

MINUTES
SOUTH DAKOTA HOUSING DEVELOPMENT AUTHORITY
BOARD OF COMMISSIONER'S MEETING
SDHDA CONFERENCE ROOM
NOVEMBER 17, 2016

Board Members Present: David Pummel, Chairman
Bill Hansen, Treasurer
Rick Hohn, Commissioner
Mark Puetz, Commissioner
Lloyd Schipper, Commissioner

Board Members Absent: Brent Dykstra, Vice Chairman
Steve Kolbeck, Commissioner

Staff Present: Mark Lauseng, Executive Director
Todd Hight, Director of Finance and Administration
Brent Adney, Director of Homeownership Programs
Vona Johnson, Director of Rental Housing Management
Lorraine Polak, Director of Rental Housing Development
Mike Harsma, Director of Single Family Development
Amanda Weisgram, Director of Research and Marketing
Sheila Ricketts, Marketing/Executive Assistant
Scott Rounds, Housing Development Officer
Chas Olson, Housing Development Officer

Guests Present: Dixie Hieb, Davenport, Evans, Hurwitz & Smith, Counsel to SDHDA
Tom Caine, Caine Mitter & Associates
Bronson Martin, Caine Mitter & Associates
Victor Chiang, Caine Mitter & Associates
Wayne Wagner, Affordable Housing Solutions
Bonnie Mogen, Costello Companies
Joan Franken, Costello Companies
Cindy Dannenbring, Inter-Lakes Community Action Partnership
Jeff Brooks, Brooks Commercial
Erica Beck, Lloyd Companies
Connie Jons, Lloyd Companies
Hoby Abernathy, Development for the Disabled
Ben Ide, G.A. Haan Development (via telephone)
Cindy Koster, Midwest Housing Equity Group (via telephone)
Sam Long, Summit Housing Group, Inc. (via telephone)
Chad Householder, Summit Housing Group, Inc. (via telephone)
Patty Brooks, Habitat for Humanity Greater Sioux Falls (via telephone)
Jeff Mitchell, Homes Are Possible, Inc. (via telephone)
Lori Moen, GROW South Dakota (via telephone)
Marcia Erickson, GROW South Dakota (via telephone)

Michelle Running Wolf, Cheyenne River Housing Authority (via telephone)

I. CALL TO ORDER/CONFLICTS OF INTEREST

The meeting was called to order at 10:01 a.m. and roll was called. Chairman Pummel called for conflicts of interest. Commissioner Hansen stated that he had a conflict of interest with respect to New Business items 16-11-J1 through 16-11-J25, which dealt with consideration to conditionally commit or reserve Program funds for Inter-Lakes Community Action Partnership, Inc. (ICAP) and other competing Applicants. Commissioner Hansen stated that he is a member of the ICAP Board and serves as its treasurer, positions for which he receives no compensation, and that he would abstain from discussion and voting on all competing applications.

II. APPROVAL OF AGENDA

The distributed Agenda was amended to remove Resolution No. 16-11-I under New Business and Resolution 16-11-F was added under Old Business.

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

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hansen, Hohn, Puetz and Schipper.

Excused: Commissioner Dykstra and Kolbeck.

III. APPROVAL OF MINUTES

It was moved by Commissioner Hansen and seconded by Commissioner Schipper that the Minutes of the Board of Commissioners' Meeting held on October 25, 2016, be adopted as presented.

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hansen, Hohn, Puetz and Schipper.

Excused: Commissioner Dykstra and Kolbeck.

IV. TREASURER'S REPORT

Todd Hight, Director of Finance, presented the Financial Audit Report dated June 30, 2016. He also presented the Treasurer's Report; the Statement of Net Position dated August 31, 2016 and the Statement of Revenues, Expenses and Changes in Net Position for the two months ending August 31, 2016; and the Comparison of Actual Expenses to Budget as of August 31, 2016. It was moved by Commissioner Puetz and seconded by Commissioner Hansen that the Treasurer's Report be accepted as presented.

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hansen, Hohn, Puetz and Schipper.
Excused: Commissioner Dykstra and Kolbeck.

V. EXECUTIVE DIRECTOR'S REPORT

Executive Director Lauseng stated the Director of Rental Housing Management position ad closed November 7 and interviews will be scheduled soon. He reported he attended meetings in Pine Ridge regarding long-term recovery plans and a meeting in Hot Springs to discuss the Hot Springs housing needs analysis. Hot Springs currently has no vacancies in its established apartments and an additional 120 jobs will be created there soon. He also addressed the Housing Conference, noting there was record attendance and plenty of good feedback. The last topic discussed was the bond closing, which occurred just before the election and that helped SDHDA get lower rates.

VI. PROGRAM REPORTS

The Program Reports were given by Directors and discussed with the Board.

VII. OLD BUSINESS

A. Resolution No. 16-11-62: Resolution to Amend the Interest Rate Swap Management Policy

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

WHEREAS, the South Dakota Housing Development Authority ("SDHDA") is authorized to enter into contracts to manage payment or interest rate risk for its bonds or investments;

WHEREAS, SDHDA adopted an Interest Rate Swap Management Policy on February 18, 2004, which has been periodically updated and was last amended on August 11, 2015 (the "Swap Policy"), to establish parameters for any interest rate swaps to which SDHDA is a party; and

WHEREAS, a revision to the current Swap Policy is being recommended by SDHDA staff and its swap advisor to clarify that, consistent with applicable law, the Swap Policy parameters specify the maximum principal amount of bonds with associated swaps, which revision is set forth below.

NOW, THEREFORE, BE IT RESOLVED that Section 4.5 of the Swap Policy be amended to read as follows:

“The total outstanding bonds associated with swaps will be limited to thirty percent (30%) of the total of all outstanding bonds under the related indenture at the time bonds associated with swaps are issued. The total outstanding bonds associated with swaps with a single counterparty will not exceed \$150,000,000.”

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hansen, Hohn, Puetz and Schipper.

Excused: Commissioner Dykstra and Kolbeck.

VIII. NEW BUSINESS

A. Resolution No. 16-11-63: Resolution to Approve the Governor’s House Purchase Agreement for House # 2506R

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

WHEREAS, a purchase agreement to purchase house # 2506R was entered into on April 26, 2016;

WHEREAS, when the Governor’s House was to be delivered, it was discovered that the income of the purchaser was over the program income limits due to a change in household status;

WHEREAS, Authority staff estimates that the market value of a Governor’s House is \$10,000 more than the purchase price set forth in the purchase agreement; and

WHEREAS, the Governor’s House Exemption Committee has reviewed the purchase agreement, considered the circumstances, and approved sale of the Governor’s House at market rate to the purchaser;

NOW, THEREFORE, BE IT RESOLVED that the Board hereby approves the sale of Governor’s House # 2506R at the market rate of \$10,000 in excess of the purchase price set forth in the original purchase agreement.

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hansen, Hohn, Puetz and Schipper.

Excused: Commissioner Dykstra and Kolbeck.

B. Resolution No. 16-11-64: Resolution to Conditionally Commit HOME Program Funds under the Security Deposit Assistance Program for Brookings County Housing and Redevelopment Commission

After review and discussion, it was moved by Commissioner Hohn and seconded by Commissioner Schipper 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 be authorized to issue a conditional commitment of HOME funds from the SDAP set-aside for the following:

| | |
|---|---|
| <u>APPLICANT</u> | <u>SECURITY DEPOSIT ASSISTANCE PROGRAM AMOUNT</u> |
| Brookings County Housing and Redevelopment Commission | \$18,000 |

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hansen, Hohn, Puetz and Schipper.
Excused: Commissioner Dykstra and Kolbeck.

C. Resolution No. 16-11-65: Resolution to Conditionally Commit HOME Program Funds under the Security Deposit Assistance Program for Huron Housing and Redevelopment Authority

After review and discussion, it was moved by Commissioner Hansen and seconded by Commissioner Puetz 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 be authorized to issue a conditional commitment of HOME funds from the SDAP set-aside for the following:

| | |
|---|---|
| <u>APPLICANT</u> | <u>SECURITY DEPOSIT ASSISTANCE PROGRAM AMOUNT</u> |
| Huron Housing and Redevelopment Authority | \$25,000 |

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hansen, Hohn, Puetz and Schipper.
Excused: Commissioner Dykstra and Kolbeck.

D. Resolution No. 16-11-66: Resolution to Conditionally Commit HOME Program Funds under the Security Deposit Assistance Program for Mobridge Housing and Redevelopment Commission

After review and discussion, it was moved by Commissioner Schipper and seconded by Commissioner Hohn 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 be authorized to issue a conditional commitment of HOME funds from the SDAP set-aside for the following:

| | |
|---|---|
| <u>APPLICANT</u> | <u>SECURITY DEPOSIT ASSISTANCE PROGRAM AMOUNT</u> |
| Mobridge Housing and Redevelopment Commission | \$8,000 |

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hansen, Hohn, Puetz and Schipper.

Excused: Commissioner Dykstra and Kolbeck.

The Board of Commissioner recessed at 12:00 p.m. and resumed at 1:20 p.m. Commissioner Hansen moved to the audience at 1:20 p.m. He abstained from discussion and voting on Resolutions No. 16-11-67 through 16-11-94 due to the conflict of interest in connection with his service as a Board member and officer of Inter-Lakes Community Action Partnership, Inc.

E. Resolution No. 16-11-67: Resolution to Reserve Housing Tax Credits for Clear Springs Apartments

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the 2016-2017 Housing Tax Credit Program Qualified Allocation Plan (QAP); and

NOW, THEREFORE, BE IT RESOLVED that based on information provided in the application, a letter offering a Reservation of Housing Tax Credits be forwarded to the following Applicant:

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/LOCATION</u> | <u>TAX CREDITS</u> |
|--|--|--------------------|
| Clear Spring Apartments Limited Partnership | Clear Spring Apartments Spearfish, SD | \$453,278 |

BE IT FURTHER RESOLVED that because there are not sufficient 2016 Housing Tax Credits, the Reservation of \$453,278 be made available first from any remaining 2016 Housing Tax Credits and any Housing Tax Credits returned, recaptured, or otherwise made available after this date, and that the Executive Director be authorized to issue a forward commitment from the first Housing Tax Credits available in 2017 up to the total amount of Housing Tax Credits reserved herein.

Via voice vote, the following votes were recorded:
 Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.
 Abstained: Commissioner Hansen.
 Excused: Commissioner Dykstra and Kolbeck.

F. Resolution No. 16-11-68: Resolution to Deny Housing Tax Credits, HOME and Housing Trust Fund Funds for Cleveland Center Apartments

After review and discussion, it was moved by Commissioner Hohn 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 2016-2017 Housing Tax Credit Program Qualified Allocation Plan, the 2016-2017 HOME Program Allocation Plan and the 2016-2017 Housing Trust Fund Program Allocation Plan;

NOW, THEREFORE, BE IT RESOLVED that the application for Housing Tax Credits, HOME funds and Housing Trust Fund funds be denied for:

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/LOCATION</u> |
|--|---|
| Cleveland Center Apartments Limited Partnership | Cleveland Center Apartment Sioux Falls, SD |

Via voice vote, the following votes were recorded:
 Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.
 Abstained: Commissioner Hansen.
 Excused: Commissioner Dykstra and Kolbeck.

G. Resolution No. 16-11-69: Resolution to Reserve Housing Tax Credits and HOME Funds for Copper Pass at Sparta Apartments

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the 2016-2017 Housing Tax Credit Program Qualified Allocation Plan and the 2016-2017 HOME Program Allocation Plan;

NOW, THEREFORE, BE IT RESOLVED that based on information provided in the application, a Conditional Reservation and Binding Commitment Agreement offering a Reservation of Housing Tax Credits and a letter offering a Reservation of HOME funds be forwarded to the following Applicant, and that upon satisfaction of all conditions, Housing Tax Credits and HOME funds be allocated to:

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/LOCATION</u> | <u>TAX CREDITS</u> |
|------------------------------------|--|---------------------|
| Copper Pass Limited Partnership | Copper Pass at Sparta Apartments Sioux Falls, SD | \$500,000 |
| | | <u>HOME FUNDS</u> |
| | | <u>GENERAL POOL</u> |
| | | \$700,000 |

BE IT FURTHER RESOLVED that because there are not sufficient 2016 Housing Tax Credits, the Reservation of \$500,000 be made available first from any remaining 2016 Housing Tax Credits and any Housing Tax Credits returned, recaptured, or otherwise made available after this date, and that the Executive Director be authorized to issue a forward commitment from the first Housing Tax Credits available in 2017 up to the total amount of Housing Tax Credits reserved herein.

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.

Abstained: Commissioner Hansen.

Excused: Commissioner Dykstra and Kolbeck.

H. Resolution No. 16-11-70: Resolution to Deny Housing Tax Credits and HOME Funds for Denali Ridge Apartments

After review and discussion, it was moved by Commissioner Schipper 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 2016-2017 Housing Tax Credit Program Qualified Allocation Plan and the 2016-2017 HOME Program Allocation Plan;

NOW, THEREFORE, BE IT RESOLVED that the application for Housing Tax Credits and HOME funds be denied for:

OWNER/APPLICANT
Denali Ridge
Limited Partnership

DEVELOPMENT/LOCATION
Denali Ridge Apartments
Pierre, SD

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.
Abstained: Commissioner Hansen.
Excused: Commissioner Dykstra and Kolbeck.

I. Resolution No. 16-11-71: Resolution to Deny Housing Tax Credits for Harvest Point Apartments

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the 2016-2017 Housing Tax Credit Program Qualified Allocation Plan;

NOW, THEREFORE, BE IT RESOLVED that the application for Housing Tax Credits funds be denied for:

OWNER/APPLICANT
Harvest Point Apartments
Limited Partnership

DEVELOPMENT/LOCATION
Harvest Point Apartments
Madison, SD

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.
Abstained: Commissioner Hansen.
Excused: Commissioner Dykstra and Kolbeck.

J. Resolution No. 16-11-72: Resolution to Reserve Housing Tax Credits, HOME and Trust Fund Funds for Horizon Place Apartments

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the 2016-2017 Housing Tax Credit Program Qualified Allocation Plan, the 2016-2017 HOME Program Allocation Plan and the 2016-2017 Housing Trust Fund Program Allocation Plan; and

WHEREAS, the award is fair, reasonable and not contrary to the public interest;

NOW, THEREFORE, BE IT RESOLVED that based on information provided in the application, a Conditional Reservation and Binding Commitment Agreement offering a Reservation of Housing Tax Credits and letters offering a Reservation of HOME funds and Housing Trust Fund funds be forwarded to the following Applicant, and that upon satisfaction of all conditions, Housing Tax Credits, HOME and Housing Trust Fund funds be allocated to:

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/LOCATION</u> | <u>TAX CREDITS</u> |
|---|---|--------------------|
| Inter-Lakes Community Action Partnership | Horizon Place Apartments Sioux Falls, SD | \$544,000 |
| | | <u>HOME FUNDS</u> |
| | | <u>CHDO</u> |
| | | <u>SET-ASIDE</u> |
| | | <u>AMOUNT</u> |
| | | \$1,085,816 |
| | | <u>HOUSING</u> |
| | | <u>TRUST FUNDS</u> |
| | | \$170,000 |

BE IT FURTHER RESOLVED that because there are not sufficient 2016 Housing Tax Credits, the Reservation of \$544,000 be made available first from any remaining 2016 Housing Tax Credits and any Housing Tax Credits returned, recaptured, or otherwise made available after this date, and that the Executive Director be authorized to issue a forward commitment from the first Housing Tax Credits available in 2017 up to the total amount of Housing Tax Credits reserved herein.

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.

Abstained: Commissioner Hansen.

Excused: Commissioner Dykstra and Kolbeck.

K. Resolution No. 16-11-73: Resolution to Approve Housing Tax Credit Program Waiver Request for Jefferson Village Apartments

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

WHEREAS, Jefferson Village Apartments, LLC (Applicant) has submitted an application for Housing Tax Credits (HTC) for Jefferson Village Apartments; and

WHEREAS, the Applicant has requested a waiver of the 2016-2017 HTC Program Qualified Allocation Plan (QAP) requirements with regard to certain underwriting standards related to debt coverage ratio;

NOW, THEREFORE, BE IT RESOLVED that the waiver is hereby approved for Jefferson Village Apartments.

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.

Abstained: Commissioner Hansen.

Excused: Commissioner Dykstra and Kolbeck.

L. Resolution No. 16-11-74: Resolution to Reserve Housing Tax Credits for Jefferson Village Apartments

After review and discussion, it was moved by Commissioner Hohn 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 2016-2017 Housing Tax Credit Program Qualified Allocation Plan (QAP); and

WHEREAS, the Applicant has been granted a waiver of the QAP requirements with regard to certain underwriting standards related to debt coverage ratio;

NOW, THEREFORE, BE IT RESOLVED that based on information provided in the application, a letter offering a Reservation of Housing Tax Credits be forwarded to the following Applicant:

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/LOCATION</u> | <u>TAX CREDITS</u> |
|---|---|--------------------|
| Huron Jefferson Village Apartments, LLC | Jefferson Village Apartments Huron, SD | \$530,500 |

BE IT FURTHER RESOLVED that because there are not sufficient 2016 Housing Tax Credits, the Reservation of \$530,500 be made available first from any remaining 2016 Housing Tax Credits and any Housing Tax Credits returned, recaptured, or otherwise made available after this date, and that the Executive Director be authorized to issue a forward commitment from the first Housing Tax Credits available in 2017 up to the total amount of Housing Tax Credits reserved herein.

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.

Abstained: Commissioner Hansen.

Excused: Commissioner Dykstra and Kolbeck.

M. Resolution No. 16-11-75: Resolution to Deny Housing Tax Credits and HOME Funds for Majestic Ridge Apartments

After review and discussion, it was moved by Commissioner Schipper 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 2016-2017 Housing Tax Credit Program Qualified Allocation Plan and the 2016-2017 HOME Program Allocation Plan;

NOW, THEREFORE, BE IT RESOLVED that the application for Housing Tax Credits and HOME funds be denied for:

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/LOCATION</u> |
|---------------------------------------|--|
| Majestic Ridge Limited Partnership | Majestic Ridge Apartments Sioux Falls, SD |

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.

Abstained: Commissioner Hansen.

Excused: Commissioner Dykstra and Kolbeck.

N. Resolution No. 16-11-76: Resolution to Continue Working with OSLH Governor's House Renovation

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the 2016-2017 Housing Trust Fund Allocation Plan; and

WHEREAS, there is not competition for Housing Trust Fund funds;

NOW, THEREFORE, BE IT RESOLVED that the staff continue to work with the applicant:

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/LOCATION</u> |
|----------------------------------|---|
| Oglala Sioux (Lakota) Housing | OSLH Governor's House Renovation Pine Ridge, SD |

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.

Abstained: Commissioner Hansen.

Excused: Commissioner Dykstra and Kolbeck.

O. Resolution No. 16-11-77: Resolution to Reserve Housing Tax Credits for SWO Elderly Village

After review and discussion, it was moved by Commissioner Schipper 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 2016-2017 Housing Tax Credit Program Qualified Allocation Plan (QAP); and

NOW, THEREFORE, BE IT RESOLVED that based on information provided in the application, a letter offering a Reservation of Housing Tax Credits be forwarded to the following Applicant:

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/LOCATION</u> | <u>TAX CREDITS</u> |
|---|----------------------------------|--------------------|
| SWO Elderly Village Limited Partnership | SWO Elderly Village Sisseton, SD | \$216,336 |

BE IT FURTHER RESOLVED that because there are not sufficient 2016 Housing Tax Credits, the Reservation of \$216,336 be made available first from any remaining 2016 Housing Tax Credits and any Housing Tax Credits returned, recaptured, or otherwise made available after this date, and that the Executive Director be authorized to issue a forward commitment from the first Housing Tax Credits available in 2017 up to the total amount of Housing Tax Credits reserved herein.

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.

Abstained: Commissioner Hansen.

Excused: Commissioner Dykstra and Kolbeck.

P. Resolution No. 16-11-78: Resolution to Approve Housing Tax Credit Program Waiver Request for Thokahe Wichothi (First Camp)

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

WHEREAS, Cheyenne River Housing Authority (Applicant) has submitted an application for HOME and Housing Trust Fund funds for Thokahe Wichothi (First Camp); and

WHEREAS, the Applicant has requested a waiver of the 2016-2017 HOME Qualified Allocation Plan and the 2016-2017 Housing Trust Fund Program Allocation Plan requirements with regard to certain underwriting standards related to debt coverage ratio;

NOW, THEREFORE, BE IT RESOLVED that the waiver is hereby approved for Thokahe Wichothi (First Camp).

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.
Abstained: Commissioner Hansen.
Excused: Commissioner Dykstra and Kolbeck.

Q. Resolution No. 16-11-79: Resolution to Reserve HOME and Housing Trust Fund Funds for Thokahe Wichothi (First Camp)

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the 2016-2017 HOME Qualified Allocation Plan (HOME Plan) and the 2016-2017 Housing Trust Fund Program Allocation Plan (Trust Fund Plan); and

WHEREAS, the Applicant has been granted a waiver of the HOME Plan and the Trust Fund Plan requirements with regard to certain underwriting standards related to debt coverage ratio;

NOW, THEREFORE, BE IT RESOLVED that based on information provided in the application, letters offering a Reservation of HOME and Housing Trust Fund funds be forwarded to the following Applicant, and that upon satisfaction of all conditions, HOME and Housing Trust Fund funds be allocated to:

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/LOCATION</u> | <u>HOME FUNDS</u> |
|-------------------------------------|--|---|
| Cheyenne River Housing Authority | Thokahe Wichothi (First Camp) Eagle Butte, SD | <u>GENERAL POOL</u> \$1,095,267 |
| | | <u>HOUSING</u> <u>TRUST FUNDS</u> \$600,000 |

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.
Abstained: Commissioner Hansen.
Excused: Commissioner Dykstra and Kolbeck.

R. Resolution No. 16-11-80: Resolution to Approve Housing Tax Credit Program Waiver Request for Trinity Point Apartments

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

WHEREAS, Trinity Point Apartments, Limited Partnership (Applicant) has submitted an application for Housing Tax Credits (HTC) for Trinity Point Apartments; and

WHEREAS, the Applicant has requested a waiver of the 2016-2017 HTC Program Qualified Allocation Plan (QAP) requirements with regard to certain underwriting standards related to debt coverage ratio;

NOW, THEREFORE, BE IT RESOLVED that the waiver is hereby approved for Trinity Point Apartments.

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.
Abstained: Commissioner Hansen.
Excused: Commissioner Dykstra and Kolbeck.

S. Resolution No. 16-11-81: Resolution to Reserve Housing Tax Credits, HOME and Trust Fund Funds for Trinity Point Apartments

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the 2016-2017 Housing Tax Credit Program Qualified Allocation Plan (QAP), the 2016-2017 HOME Program Allocation Plan and the 2016-2017 Housing Trust Fund Program Allocation Plan; and

WHEREAS, the Applicant has been granted a waiver of the QAP requirements with regard to certain underwriting standards related to debt coverage ratio;

NOW, THEREFORE, BE IT RESOLVED that based on information provided in the application, a Conditional Reservation and Binding Commitment Agreement offering a Reservation of Housing Tax Credits and letters offering a Reservation of HOME funds and Housing Trust Fund funds be forwarded to the following Applicant, and that upon satisfaction of all conditions, Housing Tax Credits, HOME and Housing Trust Fund funds be allocated to:

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/ LOCATION</u> | <u>TAX CREDITS</u> |
|---|---|--------------------|
| Trinity Point Apartments Limited Partnership | Trinity Point Apartments Sioux Falls, SD | \$544,000 |

HOME FUNDS
GENERAL POOL
\$772,743

HOUSING
TRUST FUNDS
\$68,000

BE IT FURTHER RESOLVED that because there are not sufficient 2016 Housing Tax Credits, the Reservation of \$544,000 be made available first from any remaining 2016 Housing Tax Credits and any Housing Tax Credits returned, recaptured, or otherwise made available after this date, and that the Executive Director be authorized to issue a forward commitment from the first Housing Tax Credits available in 2017 up to the total amount of Housing Tax Credits reserved herein.

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.

Abstained: Commissioner Hansen.

Excused: Commissioner Dykstra and Kolbeck.

T. Resolution No. 16-11-82: Resolution to Deny HOME, Housing Trust Fund and Housing Opportunity Fund Funds for Whittier Park Apartments

After review and discussion, it was moved by Commissioner Hohn 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 2016-2017 HOME Program Allocation Plan, the 2016-2017 Housing Trust Fund Program Allocation Plan and the 2016-2017 Housing Opportunity Fund Allocation Plan;

NOW, THEREFORE, BE IT RESOLVED that the application for HOME, Housing Trust Fund and Housing Opportunity Fund funds be denied for:

OWNER/APPLICANT

Affordable Housing
Solutions

DEVELOPMENT/LOCATION

Whittier Park Apartments
Sioux Falls, SD

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.

Abstained: Commissioner Hansen.

Excused: Commissioner Dykstra and Kolbeck.

U. Resolution No. 16-11-83: Resolution to Deny Housing Tax Credits and HOME Funds for Yankton Heights II Apartments

After review and discussion, it was moved by Commissioner Schipper 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 2016-2017 Housing Tax Credit Program Qualified Allocation Plan and the 2016-2017 HOME Program Allocation Plan;

NOW, THEREFORE, BE IT RESOLVED that the application for Housing Tax Credits and HOME funds be denied for:

| | |
|---|---|
| <u>OWNER/APPLICANT</u> Yankton Heights II Limited Partnership | <u>DEVELOPMENT/LOCATION</u> Yankton Heights II Apartments Yankton, SD |
|---|---|

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.
Abstained: Commissioner Hansen.
Excused: Commissioner Dykstra and Kolbeck.

V. Resolution No. 16-11-84: Resolution to Conditionally Commit Housing Opportunity Fund Funds for Habitat for Humanity Building Homes, Building Neighborhoods

After review and discussion, it was moved by Commissioner Hohn 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 2016-2017 Housing Opportunity Fund (HOF) Allocation Plan; and

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

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

| | | |
|---|--|---|
| <u>OWNER/APPLICANT</u> Habitat for Humanity of Greater Sioux Falls Inc. | <u>DEVELOPMENT/ LOCATION</u> Habitat for Humanity Building Homes, Building Neighborhoods Sioux Falls, SD | <u>HOF URBAN HOMEOWNERSHIP</u> \$148,560 |
|---|--|---|

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.

Abstained: Commissioner Hansen.
Excused: Commissioner Dykstra and Kolbeck.

W. Resolution No. 16-11-85: Resolution to Deny Housing Opportunity Fund Funds for Four Plex Multifamily Housing Unit

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the 2016-2017 Housing Opportunity Fund Allocation Plan;

NOW, THEREFORE, BE IT RESOLVED that the application for Housing Opportunity funds be denied for:

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/LOCATION</u> |
|---|---|
| Habitat for Humanity Greater Watertown Region | Four Plex Multifamily Housing Unit Watertown, SD |

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.
Abstained: Commissioner Hansen.
Excused: Commissioner Dykstra and Kolbeck.

X. Resolution No. 16-11-86: Resolution to Reserve HOME Funds for Sioux Falls Neighborhood Revitalization – 2017

After review and discussion, it was moved by Commissioner Schipper 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 2016-2017 HOME Qualified Allocation Plan;

NOW, THEREFORE, BE IT RESOLVED that based on information provided in the application, a letter offering a Reservation of HOME funds be forwarded to the following Applicant, and that upon satisfaction of all conditions, HOME funds be allocated to:

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/LOCATION</u> | <u>HOME FUNDS</u> |
|------------------------------|---|----------------------------------|
| Affordable Housing Solutions | Sioux Falls Neighborhood Revitalization - 2017 Sioux Falls, SD | <u>GENERAL POOL</u> \$150,000 |

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.

Abstained: Commissioner Hansen.
Excused: Commissioner Dykstra and Kolbeck.

Y. Resolution No. 16-11-87: Resolution to Conditionally Commit Housing Opportunity Fund Funds for Black Hills Habitat – Home Preservation Project

After review and discussion, it was moved by Commissioner Hohn 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 2016-2017 Housing Opportunity Fund (HOF) Allocation Plan; and

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

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

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/LOCATION</u> | <u>HOF RURAL PROGRAM</u> |
|--|---|----------------------------------|
| Black Hills Area Habitat for Humanity | Black Hills Habitat – Home Preservation Project Scattered Sites – Western, SD | \$24,000 |
| | | <u>HOF URBAN PROGRAM</u> |
| | | 36,000 |

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.
Abstained: Commissioner Hansen.
Excused: Commissioner Dykstra and Kolbeck.

Z. Resolution No. 16-11-88: Resolution to Deny Housing Opportunity Fund Funds for Dakota Land Trust Lot Purchase Project

After review and discussion, it was moved by Commissioner Schipper 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 2016-2017 Housing Opportunity Fund Allocation Plan;

NOW, THEREFORE, BE IT RESOLVED that the application for Housing Opportunity funds be denied for:

OWNER/APPLICANT
Dakota Land Trust

DEVELOPMENT/LOCATION
Dakota Land Trust Lot
Purchase Project
Western, SD

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.
Abstained: Commissioner Hansen.
Excused: Commissioner Dykstra and Kolbeck.

AA. Resolution No. 16-11-89: Resolution to Conditionally Commit Housing Opportunity Fund Funds for GROW South Dakota Down Payment/Closing Cost Assistance Program

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the 2016-2017 Housing Opportunity Fund (HOF) Allocation Plan; and

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

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

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/LOCATION</u> | <u>HOF RURAL PROGRAM</u> |
|------------------------|--|----------------------------------|
| GROW South Dakota | GROW South Dakota Down Payment /Closing Cost Assistance Program Rural Statewide | \$213,400 |

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.
Abstained: Commissioner Hansen.
Excused: Commissioner Dykstra and Kolbeck.

BB. Resolution No. 16-11-90: Resolution to Conditionally Commit Housing Opportunity Fund Funds for HAPI Major Home Rehab

After review and discussion, it was moved by Commissioner Schipper 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 2016-2017 Housing Opportunity Fund (HOF) Allocation Plan; and

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

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

| | | |
|------------------------------------|---|----------------------------------|
| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/LOCATION</u> | <u>HOF RURAL PROGRAM</u> |
| Homes Are Possible, Inc. (HAPI) | HAPI Major Home Rehab Aberdeen and Huron, SD | \$75,000 |

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.
Abstained: Commissioner Hansen.
Excused: Commissioner Dykstra and Kolbeck.

CC. Resolution No. 16-11-91: Resolution to Conditionally Commit Housing Opportunity Fund Funds for HAPI Minor Home Rehab

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the 2016-2017 Housing Opportunity Fund (HOF) Allocation Plan; and

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

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

| | | |
|------------------------------------|----------------------------------|--|
| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/ LOCATION</u> | <u>HOF RURAL HOMEOWNERSHIP</u> |
| Homes Are Possible, Inc. (HAPI) | HAPI Minor Home Rehab | \$125,000 |

Scattered Sites

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.
Abstained: Commissioner Hansen.
Excused: Commissioner Dykstra and Kolbeck.

DD. Resolution No. 16-11-92: Resolution to Deny Housing Opportunity Fund Funds for NWDHR – Homeowner Rehab Program

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

WHEREAS, the following application has been reviewed and evaluated in accordance with the 2016-2017 Housing Opportunity Fund Allocation Plan;

NOW, THEREFORE, BE IT RESOLVED that the application for Housing Opportunity funds be denied for:

OWNER/APPLICANT
NeighborWorks Dakota
Home Resources

DEVELOPMENT/LOCATION
NWDHR – Homeowner
Rehab Program
Western SD

Via voice vote, the following votes were recorded:
Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.
Abstained: Commissioner Hansen.
Excused: Commissioner Dykstra and Kolbeck.

EE. Resolution No. 16-11-93: Resolution to Conditionally Commit Housing Opportunity Fund Funds for Single Family Rental Home Improvement Program

After review and discussion, it was moved by Commissioner Schipper 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 2016-2017 Housing Opportunity Fund (HOF) Allocation Plan; and

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

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

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/ LOCATION</u> | <u>HOF RURAL PROGRAM</u> |
|---|---|----------------------------------|
| Northeast South Dakota Economic Corporation Community Action Partnership | Single Family Rental Home Improvement Program Britton, Campbell County, Fort Pierre, Sisseton and Webster | \$213,400 |

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.

Abstained: Commissioner Hansen.

Excused: Commissioner Dykstra and Kolbeck.

FF. Resolution No. 16-11-94: Resolution to Deny Housing Opportunity Fund Funds for Down Payment/Closing Cost Assistance Project

After review and discussion, it was moved by Commissioner Hohn 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 2016-2017 Housing Opportunity Fund Allocation Plan;

NOW, THEREFORE, BE IT RESOLVED that the application for Housing Opportunity funds be denied for:

| <u>OWNER/APPLICANT</u> | <u>DEVELOPMENT/LOCATION</u> |
|---|--|
| Neighborhood Lending Services, LLC (NLS) | Down Payment/Closing Cost Assistance Western, SD |

Via voice vote, the following votes were recorded:

Voting AYE: Chairman Pummel; Commissioners Hohn, Puetz and Schipper.

Abstained: Commissioner Hansen.

Excused: Commissioner Dykstra and Kolbeck.

IX. DATE OF NEXT MEETING AND ADJOURNMENT

The next Board of Commissioners' Meeting has not been scheduled. It was moved by Commissioner Hohn and seconded by Commissioner Puetz that the meeting adjourn. The meeting adjourned at 2:22 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Mark Lauseng". The signature is written in dark ink and is positioned to the right of the typed name.

Mark Lauseng
Secretary