I. CALL TO ORDER/CONFLICTS OF INTEREST

The meeting was called to order at 11:00 a.m. and roll was called. Chairman Erickson called for conflicts of interest, and none were noted.

II. PUBLIC COMMENT

None.

III. APPROVAL OF AGENDA

It was moved by Commissioner Jensen and seconded by Commissioner Roby that the agenda be adopted as presented, reserving the right to make further changes during the meeting.

Motion passed by a voice vote.

IV. APPROVAL OF MINUTES

It was moved by Commissioner Sheets and seconded by Commissioner Steele that the Minutes of the Board of Commissioners' Meeting held on December 9, 2025, be adopted as presented.

Motion passed by a voice vote.

V. EXECUTIVE DIRECTOR'S REPORT

Executive Director Olson announced that in December, the S&P assigned a 'AAA' rating to SDHDA's \$120 million Series 2026A and \$25 million Series 2026B homeownership mortgage bonds, and Moody's affirmed its 'AAA' rating and that in January a team of Leadership and staff from Rental Housing Development, Rental Housing Management, and Homeownership attended the HFA Institute in Washington, D.C. which focused on program updates, industry perspectives, and administrative challenges. Executive Director Olson also reported the 2026 Legislative Session began January 13, and housing-related legislation is being monitored and that the 2026 Mountain Plains Housing Summit is being held in Boise Idaho from May 4-6 for those interested in attending. In closing, Executive Director Olson shared that on January 27, SD Housing's Homeless Consortium conducted the annual Point-in-Time count, and that the data is being compiled and will be reported to HUD.

VI. OLD BUSINESS

A. Resolution No. 26-02-01: Resolution to Approve Housing Infrastructure Financing Program Waiver Request for Sonly Addition

After review and discussion, it was moved by Commissioner Hornick and seconded by Commissioner Sheets that the above Resolution be adopted as follows:

WHEREAS, per Resolution 24-02-27, a conditional commitment in the amount of \$1,370,000 of Housing Infrastructure Financing Program (HIFP) funds was previously awarded to Schipporeit Farms, LLC (the "Applicant") for the Sonly Addition in Spearfish;

WHEREAS, the Applicant has decreased the number of single family lots from the original 18 to 16 and the number of multifamily rental units from the original 92 to 81, resulting in a \$160,000 decrease in the eligible grant amount;

WHEREAS, the Applicant has requested a waiver of ARSD 20:09:26:10, which places a twenty-five thousand dollar limit on the amount of HIFP funds that may be awarded per single family lot and a ten thousand dollar limit on the amount of HIFP funds that may be awarded per multifamily rental unit;

WHEREAS, per ARSD 20:09:26:21, an applicant unable to meet one or more of the HIFP requirements set forth in Chapter 20:09:26 of the South Dakota Administrative Rules may submit a waiver request; provided, however, that no restriction imposed by SDCL Chapter 11-15 may be waived; and

WHEREAS, the funding limitation of ARSD 20:09:26:10 is not a restriction imposed by SDCL Chapter 11-15 and may thus be waived;

NOW, THEREFORE, BE IT RESOLVED that the waiver is hereby approved for Soncy Addition.

Via roll call vote, the following votes were recorded:

Voting AYE: Chairman Erickson; Commissioners Hornick, Jensen, Sheets and Steele

Voting NAY: Commissioner Roby

VII. NEW BUSINESS

A. Resolution No. 26-02-02: Resolution to Approve Allocation of Home Program Funds Under the Security Deposit Assistance Program

After review and discussion, it was moved by Commissioner Roby and seconded by Commissioner Steele that the above Resolution be adopted as follows:

WHEREAS, South Dakota Housing Development Authority (SD Housing) administers the federal HOME Program:

WHEREAS, the HOME Program has an established set-aside for the Security Deposit Assistance Program (SDAP);

WHEREAS, the SDAP is designed to support renters in emergency situations, prevent homelessness, and assist low-income families in moving into stable housing; and

WHEREAS, SDAP provides funding through local partner agencies to help eligible renters secure affordable rental housing;

NOW, THEREFORE, BE IT RESOLVED, that the following 11 applicants be approved as SDAP Partners for fiscal year 2026;

Aberdeen Housing
Brookings Housing and Redevelopment Commission
Calm Waters
Huron Housing and Redevelopment Commission
Inter-Lakes Community Action Partnership
Mobridge Housing and Redevelopment Commission
Pathways Shelter for the Homeless
Pierre Housing and Redevelopment Commission
Rural Office of Community Services, Inc.
Safe Place of Eastern South Dakota
Western Resources for Independent Living

BE IT FURTHER RESOLVED, that SDHDA staff is hereby directed to review SDAP applications and approve requests from the above-named partners in such amounts as they determine appropriate, up to the aggregate amount equal to the SDAP set-aside.

Motion passed by a voice vote

VIII. DATE OF NEXT MEETING AND ADJOURNMENT

The next Board of Commissioners' Meeting is scheduled for March 10, 2026, and will be telephonic. It was moved by Commissioner Roby and seconded by Commissioner Hornick that the meeting adjourn.

Motion passed by a voice vote.

The meeting adjourned at 11:14 a.m.

Respectfully submitted,

Chas Olson
Secretary

DRAFT