

MINUTES
SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONER'S MEETING
FACE TO FACE
JUNE 15, 2026

Board Members Present: Scott Erickson, Chairman
Preston Steele, Vice-Chairman
Jonathan Guenthner, Commissioner
Sara Hornick, Commissioner
Mark Roby, Commissioner
Shauna Sheets, Commissioner (via telephone)

Board Members Absent: Alex Jensen, Treasurer

Staff Present: Chas Olson, Executive Director
Amy Eldridge, Director of Rental Housing Development
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
Scott Rounds, Housing Development Officer
Bridgette Loesch, Housing Development Officer
Andy Fuhrman, Construction Management Officer
Matt Kelley, Coordinator of Technical Services
Denise Albertson, ESG Administrator (via telephone)
Andrew Gilkerson, System Administrator (via telephone)
Vicki Arhart, Housing Management Officer (via telephone)
Dawn Boyle, HMIS Administrator (via telephone)

Guests Present: Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to
SD Housing
Mike Weisgram, District 24 State Representative
Jasper Diegel, South Dakota Manufactured Housing Association
Meghan O'Brien, South Dakota Searchlight
Ajay Srivastava, Caine Mitter & Associates Incorporated (via
telephone)
Mike Walker, NeighborWorks Dakota Home Resources (via
telephone)
Caleb Finck, Tripp Development Corp. (via telephone)
Dick Werner, Herreid Area Housing (via telephone)
Kyssa Sitter, Home Are Possible, Inc. (via telephone)
Julie Johnson, SCORE (via telephone)
Terry Sabers, Mitchell Area Housing (via Telephone)

I. CALL TO ORDER/CONFLICTS OF INTEREST

The meeting was called to order at 2:00 p.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 Roby and seconded by Commissioner Guenther 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 Guenther and seconded by Commissioner Hornick that the Minutes of the Board of Commissioners' Meeting held on May 12, 2026, be adopted as presented.

Motion passed by a voice vote.

V. EXECUTIVE DIRECTOR'S REPORT

Executive Director Olson reported that Tasha Jones and staff attended the Performance-Based Contract Administrator training held May 13–14 in Salem, Oregon, and that the annual gathering works towards best practices and consistency in the region. Also, a team of staff attended the NCSHA Housing Tax Credit Connect Conference held June 2–5 in St. Louis, which covered a wide range of topics related to housing credit development, finance, management, and compliance. Executive Director Olson also reported that on May 27, Amy Eldridge and staff held a meeting to provide an opportunity for the public to comment on the draft 2026–2027 Annual Action Plan, the Housing Trust Fund Allocation Plan, the Housing Tax Credit Qualified Allocation Plan, and the HOME, Emergency Solutions Grant, and Housing Opportunity Fund Desk Guides. He further stated that the only comments received were in regard to the Housing Opportunity Fund program and those comments would be summarized by Amy during the meeting. In closing, Executive Director Olson mentioned that registration is now open for the NCSHA Annual Conference and Showplace, scheduled for October 3–6 in Detroit, Michigan and if interested in attending to contact him or Michele.

VI. OLD BUSINESS

A. Resolution No. 26-06-24: Resolution to Approve 2026 Annual Action Plan

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

WHEREAS, Title 24, Code of Federal Regulations, Part 91, requires that a Consolidated Plan be adopted for the Community Planning and Development Programs;

WHEREAS, on May 12, 2026, the Board of Commissioners approved the Draft 2026 Annual Action Plan and authorized the Executive Director to make it available for public comment; and

WHEREAS, as required by Federal regulations, a Public Meeting was held on May 27, 2026, and comments received at the Public Meeting and during the written comment period, which ended June 11, 2026, were considered;

NOW, THEREFORE, BE IT RESOLVED that the 2026 Annual Action Plan, dated June 15, 2026 is hereby adopted; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to submit the 2026 Annual Action Plan to HUD and, upon notification of approval, distribute it to the public.

Motion passed by a voice vote.

B. Resolution No. 26-06-25: Resolution to Approve the 2026–2027 HOME Program Desk Guide

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

WHEREAS, SDHDA is responsible for the development of the HOME Program Desk Guide;

WHEREAS, on May 12, 2026, the Board of Commissioners approved the Draft 2026-2027 HOME Program Desk Guide and authorized the Executive Director to make it available for public comment; and

WHEREAS, as required by Federal regulations, a Public Meeting was held on May 27, 2026, and comments received at the Public Meeting and during the public comment period, which ended June 11, 2026, were summarized and considered;

NOW, THEREFORE, BE IT RESOLVED that the 2026-2027 HOME Program Desk Guide, dated June 15, 2026, is hereby adopted; and

BE IT FURTHER that the Executive Director is hereby authorized to take such steps as are necessary to implement and make changes to the 2026-2027 HOME Program Desk Guide as the Executive Director deems necessary to address changing market conditions and to adhere to any changes in statutory or regulatory requirements mandated by the Department of Housing and Urban Development (HUD).

Motion passed by a voice vote.

C. Resolution No. 26-06-26: Resolution to Approve the 2026-2027 Housing Trust Fund Allocation Plan

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

WHEREAS, Title 24, Code of Federal Regulations, Part 93, requires that Housing Trust Fund Allocation Plan be adopted;

WHEREAS, on May 12, 2026, the Board of Commissioners approved the Draft 2026-2027 Housing Trust Fund Desk Guide and authorized the Executive Director to make it available for public comment;

WHEREAS, the previously approved Draft 2026-2027 Housing Trust Fund Desk Guide has been retitled as the 2026-2027 Housing Trust Fund Allocation Plan; and

WHEREAS, as required by Federal regulations, a Public Meeting was held on May 27, 2026, and comments received at the Public Meeting and during the public comment period, which ended June 11, 2026, were summarized and considered;

NOW, THEREFORE, BE IT RESOLVED that the 2026-2027 Housing Trust Fund Allocation Plan, dated June 15, 2026, is hereby adopted; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to distribute it to the public.

Motion passed by a voice vote.

D. Resolution No. 26-06-27: Resolution to Approve the 2026-2027 Housing Tax Credit Qualified Allocation Plan

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

WHEREAS, Section 42 of the Tax Reform Act of 1986, as amended, requires that a Housing Tax Credit Qualified Allocation Plan be adopted;

WHEREAS, on May 12, 2026, the Board of Commissioners approved the Draft 2026-2027 Housing Tax Credit Qualified Allocation Plan and authorized the Executive Director to make it available for public comment; and

WHEREAS, as required by Federal regulations, a Public Meeting was held May 27, 2026, and comments received at the Public Meeting and during the public comment period, which ended June 11, 2026, were summarized and considered;

NOW, THEREFORE, BE IT RESOLVED that the 2026-2027 Housing Tax Credit Qualified Allocation Plan, dated June 15, 2026, is hereby adopted; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to submit the 2026-2027 Housing Tax Credit Qualified Allocation Plan to the Governor for approval and, upon notification of approval, distribute it to the public.

Motion passed by a voice vote.

E. Resolution No. 26-06-28: Resolution to Approve the 2026-2027 South Dakota Housing Opportunity Fund Desk Guide

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

WHEREAS, SDHDA is responsible for the administration of the Housing Opportunity Fund in accordance with SDCL 11-13;

WHEREAS, SDHDA is responsible for the development of the South Dakota Housing Opportunity Fund Desk Guide;

WHEREAS, on May 12, 2026, the Board of Commissioners approved the Draft 2026-2027 South Dakota Housing Opportunity Fund Desk Guide and authorized the Executive Director to make it available for public comment; and

WHEREAS, a Public Meeting was held on May 27, 2026, and comments received at the Public Meeting and during the public comment period, which ended June 11, 2026, were considered;

NOW, THEREFORE, BE IT RESOLVED that the 2026-2027 South Dakota Housing Opportunity Fund Desk Guide, dated June 15, 2026, is hereby adopted; and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to take such steps as are necessary to implement and make changes to the 2026-2027 Housing Opportunity Fund Desk Guide as the Executive Director deems necessary to address changing market conditions.

Motion passed by a voice vote.

F. Resolution No. 26-06-29: Resolution to Approve the 2026-2027 Emergency Solutions Grants Program Desk Guide

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

WHEREAS, Title 24, Code of Federal Regulations, Parts 91 and 576, outline the requirements of the Homeless Emergency Assistance and Rapid Transition to Housing: Emergency Solutions Grants Program and Consolidated Plan Conforming Amendments;

WHEREAS, on May 12, 2026, the Board of Commissioners approved the Draft 2026-2027 Emergency Solutions Grants Program Desk Guide and authorized the Executive Director to make it available for public comment; and

WHEREAS, a Public Meeting was held on May 27, 2026, and comments received at the Public Meeting and during the public comment period, which ended June 11, 2026, were considered;

NOW, THEREFORE, BE IT RESOLVED that the 2026-2027 Emergency Solutions Grants Program Desk Guide, dated June 15, 2026, is hereby adopted;

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to take such steps as are necessary to implement and make changes to the 2026-2027 Emergency Solutions Grants Program Desk Guide as the Executive Director deems necessary to address changing market conditions and to adhere to any changes in statutory or regulatory requirements mandated by the Department of Housing and Urban Development (HUD).

Motion passed by a voice vote.

G. Resolution No. 26-06-30: Resolution to Approve Waiver Request for Tripp Modular Home #1

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

WHEREAS, per resolution 25-05-34, a conditional commitment in the amount of \$174,000 of Housing Opportunity Fund funds was previously awarded to Tripp Development Company, Inc. (the "Applicant") for Tripp Modular Home #1; and

WHEREAS, the Applicant has requested a waiver of the 2024-2025 Housing Opportunity Fund Allocation Plan requirements with regard to developer subsidy limits;

NOW, THEREFORE, BE IT RESOLVED that the waiver is hereby approved for Tripp Modular Home #1.

Motion passed by a voice vote.

VII. NEW BUSINESS

A. Resolution No. 26-06-31: Resolution to Increase the Purchase Price for Governor's House, Governor's Daycare Facility and DakotaPlex

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

WHEREAS, the current price of the Governor's House, the Governor's Daycare Facility, and DakotaPlex was established in 2025 pursuant to Resolution No. 25-05-25; and

WHEREAS, since that time, construction material costs and other building costs have increased;

NOW, THEREFORE, BE IT RESOLVED that effective for purchase agreements signed on or after June 15, 2026, the purchase price will be adjusted as follows:

	Old	New
1,008 sq. ft. 2-Bedroom Governor's House	\$86,000	\$89,000
1,200 sq. ft. 3-Bedroom Governor's House	\$96,000	\$99,000
1,200 sq. ft. Governor's Daycare Facility	\$96,000	\$99,000
2-Bedroom DakotaPlex single unit	\$97,000	\$99,000
3-Bedroom DakotaPlex single unit	\$106,000	\$109,000

Motion passed by a voice vote.

B. Resolution No. 26-06-32: Resolution to Increase Household Income Limits for the Governor's House

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

WHEREAS, Resolution 06-07-69 established household income limits for the Governor's House Program at 60% of the State Median Income (SMI) for households of two persons or fewer and 70% of the SMI for households of three persons or more;

WHEREAS, Resolution 12-04-11 subsequently increased the household income limits to 70% of the SMI for households of two persons or fewer and 80% of the SMI for households of three persons or more;

WHEREAS, rising construction costs continue to outpace household income growth, making homeownership increasingly unaffordable for South Dakota residents;

WHEREAS, the Governor's House Program continues to be intended as a housing resource for South Dakota residents who would otherwise be unable to afford homeownership, while avoiding direct competition with the private homebuilding industry; and

WHEREAS, Governor Rhoden is committed to supporting individuals and families purchasing Governor's Houses and has reviewed and approved the proposal to increase the household income limits to better meet the needs of South Dakotans;

NOW, THEREFORE, BE IT RESOLVED, that effective for all purchase agreements executed on or after June 15, 2026, the household income limit for eligibility under the Governor's House Program shall be established at 100% of the State Median Income, regardless of household size: and

BE IT FURTHER RESOLVED, that the new income limits retroactively apply to all unsold homes and homes in the production queue.

Motion passed by a voice vote.

C. Resolution to Approve the Workforce Housing Development Program

After review and discussion, no action was taken on the Workforce Housing Development Plan. The Commissioners asked staff to consider revising the Workforce Housing Development Desk Guide by adding specific set-aside amounts for metropolitan areas and for rural areas and to then bring the Workforce Housing Development Desk Guide back to the Board for approval.

D. Resolution No. 26-06-33: Resolution to Approve the Manufactured Housing Downpayment Assistance Program

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

WHEREAS, affordable homeownership opportunities are in high demand and low supply for low- and moderate-income South Dakota residents;

WHEREAS, manufactured homes provide a decent, safe, sanitary, and affordable housing option;

WHEREAS, manufactured home lenders require a larger down payment than typical residential mortgage loans, creating a barrier for many low- and moderate-income households;

WHEREAS, the proposed Manufactured Housing Downpayment Program (MHDP) is designed to assist purchasers of manufactured homes with the required downpayment; and

WHEREAS, the MHDP Desk Guide outlines the policies and procedures for administration of the program;

NOW, THEREFORE, BE IT RESOLVED that \$500,000 be set aside for the MHDP;

BE IT FURTHER RESOLVED that the MHDP Desk Guide, dated June 15, 2026, is hereby adopted, and

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to take such steps as are necessary to develop, implement and make changes to MHDP as the Executive Director deems necessary to address changing market conditions.

Motion passed by a voice vote.

VIII. DATE OF NEXT MEETING AND ADJOURNMENT

The next Board of Commissioners' Meeting is scheduled for July 14, 2026, and will be telephonic. It was moved by Commissioner Guenther and seconded by Commissioner Steele that the meeting adjourn.

Motion passed by a voice vote.

The meeting adjourned at 3:18 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Chas Olson', written in a cursive style.

Chas Olson
Secretary