Grantee: South Dakota

Grant: B-08-DN-46-0001

April 1, 2014 thru June 30, 2014 Performance Report

Grant Number:
B-08-DN-46-0001

Obligation Date:

Award Date:

Grantee Name:
South Dakota

Contract End Date:

Review by HUD:
Submitted - Await for Review

LOCCS Authorized Amount:
$19,600,000.00

Grant Status:
Active

QPR Contact:
Lorraine Polak

Estimated PI/RL Funds:
$2,053,275.20

Total Budget:
$21,653,275.20

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

Neighborhood Stabilization Program (NSP)
South Dakota contains two entitlement communities for the CDBG program. Neither the community of Sioux Falls nor Rapid City, are eligible to receive an allocation of Neighborhood Stabilization Program (NSP) funds directly from the U.S. Department of Housing and Urban Development (HUD). The State of South Dakota is entitled to an allocation amount of $19.6 million.
The NSP funds, administered by the South Dakota Housing Development Authority (SDHDA), will be targeted to areas of greatest demonstrated need. The areas of greatest need will be determined by giving priority emphasis and consideration to those areas of the state that have the greatest percentage and number of home foreclosures, highest number and percentage of homes financed by a subprime mortgage related loan, and areas identified as likely to face a significant rise in the rate of home foreclosures.
While the number of foreclosures and sub-prime mortgages in South Dakota are substantially less than other areas around the country, there are a number of foreclosures and sub-prime mortgages that do exist with the highest concentration in the Sioux Falls Metropolitan Statistical Area (MSA) and Rapid City HUD Metro FMR Area (HMFA).
Foreclosures-The primary factor in determining a targeted area of demonstrated need is the number and percentage of foreclosures. As documented in the foreclosure information located on the NSP website, Minnehaha, Pennington, and Meade counties have the highest estimated number of foreclosures. Every county in South Dakota has at least one foreclosure with the exception of Jones County. As of November 3, 2008, there were 19 HUD foreclosed homes in South Dakota of which nine are located in the community of Sioux Falls, two in the community of Clark and the remaining units in eight additional communities. There were no FDIC or US Army Corps of Engineers properties for sale. REOTrans.com, which is a national foreclosure listing for banks and institutions, indicated an additional 22 foreclosed homes for sale with eight homes in Sioux Falls, three in Rapid City, two in both communities of Piedmont and Black Hawk and the remaining seven homes located in seven different communities.
Following are the counties with greatest number of estimated foreclosures per HUD data.
Counties with more than 500 foreclosures:
Minnehaha Pennington
Counties with more than 100 foreclosures:
Codington Lincoln Meade
Counties with more than 50 foreclosures:
Beadle Brookings Brown Butte Clay Davison Turner Union
In evaluating the foreclosure rate, the counties of Shannon, Buffalo, Dewey, and Ziebach have thei>
Following are the counties with the greatest estimated foreclosure rate per HUD data.
Counties with 10 percent or greater:
Buffalo Dewey Shannon Ziebach
Counties with 5 percent or greater:
Corson Faulk Harding Jackson Sanborn Todd
Subprime Mortgages-The number and percentage of subprime mortgages is a component in the consideration of targeting areas of demonstrated need. An analysis of sub-prime mortgages is necessary to provide possible indicators of future foreclosure activity, however, sub-prime mortgages alone do not demonstrate areas of greatest need. Areas of high sub-prime mortgages will continually be monitored for potential changes; increases in foreclosures will potentially require an amendment to The Plan.
Information gathered from a private source provides an indication that there are over 4,500 subprime mortgages in the state of South Dakota and at least one subprime mortgage in every county with exception of Buffalo, Jones, Mellette, Sully, Todd and Ziebach counties. The greatest number of subprime mortgages is located in Minnehaha, Pennington and Lincoln counties. Sioux Falls is located within both Minnehaha and Lincoln counties with Rapid City being located in Pennington. While there are subprime mortgages located in nearly every

county in South Dakota, over 50 percent of the subprime mortgages are in the three counties listed previously. Per the raw data utilized for the calculation of the Neighborhood Stabilization Program Allocation, South Dakota has an estimated 7,582 subprime mortgages; however, this information is not broken down by counties or zip codes. Based on the private information gathered, one could estimate that the percentages would remain the same and the top three counties would have nearly 70 percent more subprime mortgages than originally anticipated.
Of the 4,500 subprime mortgages, it is estimated that 16.35 percent of the loans are seriously delinquent. South Dakota ranks in the bottom two or three states for number of subprime mortgages, the outstanding loan amount and subprime per capita, however, it jumps up in the ranking when reviewing the percentage of the loans that are seriously delinquent. The 16.35 percent ranks South Dakota 35th, indicating that even if the number of subprime mortgages are lower than other states, there is a greater chance of foreclosure of these homes.
Following are counties with the highest sub-prime mortgages per the private data source.
Counties with more than 500 subprime mortgages:
Lincoln Minnehaha Pennington
Counties with more than 100
subriemrgae:/&maptp>p&mgBoknsns;ns;nsp&mapbp&mnp&mbp&mns;Bonns;ns;nbp&a;pbp&ma;sapbp Davison Lawrence Meade Union
In addition, based on the same information, the State of South Dakota has a 3.3 percent rate of subprime to estimated number of mortgages. Listed below are counties experiencing a subprime rate higher than 4 percent.
Beadle Bennett Charles Mix Clay Corson Davison Douglas Fall River Harding Hyde Jerauld Kingsbury Marshall McCook Moody Sanborn Shannon Spink Stanley Tripp Turner
Future Risk-HUD has provided an Estimated Foreclosure and Abandonment Risk Score table providing information of areas of greatest need based on Census Block Groups. The scores are based on four different sources that are used to predict whether or not a neighborhood has a high or low risk for foreclosed and abandoned homes. The scores range from zero to ten, with tensuggesting a very high risk. Applicants are encouraged to utilize this data to begin reviewing the specified areas and further evaluate other data such as county records on foreclosures filings or tax foreclosures to define an area of need and appropriate activity. HUD&rsquos risk score table can be found at http://www.huduser.org/datasets/nsp_target.html. Based on this information, the following counties currently indicate a Risk Score of seven or greater:
Beadle Clark Hand Lawrence Meade Minnehaha

Distribution and and Uses of Funds:

NSP funds have been targeted to areas of greatest demonstrated need. These areas have the greatest percentage and number of home foreclosures, highest number and percentage of homes financed by a subprime mortgage related loan, and those areas identified as likely to face a significant rise in home foreclosure rates. While the number of foreclosures and sub-prime mortgages in South Dakota are substantially less than other areas around the country, there are a number of foreclosures and sub-prime mortgage in the state, with the highest concentration in the Sioux Falls and Rapid City MSAs.
Funds were originally targeted to specific counties and Indian Reservations. The NSP Plan has been amended to authorize the use of NSP funds statewide.

Definitions and Descriptions:

Definitions:
Blighted Structure-South Dakota law does not have a definition of &ldquoBlighted Structure.&rdquo Blighted Structures will be defined as physical structures exhibiting signs of deterioration or is potentially hazardous to persons or surrounding property, including but not limited to: (a) a structure that is in danger of partial or complete collapse; (b) a structure with any exterior parts that are loose or in danger of falling; or (c) a structure with any parts, such as floors, porches, railings, stairs, ramps, balconies or roofs, that are accessible and that have either collapsed, are in danger of collapsing or are unable to support the weight of normally imposed loads.
Vacant Property-South Dakota does not have a definition of &ldquoVacant Property&rdquo in the state law. Vacant Property can refer to either a building or land that for a minimum of 90 days has been:

1. unoccupied and unsecured (not prohibiting entry);
2. unoccupied and secured by other than normal means;
3. unoccupied and a dangerous structure;
4. unoccupied and condemned;
5. unoccupied and has city code violations; or
6. condemned and illegally occupied.

Vacant Property does not mean any building being constructed pursuant to a valid permit issued pursuant to the city building code and residential code for one- and two-family dwellings.
Raw land would not be defined as Vacant Property. Vacant Property could include buildings or land which was previously developed via infrastructure improvements such as roads, water, sewer, power lines, etc. However, land that has been farmland, open space, wilderness, etc. would not be defined as Vacant Property.
Abandoned-Per Federal Register Vol. 73, No. 194 dated October 6, 2008, Abandoned will be defined as follows: A home is Abandoned when mortgage or tax foreclosure proceedings have been initiated for that property, no mortgage or tax payments have been made by the property owner for at least 90 days, AND the property has been Vacant for at least 90 days.
Foreclosed-Per Federal Register Vol. 73, No. 194 dated October 6, 2008, Foreclosed will be defined as follows: A property &ldquohas been foreclosed upon&rdquo at the point that, under state or local law, the mortgage or tax foreclosure is complete. HUD generally will not consider a foreclosure to be complete until after the title for the property has been transferred from the former homeowner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with state or local law.
Affordable Rents-Affordable Rents will be defined as a tenant paying no more than 30 percent of their annual income for gross housing costs, including utility costs, with adjustments for smaller and larger families.
Land Bank-Per Federal Register Vol. 74, No. 117 dated June 19, 2009, A land bank is a governmental or nongovernmental nonprofit entity established, at least in part, to assemble, temporarily manage, and dispose of vacant land for the purpose of staand maintain, assemble, facilitate redevelopment of, market, and dispose of the land-banked properties. If the land bank is a governmental entity, it may also maintain foreclosed property that it does not own, provided it charges the owner of the property the full cost of the service or places a lien on the property for the full cost of the service.

Continued Affordability:
Depending on the type of activity and funding level, the affordability periods will vary. Affordability periods as outlined under the HOME Program 24 Code of Federal Regulations (CFR) 92.252(a), (c), (e), and (f) and 24 CFR 92.254, will be utilized for NSP funding. Applicants will indicate within their application, the number of units and the respective AMI levels to be served with the NSP funds. SDHDA will require the NSP assisted units to remain restricted to the respective AMI levels for the entire affordability period per the restrictive covenant document. Restrictive covenants will be filed on the real estate per the terms indicated below:

New Construction of Rental Housing		20 years of affordability
Single Family New Construction, Rental Housing (rehabilitation or acquisition), Homeownership Assistance or Demolition of Blighted Structures		
NSP Funding per unit -	under $15,000	5 years of affordability
	$15,000 &ndash 40,000	10 years of affordability
	Over $40,000	15 years of affordability

Housing Rehab Standards:
Housing that is rehabilitated with NSP funding must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinates at the time of project completion. All housing assisted with NSP funds must meet, at a minimum, the Housing Quality Standards in 24 CFR Part 982.401. If rehabilitation standards in effect in the locality of the project are less restrictive, or there are no rehabilitation standards then at a minimum, one of the three model codes Uniform Building Code (ICBO), National Building Code (BOCA), Standard Building Code (SBCCI); or the Council of American Building Officials (CABO) one or two family code; or the Minimum Property Standards (MPS) in 24 CFR Part 200.925 or 200.926 will apply.
Applicantsareencouraged,tothegreatestextentpossible,tostrategicallyincorporatemoderngreenbuildingandenergyefficiencyimprovementstoprovidelong-termaffordabilityandincreasesustainabilityandattractivenessofhousingandneighborhoods.

Low Income Targeting:

It is estimated that $7,644,000 (39 percent) may be allocated for housing serving individuals and families whose income does not exceed 50 percent of the area median income (AMI). Discussions are underway with nonprofit agencies and service providers to redevelop Vacant Property for permanent housing for tenant populations serving special needs and homeless. It is anticipated that approximately $5,000,000 will be used to purchase and renovate, redevelop, or newly construct housing under 24 CFR 570.201(e) to serve this targeted population. Discussions with potential applicants indicates that majority of these funds will be requested for Sioux Falls, Rapid City and Indian reservations.
To the greatest extent possible, nonprofit agencies will be encouraged to create financing mechanisms necessary to allow households of 50 percent AMI to purchase single family homes that were previously Abandoned or Foreclosed. NSP funds will also be eligible for the acquisition and rehabilitation of Abandoned or Foreclosed homes for rental units.

Acquisition and Relocation:

NSP funds are anticipated to serve households of 50 percent or less, 80 percent or less, and 120 percent or less of AMI in each of the different eligible activities.
An estimated $1,000,000 is anticipated to be used to demolish Blighted Structures, resulting in approximately 100 units across the state of South Dakota. A small number of dwelling units may be converted to rental housing with emphasis on special needs housing. However the Vacant Property may also be Blighted Structures and the cost of rehabilitation would be too costly.
In order to meet NSP program requirements, census tracts and block groups will be utilized to ensure at least 51 percent of the residents within the census tract or block group have incomes at or below 120 percent AMI, or the corresponding targeted AMI level.
Homeownership assistance and acquisition and rehabilitation of Abandoned or Foreclosed homes for resale or rental are anticipated to serve more households of 120 percent AMI. Under the eligible use of purchase and rehabilitate residential properties that have been Abandoned or Foreclosed and redevelopment of demolished or Vacant Property, it is anticipated that a majority of the funds will be utilized to serve households that do not exceed 50 percent AMI. There is strong public interest in providing housing opportunities for special needs or homeless populations, creating an estimated 65 units of permanent housing for households at or below 50 percent AMI, 43 units for 80 percent AMI and 35 units for 120 percent AMI. Since 50 percent of the current foreclosures are located in Sioux Falls and Rapid City, it is estimated that 50 percent of the NSP funds for this activity will be utilized in these two communities.
For the total activities it is anticipated that 85 units and $7,644,000 million of the funding will be utilized for households of 50 percent AMI or less. An additional 73 housing units and $5,761,000 million of NSP funds will be for households of 80 percent AMI or less. The remaining $4,235,000 million will be targeted for households of 120 percent of AMI or less.
Capacity of nonprofit agencies, developers and changes within community needs will dictate the need to further evaluate the estimated funding and AMI levels for the specified activities.

Public Comment:

SDHDA posted the second Amended NSP Plan on its website on February 10, 2010. The 15 day public comment period began on the 10th and ended at 5:00 p.m. CT on February 24, 2010. Notice of the public comment period appeared in the daily newspapers and a statewide press release was sent to TV, print, and radio media.
SDHDA received no written comments for the February 2010 comment period.
SDHDA posted the first Amended NSP Plan on its website on August 19, 2009. The 15 day public comment period began on the 19th and ended at 5:00 p.m. CT on September 2, 2009. Notice of the public comment period appeared in the daily newspapers and a statewide press release was sent to TV, print, and radio media. .
Written comments for the August and September 2009 comment period are as follows:
Two written comments were received in regards to not permitting NSP funds to be used for acquisition unless properties were foreclosed or abandoned. SDHDA received confirmation from HUD that NSP funds can only be used for acquisition when properties are foreclosed or abandoned. No changes were made to The Plan regarding these comments.

SDHDA posted the NSP Plan on its website November 10, 2008. The 15 day public comment period began on the 10th and ended at 5:00 p.m. CT on November 25, 2008. Notice of the public comment period appeared in the daily newspapers and a statewide press release was sent to TV, print, and radio media. Interested parties were also given the opportunity to discuss with SDHDA staff and comment on the NSP plan at the SDHDA annual conference held on November 18 and 19, 2008.
Written comments received for the November comment period are as follows:
One written comment indicated their appreciation for allowing NSP funds to be utilized to demolish blighted structures. No change to the NSP Plan was made.
A written comment requested incorporating in The Plan that &ldquoblighted&rdquo could be defined by a local TIF or BID ordinance. Per the Federal Register Vol. 73, No. 194, dated October 6, 2008, the NSP plan is to define a blighted structure. The Federal Register did not request definition of a blighted area. Area Median Income requirements will be utilized in determining that the proposed activities will meet the National Objective of serving households of 120 percent AMI or less.
Another written comment requested that The Plan incorporate a provision that the Governor&rsquos House could be utilized as &ldquoinfill&rdquo to redevelop demolished or vacant properties. This comment has been incorporated.
One comment was received asking that the demolition of structures such as former schools, churches or commercial building or other such facilities, for the redevelopment as housing, be defined as an authorized use under this Plan. Further clarification was made in The Plan to indicate these structures would be eligible for demolition, only if they are considered Blighted Structures.
A written comment suggested making the application process as simplified as possible. SDHDA will take this comment into consideration when drafting the application form. If other funding sourcese utilized in conjunction with NSP funds, applicants will need to follow timing and requirements of the most restrictive program. No change was made to The Plan for this comment. /p>
Two written comments were received indicating that $1 million dollars targeted to demolition activity may be insufficient. The $1 million was a calculated estimate that may be modified if necessary. HUD will not require one-for-one replacement of low- and moderate-income dwellings units that are demolished or converted for activities assisted with NSP, however, the NSP funds are to be focused on neighborhood stabilization. While demolition is an eligible activity NSP funds should be focused on providing housing opportunities for eligible households. No change was made to The Plan; however, SDHDA will monitor the dollar amount requested per activity to determine modifications at a future date, if necessary.
A written comment requested further clarification of the allocation process. Additional information was provided in The Plan to further explain this process.
A couple of written comments were in regards to the application process &ndash one concerning a point system and the second in relation to environmental reviews. No point system will be utilized with this funding source. HUD environmental reviews will be completed for each activity and the level of review will be dependent on the type of activity being requested. Additional clarification regarding the application process was incorporated into the NSP Plan. In addition, careful consideration will be given while drafting the NSP application form to ensure it will provide guidance to the applicant and outline the information needed to fulfill HUD requirements.
One commentator requested SDHDA to consider formulating a community score for each county. HUD has created an Estimated Foreclose and Abandonment Risk Score based on census tracts, which is similar to this proposal. This information can be found on the HUD website at http://www.huduser.org/datasets/nsp_target.html. In addition it is anticipated that South Dakota&rsquos information may continue to change, affecting the areas determined to have the greatest need. Based on this information, no change was made to The Plan. SDHDA would like to utilize the information currently available and remain flexible to entertain applications as demonstrated need may change.
Another written comment requested SDHDA to hold meetings with potential applicants regarding the final NSP Plan. Upon approval of the NSP Plan by HUD, SDHDA will host future meetings to further discuss NSP funding and eligible activities. No changes were made to The Plan regarding this comment.
One written comment asked if SHDA would consider all eligible activities. There are five eligible activities as outlined in HERA Section 2301 (c) (3). SDHDA will not entertain land banking as an eligible activity, so no change was made to The Plan for this comment. All other activities are outlined within The Plan.
In addition this comment further stated that The Plan should notify applicants that all eligible activities are subject to change and interpretation based on HUD&rsquos approval of The Plan and/orchanges being issued regarding the NSP Notice. This notice was incorporated into The Plan to ensure applicants are aware of these potential changes.
A written and verbal comment received was in regards to the 10 percent administration funds. The comments requestedSDHDA&rsquos consideration to allow a portion of the administration funds to be utilized by the recipient in carrying out their proposed activity. SDHDA will utilize the administration funds to cover costs associated with NSP. If SDHDA contracts with another entity to assist in administering NSP, administration funds will be utilized to pay for their services. In addition SDHDA could utilize a portion of the administration funds to fund eligible activities. Applicants will outline in their application budgets, the cost associated with administering their program or developing their project. Applicants will be compensated according to a reasonable budget as outline in their application. Additional clarification regarding the 10 percent administration funds was incorporated into The Plan for this comment.
One written comment requested clarification of &ldquovacant&rdquo. Clarification was made in The Plan to state Vacant Property can refer to a building or land.
Another written comment was in regards to demolish Blighted Structures and whether NSP funds could be utilized to acquire the property. Further clarification was provided in The Plan as follows &ldquoNSP funds can only be used for the cost of clearing the Blighted Structure. No NSP funds can be requested for purchase of the Blighted Structure unless the project also qualifies under acquisition of an Abandoned or Foreclosed property&rdquo.
A comment requested clarification on whether NSP funds could be utilized to acquire the demolished or vacant structure. NSP funds can be used to acquire demolished or Vacant Property. Further clarification was made in The Plan.
The final written comment was in regards to affordability restrictions. References to the affordability restrictions were modified in The Plan to accurately reflect the proper page.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	$41,066,937.22
Total Budget	$89,459.62	$21,644,388.26
Total Obligated	$89,459.62	$21,642,999.49

Total Funds Drawdown	$56,772.81	$20,671,056.89
Program Funds Drawdown	$0.00	$18,759,854.64
Program Income Drawdown	$56,772.81	$1,911,202.25
Program Income Received	$89,448.49	$2,042,999.49
Total Funds Expended	$30,133.33	$20,659,791.86
Match Contributed	$0.00	$25,422.41

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	$0.00	$25,422.41
Limit on Public Services	$2,940,000.00	$0.00
Limit on Admin/Planning	$1,960,000.00	$773,638.23
Limit on State Admin	$0.00	$773,638.23

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	$4,900,000.00	$8,542,099.11

Overall Progress Narrative:

Activity No. 1004-02-4 is completed and beneficiary information has been added.
Program income has been received from activity No. 1039-00-2; 1008-05-2; 1008-04-0; 1004-02-4; and 1022-00-4.
Administration budget has been increased as a result of receiving program income.
Activity No. 1033-01-4 continues to actively seek a homebuyer; current interested party is waiting for financing approval.
Activity No. 1014-00-4 has potential homebuyer; processing final invoices and preparing for closing next quarter.
Activity No. 1021-07-4 is nearing completion with additional disbursements during this quarter. Potential homebuyers are being qualified for potential purchase.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Homeownership Assistance	$0.00	$63,853.02	$63,853.02
2, Acquisition	$0.00	$4,898,819.91	$4,546,316.47
3, Clearance and Demolition	$0.00	$241,054.00	$144,239.23
4, Redevelopment/Reconstruction	$0.00	$14,315,570.41	$12,762,609.95

5, Administration	$0.00	$1,537,546.60	$656,680.42
6, Land Banking	$0.00	$586,155.55	$586,155.55
9999, Restricted Balance	$0.00	$0.00	$0.00

Activities

Project # / Title: 2 / Acquisition

Grantee Activity Number:	**1008-04-2**
Activity Title:	**Black Hills HFH - 421 Idaho**

Activitiy Category:
Acquisition - general

Activity Status:
Completed

Project Number:
2

Project Title:
Acquisition

Projected Start Date:
01/01/2010

Projected End Date:
02/28/2011

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Black Hills Area Habitat for Humanity

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	$124,878.00
Total Budget	$0.00	$124,878.00
Total Obligated	$0.00	$124,878.00
Total Funds Drawdown	$0.00	$124,878.00
Program Funds Drawdown	$0.00	$124,878.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$3,750.00	$3,750.00
Total Funds Expended	$0.00	$124,878.00
Match Contributed	$0.00	$0.00

Activity Description:

Acquisition and rehabilitation of 1 foreclosed single family home for sale to homebuyer at or below 60% AMI.

Location Description:

421 East Idaho Street, Rapid City (Pennington County)

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# of Parcels acquired voluntarily	0	1/1
Total acquisition compensation to	0	100000/100000

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Personal Funds	$946.00
Total Other Funding Sources	$946.00

Grantee Activity Number:	1008-05-2
Activity Title:	Black Hills HFH - 4218 W Chicago

Activitiy Category:
Acquisition - general

Activity Status:
Completed

Project Number:
2

Project Title:
Acquisition

Projected Start Date:
08/01/2010

Projected End Date:
09/01/2011

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Black Hills Area Habitat for Humanity

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	$157,656.20
Total Budget	$0.00	$157,656.20
Total Obligated	$0.00	$157,656.20
Total Funds Drawdown	$0.00	$157,656.20
Program Funds Drawdown	$0.00	$157,656.20
Program Income Drawdown	$0.00	$0.00
Program Income Received	$6,239.16	$12,478.32
Total Funds Expended	$0.00	$157,656.20
Match Contributed	$0.00	$0.00

Activity Description:

Acquisition and rehabilitation of a foreclosed single family home for sale to a homebuyer at or below 60% AMI.

Location Description:

4218 West Chicago, Rapid City, South Dakota (Pennington County)

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1
# of Parcels acquired voluntarily	0	1/1
Total acquisition compensation to	0	117900/100000

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Singlefamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/1	1/1	100.00
# Owner Households	0	0	0	0/0	1/1	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	1030-00-2-L
Activity Title:	Parkview Villa (fka Heritage Court)

Activitiy Category:
Acquisition - general

Activity Status:
Completed

Project Number:
2

Project Title:
Acquisition

Projected Start Date:
04/29/2010

Projected End Date:
08/31/2011

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:
02/21/2014

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Parkview Villa, Inc.

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	$1,307,439.00
Total Budget	$0.00	$1,307,439.00
Total Obligated	$0.00	$1,307,439.00
Total Funds Drawdown	$0.00	$1,307,439.00
Program Funds Drawdown	$0.00	$1,203,174.61
Program Income Drawdown	$0.00	$104,264.39
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$1,307,439.00
Parkview Villa, Inc.	$0.00	$1,307,439.00
Match Contributed	$0.00	$0.00

Activity Description:

Acquisition and rehabilitation of a foreclosed, multifamily structure containing 34 units of rental housing. 30 of the 34 total units will be targeting to households at or below 50% AMI. Effective 9/29/11, the total budget was increased due to higher costs for rehab.

Location Description:

105 SE Front Avenue, Wagner (Charles Mix County), SD

Activity Progress Narrative:

Activity is completed and occupied by income-eligible tenants.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	1/1
# of Parcels acquired voluntarily	1	1/1
Total acquisition compensation to	600000	600000/712500

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	27	27/30
# of Multifamily Units	27	27/30

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	27	0	27	27/30	0/0	27/30	100.00
# Renter Households	27	0	27	27/30	0/0	27/30	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Other Loan Source	$190,094.00
Total Other Funding Sources	$190,094.00

Grantee Activity Number:	1039-00-2
Activity Title:	Pleasant Hill Village

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
2

Project Title:
Acquisition

Projected Start Date:
04/28/2011

Projected End Date:
10/01/2012

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:
02/03/2014

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Sakura, LLC

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	$560,421.05
Total Budget	$0.00	$560,421.05
Total Obligated	$0.00	$560,421.05
Total Funds Drawdown	$0.00	$560,421.05
Program Funds Drawdown	$0.00	$520,511.11
Program Income Drawdown	$0.00	$39,909.94
Program Income Received	$4,125.00	$24,750.00
Total Funds Expended	$0.00	$560,421.05
Sakura, LLC	$0.00	$560,421.05
Match Contributed	$0.00	$0.00

Activity Description:

This activity involves the acquisition and rehabilitation of a foreclosed, multifamily property consisting of 8 six-plex buildings containing 48 townhouse units. 12 of the 48 units are targeted to households at or below 50% AMI.

Location Description:

1714 North 7th Street, Rapid City, SD (Pennington County)

Activity Progress Narrative:

The activity is completed and NSP units occupied by income-eligible tenants.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	2/1
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	12	24/12
# of Multifamily Units	12	24/12

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	12	0	12	12/12	0/0	12/12	100.00
# Renter Households	12	0	12	12/12	0/0	12/12	100.00

Activity Locations

Address	City	County	State	Zip	Status / Accept

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Lender Loan	$1,600,000.00
Other Loan Source	$200,000.00
Personal Funds	$262,237.00
Total Other Funding Sources	$2,062,237.00

Project # / Title: 4 / Redevelopment/Reconstruction

Grantee Activity Number: 1004-02-4
Activity Title: NHS-Redevelopment of Vacant Property-Wall

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Under Way

Project Number:
4

Project Title:
Redevelopment/Reconstruction

Projected Start Date:
05/01/2009

Projected End Date:
12/31/2010

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:
05/22/2014

National Objective:
NSP Only - LMMI

Responsible Organization:
NeighborWorks Dakota Home Resources

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	$151,293.00
Total Budget	$0.00	$151,293.00
Total Obligated	$0.00	$151,293.00
Total Funds Drawdown	$0.00	$131,155.33
Program Funds Drawdown	$0.00	$131,155.33
Program Income Drawdown	$0.00	$0.00
Program Income Received	$73,155.33	$73,155.33
Total Funds Expended	$0.00	$131,155.33
NeighborWorks Dakota Home Resources	$0.00	$131,155.33
Match Contributed	$0.00	$25,422.41

Activity Description:

Acquisition and demolition of 1 vacant blighted single family home (Activity No. 1004-02-3). Cleared lot will be redeveloped (1004-02-4) with a single family home for sale to a household at or below 120% AMI.

Location Description:

605 Glenn Street, Wall, Pennington County, SD

Activity Progress Narrative:

The home was sold to an eligible household on May 22, 2014. NSP proceeds received were $73,155.33.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
#Sites re-used	1	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/1
# of Singlefamily Units	1	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	1/0	1/1	100.00
# Owner Households	0	1	1	0/0	1/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Lender Loan	$8,370.79
Total Other Funding Sources	$8,370.79

Grantee Activity Number:	1011-00-4-L
Activity Title:	LaCrosse Apartments - 25%

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
4

Project Title:
Redevelopment/Reconstruction

Projected Start Date:
05/01/2009

Projected End Date:
12/31/2010

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
Pennington County Housing and Redevelopment

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	$340,668.00
Total Budget	$0.00	$340,668.00
Total Obligated	$0.00	$340,668.00
Total Funds Drawdown	$0.00	$340,668.00
Program Funds Drawdown	$0.00	$340,668.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$340,668.00
Match Contributed	$0.00	$0.00

Activity Description:

The overall project will involve the new construction of 10 townhomes to replace a previously demolished, blighted multi-family rental building. This will be a public housing project.
Effective August 1, 2010, Activity No. 1011-00-4 has been amended to represent all expended funds, to date, and the unexpended funds for the 7 units that exceed 50% AMI and Activity No. 1011-00-4-L has been created for the pro-rated share of unexpended funds for the 3 units that will be targeted to households at or below 50% AMI.

Location Description:

101 and 115 North LaCrosse Street, Rapid City, Pennington County, South Dakota

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/3
# of Multifamily Units	0	3/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/3	0/0	3/3	100.00
# Renter Households	0	0	0	3/3	0/0	3/3	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	1021-07-4
Activity Title:	Wicoti Project - Lot 13

Activitiy Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
4

Project Title:
Redevelopment/Reconstruction

Projected Start Date:
07/01/2009

Projected End Date:
08/31/2011

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Oglala Sioux Tribe Partnership for Housing, Inc.

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	$116,030.00
Total Budget	$0.00	$116,030.00
Total Obligated	$0.00	$116,030.00
Total Funds Drawdown	$21,060.11	$95,104.24
Program Funds Drawdown	$0.00	$70,242.67
Program Income Drawdown	$21,060.11	$24,861.57
Program Income Received	$0.00	$0.00
Total Funds Expended	$21,060.11	$110,478.69
Oglala Sioux Tribe Partnership for Housing, Inc.	$21,060.11	$110,478.69
Match Contributed	$0.00	$0.00

Activity Description:

The project involves the new construction of a single family home on a vacant lot within an existing neighborhood. The home will be sold to a household at or below 80% AMI.

Location Description:

Lot 13, Fraggle Rock/Old Golf Course Subdivision, Pine Ridge, Shannon County, SD

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Personal Funds	$2,300.00
Total Other Funding Sources	$2,300.00

Grantee Activity Number:	1022-00-4
Activity Title:	Black Hills Workshop Foundation Homes

Activitiy Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Completed

Project Number:
4

Project Title:
Redevelopment/Reconstruction

Projected Start Date:
08/11/2009

Projected End Date:
08/31/2011

Benefit Type:
Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
Black Hills Workshop Foundation

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	$15,500.00
Total Budget	$0.00	$15,500.00
Total Obligated	$0.00	$15,500.00
Total Funds Drawdown	$0.00	$15,500.00
Program Funds Drawdown	$0.00	$15,498.95
Program Income Drawdown	$0.00	$1.05
Program Income Received	$2,179.00	$2,179.00
Total Funds Expended	$0.00	$15,500.00
Match Contributed	$0.00	$0.00

Activity Description:

Acquisition of a vacant property to be redeveloped into 10 rental units for persons with disabilities - 5 market rate units (1 targeted to 120% AMI or less) and 5 units targeted to households at or below 50% AMI.
Effective August 1, 2010, Activity No. 1022-00-4 has been amended to represent all expended funds and the unexpended funds for the 5 units that exceed 50% AMI and Activity No. 1022-00-4-L has been created for the pro-rated share of unexpended funds for the 5 units that will be targeted to households at or below 50% AMI.

Location Description:

702 Allen Avenue, Rapid City (Pennington County)

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/1
# of Multifamily Units	0	1/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/0	0/0	1/1	100.00
# Renter Households	0	0	0	1/0	0/0	1/1	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
Personal Funds	$335,000.00
Total Other Funding Sources	$335,000.00

Project # / Title: 5 / Administration

Grantee Activity Number:	**1000**
Activity Title:	**Administration**

Activitiy Category:
Administration

Activity Status:
Under Way

Project Number:
5

Project Title:
Administration

Projected Start Date:
05/01/2009

Projected End Date:
03/05/2013

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
South Dakota Housing Development Authority1

Overall	Apr 1 thru Jun 30, 2014	To Date
Total Projected Budget from All Sources	N/A	$1,538,935.37

Total Budget	$89,459.62	$1,538,935.37
Total Obligated	$89,459.62	$1,537,546.60
Total Funds Drawdown	$35,712.70	$773,638.23
Program Funds Drawdown	$0.00	$656,680.42
Program Income Drawdown	$35,712.70	$116,957.81
Program Income Received	$0.00	$65.41
Total Funds Expended	$9,073.22	$746,998.75
South Dakota Housing Development Authority1	$9,073.22	$746,998.75
Match Contributed	$0.00	$0.00

Activity Description:

Administration of the Neighborhood Stabilization Program (NSP) in South Dakota. The grantee will use the designated program funds and 10% of all program income for this activity.

Location Description:

NSP funds have been targeted to areas of greatest demonstrated need. These areas have the greatest percentage and number of home foreclosures, highest number and percentage of homes financed by a subprime mortgage related loan, and those areas identified as likely to face a significant rise in home foreclosure rates. While the number of foreclosures and sub-prime mortgages in South Dakota are substantially less than other areas around the country, there are a number of foreclosures and sub-prime mortgage in the state, with the highest concentration in the Sioux Falls and Rapid City MSAs. Funds were originally targeted to specific counties and Indian Reservations. The NSP Plan has been amended to authorize the use of NSP funds statewide.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	County	State	Zip	Status / Accept

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	