

City Council Agenda Item Memo

From: Mike Struck, Community Development Director

Meeting: January 27, 2026

Subject: Resolution 26-009: support of an Application for Financial Assistance to the South Dakota Housing and Development Authority by Mills Development Corporation, and / or its Affiliates, Agents, or Assigns, for the Benefit of Multi-Family Development

Person(s) Responsible: Mike Struck, Community Development Director

Summary and Recommended Action:

Staff recommends approval of the proposed Resolution in support of an Application for Financial Assistance to the South Dakota Housing and Development Authority by Mills Development Corporation, and / or its Affiliates, Agents, or Assigns, for the Benefit of Multi-Family Development

Item Details:

Mills Development Corporation has requested a resolution in support of an application for financial assistance to the South Dakota Housing and Development Authority (SDHDA) to assist with the development of multi-family housing. The proposed resolution is a requirement by the SDHDA to ensure the local governing body is aware of projects seeking potential funding as well as ensuring the local jurisdiction has the infrastructure capacity to serve and maintain the infrastructure improvements upon completion.

The proposed multi-family project would be located in the southeast quadrant of the 20th Street South and 22nd Avenue South intersection. The infrastructure improvements would serve the multi-family project as well a future commercial development along 20th Street South and 22nd Avenue South.

The proposed project is anticipated to offer rents at 80% of Area Median Income (AMI). The 2025 rents at 80% Area Median Income are:

Zero Bedroom	\$1,431
One Bedroom	\$1,635
Two Bedroom	\$1,840
Three Bedroom	\$2,044
Four Bedroom	\$2,208
Five Bedroom	\$2,371

Legal Consideration: None.

Strategic Plan Consideration:

Economic Growth – The City of Brookings will support effective diversified community investment and equitable opportunities for prosperity.

Financial Consideration: There is no financial impact as the action is a resolution of support for the developer to apply for financial assistance from the South Dakota Housing and Development Authority.

Supporting Documentation:

Resolution

Map

Concept