

MINUTES
SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONER'S MEETING
TELEPHONIC
July 11, 2023

Board Members Present: Bill Hansen, Chairman
Scott Erickson, Vice-Chair
Preston Steele, Treasurer
Rick Hohn, Commissioner
Mark Puetz, Commissioner
David Pummel, Commissioner
Mark Roby, Commissioner

Board Members Absent: None

Staff Present: Chas Olson, Interim Executive Director
Brent Adney, Director of Homeownership Programs
Mike Harsma, Director of Single Family Development
Tasha Jones, Director of Rental Housing Management
Amanda Weisgram, Director of Marketing and Research
Travis Dammann, Business Analyst
Amy Eldridge, Housing Development Officer
Andy Fuhrman, Construction Management Officer
Beverly Katz, Housing Infrastructure Officer
Sheila Olson, Marketing Assistant
Viki Roybal, Housing Management Officer
Shandi Walsworth, Mortgage Service Officer
Rebecca Whidby, Housing Development Officer

Guests Present: Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to SDHDA
Toby Morris, Colliers
Kenley Lamberty, Realtor Association of the Sioux Empire
Kyle Hibbs, Boom Construction, Inc.
Daene Boomsma, Boom Construction, Inc.
Cameron Zent, Eide Bailly, LLP
Bo McCloud, BAM BAM Management

I. CALL TO ORDER/CONFLICTS OF INTEREST

The meeting was called to order at 10:00 a.m. and roll was called. Chairman Hansen called for conflicts of interest and none were noted.

II. PUBLIC COMMENT

None.

III. APPROVAL OF AGENDA

It was moved by Commissioner Steele and seconded by Commissioner Puetz that the Agenda be adopted as presented, but reserving the right to make further changes during the meeting.

Via roll call, the following votes were recorded:

Voting AYE: Chairman Hansen; Commissioners Erickson, Hohn, Puetz, Pummel, Roby and Steele

IV. APPROVAL OF MINUTES

It was moved by Commissioner Hohn and seconded by Commissioner Pummel that the Minutes of the Board of Commissioners' Meeting held on June 20, 2023, be adopted as presented.

Via roll call, the following votes were recorded:

Voting AYE: Chairman Hansen; Commissioners Erickson, Hohn, Puetz, Pummel, Roby and Steele

V. EXECUTIVE DIRECTOR'S REPORT

Interim Executive Director Olson reported the Housing Conference hosted over 270 attendees on June 27-28, 2023 in Pierre. He stated the SD Housing Board Training and Meeting will be held September 11-13, 2023 in Deadwood. Interim Executive Director Olson reported the 20-day waiting period with the Secretary of State's Office for the Housing Infrastructure Financing Program(HIFP) Administrative Rules is now complete. He stated the HIFP Administrative Rules are now effective and staff is working on a HIFP Application to be available in a couple of weeks.

VI. OLD BUSINESS

None.

VII. NEW BUSINESS

A. Resolution No. 23-07-42: Resolution to Approve Release of the Draft 2023-2027 Five-Year Consolidated Plan for Public Comment

After review and discussion, it was moved by Commissioner Erickson 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 Housing and Community Development Plan (Plan) be adopted to enable a state to access the HOME, Housing Trust Fund, Emergency Solutions Grants, and Community Development Block Grant Program funds; and

WHEREAS, the required public hearings have been held and public comments have been considered in formulating the Plan;

NOW, THEREFORE, BE IT RESOLVED that the above referenced Draft 2023-2027 Five-Year Consolidated Plan dated July 11, 2023, is hereby approved for public distribution, and the Executive Director is authorized to give the required public notice for a final 30-day comment period.

Via roll call, the following votes were recorded:

Voting AYE: Chairman Hansen; Commissioners Erickson, Hohn, Puetz, Pummel, Roby and Steele

B. Resolution No. 23-07-43: Resolution to Conditionally Commit Community Housing Development Program Infrastructure Financing for Sunrise Ridge Estates

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the Community Housing Development Program (CHDP) Plan and the CHPD Infrastructure Financing Term Sheet; and

WHEREAS, based on information provided, the Applicant is eligible to receive CHDP funds and has agreed to comply with all CHDP requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Conditional Commitment of CHDP funds to the following Applicant:

<u>OWNER/APPLICANT</u>	<u>DEVELOPMENT/ LOCATION</u>	<u>COMMUNITY HOUSING DEVELOPMENT PROGRAM</u>
Colman Community Group, LLC	Sunrise Ridge Estates. Colman, SD	\$1,200,000

Via roll call, the following votes were recorded:

Voting AYE: Chairman Hansen; Commissioners Erickson, Hohn, Puetz, Pummel, Roby and Steele

C. Resolution No. 23-07-44: Resolution to Approve Community Housing Development Program and Housing Opportunity Fund Waiver Request for Hi Mountain Estates

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

WHEREAS, 3198 Estates, LLC (Applicant) has submitted an application for Community Housing Development Program and Housing Opportunity Fund funds for Hi Mountain Estates; and

WHEREAS, the Applicant has requested a waiver of the Community Housing Development Program (CHDP) Plan and the 2022-2023 Housing Opportunity Fund (HOF) Allocation Plan requirements with regard to the market study;

NOW, THEREFORE, BE IT RESOLVED that the waiver is hereby approved for Hi Mountain Estates.

Via roll call, the following votes were recorded:

Voting AYE: Chairman Hansen; Commissioners Erickson, Hohn, Puetz, Pummel, Roby and Steele

D. Resolution No. 23-07-45: Resolution to Conditionally Commit Community Housing Development Program and Housing Opportunity Fund Funds for Hi Mountain Estates

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the Community Housing Development Program (CHDP) Plan and the 2022-2023 Housing Opportunity Fund (HOF) Allocation Plan; and

WHEREAS, based on information provided, the Applicant is eligible to receive CHDP and HOF funds and has agreed to comply with all CHDP and HOF requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to issue a Conditional Commitment of CHDP and HOF funds to the following Applicant:

<u>OWNER/APPLICANT</u>	<u>DEVELOPMENT/ LOCATION</u>	<u>COMMUNITY HOUSING DEVELOPMENT PROGRAM</u>
3198 Estates, LLC	Hi Mountain Estates Box Elder, SD	\$4,295,000
		<u>HOF RURAL DEVELOPMENT</u> \$200,000

Via roll call, the following votes were recorded:

Voting AYE: Chairman Hansen; Commissioners Erickson, Hohn, Puetz, Pummel, Roby and Steele

E. Resolution No. 23-07-46: Resolution to Commit HOME Program Funds under the Security Deposit Assistance Program for Aberdeen Housing Authority

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

WHEREAS, the following HOME Program application was received for the Security Deposit Assistance Program (SDAP) set-aside; and

WHEREAS, the required documentation has been reviewed and evaluated, and the Applicant has agreed to comply with all HOME requirements;

NOW, THEREFORE, BE IT RESOLVED that the Executive Director is authorized to issue a Conditional Commitment of HOME funds from the SDAP set-aside for the following:

<u>APPLICANT/LOCATION</u>	<u>SECURITY DEPOSIT ASSISTANCE PROGRAM AMOUNT</u>
Aberdeen Housing Authority Aberdeen, SD	\$27,500

Via roll call, the following votes were recorded:

Voting AYE: Chairman Hansen; Commissioners Erickson, Hohn, Puetz, Pummel, Roby and Steele

VIII. DATE OF NEXT MEETING AND ADJOURNMENT

The next Board of Commissioners' Meeting is scheduled for August 15, 2023. It was moved by Commissioner Hohn and seconded by Commissioner Erickson that the meeting adjourn.

Voting AYE: Chairman Hansen; Commissioners Erickson, Hohn, Puetz, Pummel, Roby and Steele

The meeting adjourned at 10:25 a.m.

Respectfully submitted,

Chas Olson
Secretary