

# Action Plan

**Grantee: South Dakota**

**Grant: B-11-DN-46-0001**

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|                                 |                       |
|---------------------------------|-----------------------|
| <b>LOCCS Authorized Amount:</b> | \$ 5,000,000.00       |
| <b>Grant Award Amount:</b>      | \$ 5,000,000.00       |
| <b>Status:</b>                  | Reviewed and Approved |
| <b>Estimated PI/RL Funds:</b>   | \$ 149,295.86         |
| <b>Total Budget:</b>            | \$ 5,149,295.86       |

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## Funding Sources

| <b>Funding Source</b>                   | <b>Funding Type</b>         |
|---|-----------------------------|
| HOME Funds                              | Other Federal Funds         |
| Municipality Funds                      | City Funds                  |
| Low Income Housing Trust Funds          | Other Private Funds         |
| Local Community Development Corporation | Other Private Funds         |
| Owner Funds/Equity                      | Personal Funds              |
| Lender Loan                             | Financial Institution Money |

## Narratives

### Summary of Distribution and Uses of NSP Funds:

Grantee originally conducted a pre-application process to determine the potential demand for NSP3 funds, areas of demand, and to obtain needs information for potential NSP3 projects based on the activities proposed and local market information. The pre-applications which were received contained eligible census tracts and areas with HUD needs scores ranging from 7 to 11, high delinquency rates, or a high percentage of high cost mortgages. The grantee received pre-applications from thirteen (13) interested parties for fifteen (15) proposed projects which would produce 167 housing units. The pre-applications requested \$10.3 million NSP3 funds, with total overall projects costs of \$17 million. Pre-applications were received for projects to be located in the following counties: Campbell, Minnehaha, Pennington, Perkins, and Turner. Based on the HUD designated needs score and the number of housing units located in the counties of Minnehaha, Pennington, and Turner, it was anticipated that eligible census tracts within those areas would be given the highest priority when selecting projects. Other counties which have census tracts that meet the minimum needs score of 7 would also receive consideration.

HUD approved the first amended Action Plan on March 15, 2011. The parties that had previously submitted pre-applications were invited to submit a full for consideration and to be used for drafting the second amended Action Plan. Nine applications were received and two were deemed ineligible. This amended Action Plan proposes to utilize 10% of NSP3 funds for program administration, 7% for homeowner activities targeted to households at or below 120% AMI, and 83% for rental housing activities. Properties will be located within eligible areas of Sioux Falls and Rapid City (Minnehaha and Pennington Counties, respectively). Target areas are designated as Neighborhoods ID'd as 401, Minn Co (460990003), Minn Co (46-099-0001), Penn Co (46-103-0103) and Penn Co (46-103-0104) in the NSP mapping tool, and can also be viewed on SDHDA's webpage ([www.sdhda.org](http://www.sdhda.org)).

The fifteen day public comment period for the second amended Action Plan was held from May 31, 2011, through 5:00 CDT June 15, 2011. Notice of the public comment period was publicized by placing a paid ad in each of the daily newspapers, releasing a statewide press release that was sent to TV, print and radio media, in addition to the notice on SDHDA's website. No comments were received.

On May 22, 2012, SDHDA Board of Commissioners authorized an Action Plan amendment which (1) consolidates the Minnehaha County target area maps into one map which expands the overall target area by several city blocks (Neighborhood ID: Combined Minnehaha County) and adds the city of Centerville as an eligible target area (Neighborhood ID: City of Centerville). The Board of



Commissioners further authorized the publication of the proposed Action Plan amendment for the fifteen day public comment period. The fifteen day public comment period for the third amended Action Plan expired 5:00 CDT June 29, 2012. Notice of the public comment period was publicized by placing a paid ad in daily newspapers, releasing a statewide press release, and placing the notice on SDHDA's website. No comments were received.

**How Fund Use Addresses Market Conditions:**

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 (NSP3) 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 \$5.0 million. While the number of foreclosures and subprime mortgages in South Dakota are substantially less than other areas around the country, there are a number of foreclosures and subprime mortgages that do exist with the highest concentration in the Sioux Falls Metropolitan Statistical Area (MSA) and Rapid City HUD Metro FMR Area (HMFA). As documented in the data provided by HUD, all but 10 counties in South Dakota have at least one foreclosure. As of January 25, 2011, there were 29 HUD foreclosed homes in South Dakota of which 12 are located in the community of Sioux Falls, two in the community of Rapid City, two in the community of Madison, and the remaining units in thirteen additional communities. REOTrans.com, which is a national foreclosure listing for banks and institutions, indicated an additional 28 foreclosed homes for sale with three homes in Sioux Falls, six in Rapid City, two each in the communities of Hot Springs, Spearfish, and Watertown, and the remaining thirteen homes located in thirteen different communities. South Dakota Housing Development Authority as lender for the First-time Homebuyer Program has an additional 79 foreclosed homes for sale. There are 18 homes in Sioux Falls, five homes in each of the communities of Rapid City, Mitchell and Yankton, with four or fewer homes in an additional 32 communities across the state. Following are the counties with the greatest number of estimated foreclosure starts per HUD data: Foreclosure starts exceeding 300: Minnehaha and Pennington Counties Foreclosure starts exceeding 50: Codington, Davison, Lawrence, and Meade Counties South Dakota Housing Development Authority has approximately 222 loans that have started or are in the process of foreclosure. Of these loans, 50% are located in the counties of Minnehaha and Lincoln, 7% in Pennington County, with the remaining 43% located in an additional 29 counties. The percentage of subprime mortgages is a component in the consideration of targeting areas of demonstrated need. An analysis of subprime or high cost mortgages, based on the HUD data, is necessary to provide possible indicators of future foreclosure activity; however, subprime mortgages alone do not demonstrate areas of greatest need. Areas of high subprime mortgages will continually be monitored for potential changes and increases in foreclosures will potentially require an amendment to the Plan. Following are the counties containing census tracts with the highest percentage of high cost mortgages based on the HUD data: Bennett, Buffalo, Corson, Dewey, Fall River, Faulk, Grant, Harding, Lyman, Mellette, Shannon, Todd, and Ziebach. Additional consideration must be made when identifying areas likely to face a significant rise in the rate of home foreclosures. The HUD data provides the percentage of decline in home values since the peak value was reached for the county. The following counties show a decline in value exceeding 2.4%: Lincoln, McCook, Meade, Minnehaha, Pennington, and Turner Counties The primary factor used by grantee to establish areas of greatest need is the needs score established by HUD, which takes into account the areas with the greatest number of foreclosure starts, high cost mortgages and number of delinquencies. There are 29 counties within the state of South Dakota containing census tracts which meet HUD's minimum needs score for South Dakota, with scores ranging from the state minimum of 7 to a high score of 17. HUD's methodology utilized a formula to establish a needs score, down to the census tract level, based on the rate of subprime loans, increased unemployment rate

**Ensuring 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 NSP3 funding. Applicants will indicate within their application, the number of units and the respective AMI levels to be served with the NSP3 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:

|  |                           |
|--|---------------------------|
| NSP3 Funding per unit - under \$15,000 | 5 years of affordability  |
| \$15,000 to 40,000                     | 10 years of affordability |
| Over \$40,000                          | 15 years of affordability |

**Definition of Blighted Structure:**

South Dakota law does not have a definition of Blighted Structure. 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.

**Definition of Affordable Rents:**

Affordable Rents will be defined as a tenant typically paying no more than 30 percent of their annual income for gross housing costs, including utility costs, with adjustments for smaller and larger families.

### Housing Rehabilitation/New Construction Standards:

Housing that is rehabilitated with NSP3 funding must meet all applicable local codes, rehabilitation standards, ordinances, and zoning ordinances. All housing assisted with NSP3 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.

Grantee will further impose the additional HUD-imposed requirements, as follows:

- All gut rehabilitation or new construction (i.e., general replacement of the interior of a building that may or may not include changes to structural elements such as flooring systems, columns or load bearing interior or exterior walls) of residential buildings up to three stories must be designed to meet the standard for Energy Star Qualified New Homes.
- All gut rehabilitation or new construction of mid- or high-rise multifamily housing must be designed to meet American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2004, Appendix G plus 20 percent (which is the Energy Star standard for multifamily buildings piloted by the Environmental Protection Agency and the Department of Energy).
- Other rehabilitation must meet these standards to the extent applicable to the rehabilitation work undertaken, e.g., replace older obsolete products and appliances (such as windows, doors, lighting, hot water heaters, furnaces, boilers, air conditioning units, refrigerators, clothes washers and dishwashers) with Energy Star-46 labeled products.
- Water efficient toilets, showers, and faucets, such as those with the WaterSense label, must be installed.
- Where relevant, the housing should be improved to mitigate the impacts of disasters (e.g., earthquake, hurricane, flooding, fires).

Applicants are also encouraged to adoption energy efficient and environmentally-friendly green elements as part of relevant activities. Attachment C to the NSP3 Notice, located at [http://hudnsphelp.info/media/resources/NSP3FederalRegisterNotice\\_October192010.pdf](http://hudnsphelp.info/media/resources/NSP3FederalRegisterNotice_October192010.pdf), describes in more detail how energy efficient and environmentally-friendly green elements could be incorporated and additional tools on incorporating green rehabilitation standards can be found on the NSP Resource Exchange at [www.hud.gov/nspta](http://www.hud.gov/nspta).

### Vicinity Hiring:

Developers will be required, to the maximum extent possible, to provide for vicinity hiring with a preference for hiring parties located within the eligible census tracts.

### Procedures for Preferences for Affordable Rental Dev.:

During the application round, projects will be selected based on the areas of greatest need by giving priority emphasis and consideration in the following order:

1. Applications received for those areas of the state that have the greatest HUD designated needs score,
2. Rental projects,
3. Projects with the greatest percentage of units designated to providing housing to households with incomes at or below 50% AMI,
4. Applicants who have a demonstrated capacity to complete the proposed project within the timeframes required and have experience with federal programs,
5. Readiness to proceed,
6. Projects located in areas with high foreclosure rates or a high percentage of high cost mortgages.

### Grantee Contact Information:

Lorraine Polak  
South Dakota Housing Development Authority  
P.O. Box 1237  
Pierre, SD 57501  
Telephone: 605/773-3181  
Email: [lorraine@sdhda.org](mailto:lorraine@sdhda.org)

## Project Summary

| Project # | Project Title            | Grantee Activity # | Activity Title                              |
|-----------|--------------------------|--------------------|---|
| 32        | Acq of F/C with Rehab or | 3003-01-2          | Pennington County Homebuyer/Resale          |
|           |                          | 3004-00-2-L        | NSP3<br>Duluth Heights Apartments - 50% AMI |



|      |                                 |             |  |
|------|---------------------------------|-------------|--|
|      |                                 | 3008-01-2   | Dakota Enhancement - 80%                 |
|      |                                 | 3008-01-2-L | Dakota Enhancement - 50%                 |
| 33   | Demolition                      | 3005-00-3-L | East 5th Home-Demolition                 |
|      |                                 | 3009-00-3-L | Indiana (fka Highland) Home - Demolition |
|      |                                 | 3010-00-3-L | HFH Affordable Housing-Demolition        |
| 34   | Redevelopment/Reconstruction of | 3002-01-4   | 2123 E 30th - HFH Twin Homes             |
|      |                                 | 3002-02-4   | 2125 E 30th - HFH Twin Homes             |
|      |                                 | 3005-00-4-L | East 5th Home-50% AMI                    |
|      |                                 | 3006-00-4-L | South Grange Home - 50% AMI              |
|      |                                 | 3007-00-4-L | Spring Centre (fka Wilbur Apts) - 50%    |
|      |                                 | 3009-00-4-L | Indiana (fka Highland) Home - 50% AMI    |
|      |                                 | 3010-00-4-L | HFH Affordable Housing-Redevelopment     |
|      |                                 | 3011-00-4   | Centerville Rehab Project                |
|      |                                 | 3012-00-4   | Unity House - 509 S 4th Avenue (80%)     |
|      |                                 | 3012-00-4-L | Unity House - 509 S 4th Avenue (50%)     |
|      |                                 | 3013-00-4   | Habitat of Sioux Falls - Rehabilitation  |
|      |                                 | 3014-00-4   | Spring Pointe Apartments                 |
|      |                                 | 3015-00-4   | Highland Five Homes                      |
|      |                                 | 3016-00-4   | Sioux Falls Ministry Housing             |
| 35   | Administration - NSP3           | 3001        | Administration - NSP3                    |
| 9999 | Restricted Balance              |             | <i>No activities in this project</i>     |



# Activities

**Project # / Title:** 32 / Acq of F/C with Rehab or Demo/Recons

**Grantee Activity Number:** 3003-01-2  
**Activity Title:** Pennington County Homebuyer/Resale NSP3

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 32

**Projected Start Date:**  
 03/15/2011

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**  
 Cancelled

**Project Title:**  
 Acq of F/C with Rehab or Demo/Recons

**Projected End Date:**  
 03/15/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 0.00

**Benefit Report Type:**  
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Owner Households     |       |     |     | 0.0      |
| # of Households        |       |     |     | 0.0      |

| Proposed Accomplishments | Total |
|--------------------------|-------|
| # of Singlefamily Units  |       |
| # of Housing Units       |       |
| #Low flow showerheads    | 2     |



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

NeighborWorks Dakota Home Resources

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

NeighborWorks Dakota Home Resources

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 0.00

**Funding Source Name**

Owner Funds/Equity

**Matching Funds**

No

**Funding Amount**

\$ 0.00

**Location Description:**

Properties will be acquired in areas in Pennington County, SD, with HUD designated needs scores at or above the state minimum of 7. Actual locations will be added when properties are acquired.

**Activity Description:**

This activity will involve the acquisition of foreclosed residential properties. If blighted, the activity will involve demolition and redevelopment of housing. If not blighted, the activity will only involve rehabilitation. These units will be targeted to households at or below 120% AMI.

Rehabilitating or removing blighted properties and creating new affordable housing opportunities will positively impact the areas of need in South Dakota.

**Environmental Assessment:**

**Environmental Reviews:** None



**Grantee Activity Number: 3004-00-2-L**  
**Activity Title: Duluth Heights Apartments - 50% AMI**

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 32

**Projected Start Date:**  
 03/15/2011

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**  
 Under Way

**Project Title:**  
 Acq of F/C with Rehab or Demo/Recons

**Projected End Date:**  
 03/15/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 697,234.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 99,500.00  
**Total Funds:** \$ 796,734.00

**Benefit Report Type:**  
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households    | 11    | 11  |     | 100.00   |
| # of Households        | 11    | 11  |     | 100.00   |

| Proposed Accomplishments          | Total |
|-----------------------------------|-------|
| # of Multifamily Units            | 11    |
| # of Housing Units                | 11    |
| # ELI Households (0-30% AMI)      |       |
| #Units & other green              | 11    |
| #Low flow showerheads             | 11    |
| #Low flow toilets                 | 11    |
| #Refrigerators replaced           | 11    |
| #Replaced hot water heaters       | 11    |
| #Additional Attic/Roof Insulation | 11    |
| #Energy Star Replacement Windows  | 22    |
| # of Properties                   | 1     |



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Sioux Falls Housing Corporation

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Sioux Falls Housing Corporation

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 796,734.00

**Funding Source Name**

Owner Funds/Equity

**Matching Funds**

No

**Funding Amount**

\$ 99,500.00

Low Income Housing Trust Funds

No

\$ 0.00

**Location Description:**

322 South Duluth, Sioux Falls, SD 57104 (Minnehaha County) Census Tract: 46-099-0007 (Needs Score 11)

**Activity Description:**

This activity will involve the acquisition of a foreclosed, vacant multifamily property in need of substantial rehabilitation. All units will be targeted to households at or below 50% AMI. Rehabilitating this property will create new affordable housing opportunities and will positively impact this area.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None





**Grantee Activity Number:** 3008-01-2  
**Activity Title:** Dakota Enhancement - 80%

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 32

**Projected Start Date:**  
 03/15/2011

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Completed

**Project Title:**  
 Acq of F/C with Rehab or Demo/Recons

**Projected End Date:**  
 03/15/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 304,544.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 304,544.00

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households    | 6     |     | 6   | 100.00   |
| # of Households        | 6     |     | 6   | 100.00   |

| Proposed Accomplishments         | Total |
|----------------------------------|-------|
| # of Multifamily Units           | 6     |
| # of Housing Units               | 6     |
| #Low flow showerheads            | 6     |
| #Low flow toilets                | 6     |
| #Replaced hot water heaters      | 6     |
| #Energy Star Replacement Windows | 10    |

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Dakota Enhancement, LLC

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
|--------------------------|-------------------|-----------------|



**Location Description:**

401 North Western Avenue, Sioux Falls, SD (Minnehaha County) Neighborhood ID 401 in the NSP mapping tool (Needs Score 10.12).

**Activity Description:**

This activity will involve the acquisition/rehabilitation of a foreclosed multifamily property containing 24 total housing units, with 11 units designated as NSP units targeted to households with incomes at or below 50% AMI (Activity No. 3008-01-2-L) and 6 units designated as NSP units targeted to households with incomes at or below 80% AMI (Activity No. 3008-01-2). This activity will retain the affordable housing opportunity in Sioux Falls and the rehabilitation will positively impact the neighborhood.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** 3008-01-2-L  
**Activity Title:** Dakota Enhancement - 50%

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

32

**Projected Start Date:**

03/15/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Acq of F/C with Rehab or Demo/Recons

**Projected End Date:**

03/15/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 565,582.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 353,000.00

**Total Funds:** \$ 918,582.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 11           | 11         |            | 100.00          |
| # of Households     | 11           | 11         |            | 100.00          |

**Proposed Accomplishments**

|                                  | <b>Total</b> |
|----------------------------------|--------------|
| # of Multifamily Units           | 11           |
| # of Housing Units               | 11           |
| # ELI Households (0-30% AMI)     |              |
| #Low flow showerheads            | 11           |
| #Low flow toilets                | 11           |
| #Replaced hot water heaters      | 11           |
| #Energy Star Replacement Windows | 18           |
| # of Properties                  | 1            |



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Dakota Enhancement, LLC

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization  | Organization Type | Proposed Budget |
|---------------------------|-------------------|-----------------|
| Dakota Enhancement, LLC   | Unknown           | \$ 565,582.00   |
| Funding Source Name       | Matching Funds    | Funding Amount  |
| <b>Lender Loan</b>        | No                | \$ 350,000.00   |
| <b>Owner Funds/Equity</b> | No                | \$ 3,000.00     |

**Location Description:**

401 North Western Avenue, Sioux Falls, SD (Minnehaha County) Neighborhood ID 401 in the NSP mapping tool (Needs Score 10.12).

**Activity Description:**

This activity will involve the acquisition/rehabilitation of a foreclosed multifamily property containing 24 total housing units, with 11 units designated as NSP units targeted to households with incomes at or below 50% AMI (Activity No. 3008-01-2-L) and 6 units designated as NSP units targeted to households with incomes at or below 80% AMI (Activity No. 3008-01-2). This activity will retain the affordable housing opportunity in Sioux Falls and the rehabilitation will positively impact the neighborhood.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Project # / Title: 33 / Demolition**

**Grantee Activity Number:** 3005-00-3-L  
**Activity Title:** East 5th Home-Demolition

**Activity Type:**  
Clearance and Demolition

**Project Number:**  
33

**Projected Start Date:**  
03/15/2011

**Activity Status:**  
Completed

**Project Title:**  
Demolition

**Projected End Date:**  
03/15/2013



**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

|   |             |
|---|-------------|
| <b>Total Budget:</b>                        | \$ 5,000.00 |
| <b>Most Impacted and Distressed Budget:</b> | \$ 0.00     |
| <b>Other Funds:</b>                         | \$ 0.00     |
| <b>Total Funds:</b>                         | \$ 5,000.00 |

**Benefit Report Type:**

NA

**Proposed Accomplishments**

- # of Singlefamily Units
- # of Housing Units
- # of Properties

**Total**

- 1
- 1
- 1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

DakotAbilities, Inc.

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

DakotAbilities, Inc.

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 5,000.00

**Location Description:**

1404 East 5th Street, Sioux Falls, SD 57104 (Minnehaha County) Census Tract: 46-099-0003

**Activity Description:**

This overall activity involves the acquisition/demolition of a vacant, blighted single family property (Activity No. 3005-00-3) and redevelopment (Activity No. 3005-00-4) as one building containing 7 SRO units for persons with disabilities and incomes at or below 50% AMI.

This activity will create new affordable housing opportunities and will positively impact the neighborhood.

**Environmental Assessment:**

COMPLETED



**Environmental Reviews:** None

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**Grantee Activity Number:** 3009-00-3-L  
**Activity Title:** Indiana (fka Highland) Home - Demolition

**Activity Type:**  
 Clearance and Demolition

**Project Number:**  
 33

**Projected Start Date:**  
 06/30/2012

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**  
 Under Way

**Project Title:**  
 Demolition

**Projected End Date:**  
 04/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 10,000.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 10,000.00

**Benefit Report Type:**  
 Area Benefit (Census)

| Proposed Accomplishments | Total |
|--------------------------|-------|
| # of Singlefamily Units  | 1     |
| # of Housing Units       | 1     |
| # of Properties          | 1     |

|       |  |
|-------|--|
| LMI%: |  |
|-------|--|

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 DakotAbilities, Inc.

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| DakotAbilities, Inc.     | Non-Profit        | \$ 10,000.00    |

**Location Description:**  
 823 North Indiana Avenue, Sioux Falls, SD (Minnehaha County) Census Tract: 46-099-0003 (Needs Score 10)

**Activity Description:**

This overall activity involves the acquisition/demolition of a vacant, blighted single family property (Activity No. 3009-00-3) and redevelopment (Activity No. 3009-00-4) as one building containing 7 SRO units for persons with disabilities and incomes at or below 50% AMI.

This activity will create new affordable housing opportunities and will positively impact the neighborhood.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number: 3010-00-3-L**  
**Activity Title: HFH Affordable Housing-Demolition**

**Activity Type:**  
Clearance and Demolition

**Project Number:**  
33

**Projected Start Date:**  
07/01/2012

**Project Draw Block by HUD:**  
Not Blocked

**Activity Draw Block by HUD:**  
Not Blocked

**Block Drawdown By Grantee:**  
Not Blocked

**National Objective:**  
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**  
NA

**Activity Status:**  
Cancelled

**Project Title:**  
Demolition

**Projected End Date:**  
12/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 0.00

| Proposed Accomplishments | Total |
|--------------------------|-------|
| # of Singlefamily Units  | 1     |
| # of Housing Units       | 1     |
| # of Properties          | 1     |

**Activity is being carried out by Grantee:**  
No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
Habitat for Humanity - Greater Sioux Falls

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization                   | Organization Type | Proposed Budget |
|--|-------------------|-----------------|
| Habitat for Humanity - Greater Sioux Falls | Non-Profit        | \$ 6,000.00     |

**Location Description:**  
509 South Glendale Avenue, Sioux Falls, SD (Minnehaha County). Neighborhood ID: Combined Minnehaha County map (Needs Score 7.21)

**Activity Description:**

This overall activity involves the demolition of a vacant, blighted single family property (Activity No. 3010-00-3-L) and redevelopment (Activity No. 3010-00-4-L) with one single family home to be sold to a household with an income at or below 50% AMI.

This activity will provide a new affordable housing opportunity and will positively impact the neighborhood.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Project # / Title: 34 / Redevelopment/Reconstruction of Vacant Property**

**Grantee Activity Number:** 3002-01-4  
**Activity Title:** 2123 E 30th - HFH Twin Homes

**Activity Type:**

Construction of new housing

**Project Number:**

34

**Projected Start Date:**

03/15/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Completed

**Project Title:**

Redevelopment/Reconstruction of Vacant

**Projected End Date:**

03/15/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 41,680.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 62,520.00

**Total Funds:** \$ 104,200.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

|                    | Total | Low | Mod | Low/Mod% |
|--------------------|-------|-----|-----|----------|
| # Owner Households | 1     | 1   |     | 100.00   |
| # of Households    | 1     | 1   |     | 100.00   |

# of Households



| <b>Proposed Accomplishments</b> | <b>Total</b> |
|---------------------------------|--------------|
| # of Singlefamily Units         | 1            |
| # of Housing Units              | 1            |
| #Units exceeding Energy Star    | 1            |
| #Low flow showerheads           | 1            |
| #Low flow toilets               | 1            |

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Habitat for Humanity - Greater Sioux Falls

**Proposed budgets for organizations carrying out Activity:**

| <b>Responsible Organization</b>            | <b>Organization Type</b> | <b>Proposed Budget</b> |
|--|--------------------------|------------------------|
| Habitat for Humanity - Greater Sioux Falls | Non-Profit               | \$ 104,200.00          |
| <b>Funding Source Name</b>                 | <b>Matching Funds</b>    | <b>Funding Amount</b>  |
| Owner Funds/Equity                         | No                       | \$ 62,520.00           |

**Location Description:**

2123 East 30th Street North, Sioux Falls, SD 57104 (Minnehaha County) Census Tract: 46-099-0001 (Needs Score 10)

**Activity Description:**

The overall project (Activity Numbers 3002-01-4 and 3002-02-4) involves the new construction of twin homes on a vacant lot. Redevelopment of the vacant property will create 2 new units of housing initially targeted to households at or below 50% AMI. This activity will create new affordable housing opportunities and positively impact the area.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** 3002-02-4  
**Activity Title:** 2125 E 30th - HFH Twin Homes

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 34

**Projected Start Date:**  
 03/15/2011

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for  
 NSP Only

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Completed  
**Project Title:**  
 Redevelopment/Reconstruction of Vacant

**Projected End Date:**  
 03/15/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 41,680.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 41,680.00

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Owner Households     | 1     | 1   |     | 100.00   |
| # of Households        | 1     | 1   |     | 100.00   |

| Proposed Accomplishments     | Total |
|------------------------------|-------|
| # of Singlefamily Units      | 1     |
| # of Housing Units           | 1     |
| #Units exceeding Energy Star | 1     |
| #Low flow showerheads        | 1     |
| #Low flow toilets            | 1     |

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Habitat for Humanity - Greater Sioux Falls

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization                   | Organization Type | Proposed Budget |
|--|-------------------|-----------------|
| Habitat for Humanity - Greater Sioux Falls | Non-Profit        | \$ 41,680.00    |



**Location Description:**

2125 East 30th Street North, Sioux Falls, SD 57104 (Minnehaha County) Census Tract: 46-099-0001 (Needs Score 10)

**Activity Description:**

The overall project (Activity Numbers 3002-01-4 and 3002-02-4) involves the new construction of twin homes on a vacant lot. Redevelopment of the vacant property will create 2 new units of housing initially targeted to households at or below 50% AMI. This activity will create new affordable housing opportunities and positively impact the area.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** 3005-00-4-L  
**Activity Title:** East 5th Home-50% AMI

**Activity Type:**

Construction of new housing

**Project Number:**

34

**Projected Start Date:**

03/15/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Redevelopment/Reconstruction of Vacant

**Projected End Date:**

03/15/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 536,701.64

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 35,000.00

**Total Funds:** \$ 571,701.64

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                     | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|---------------------|--------------|------------|------------|-----------------|
| # Renter Households | 7            | 7          |            | 100.00          |
| # of Households     | 7            | 7          |            | 100.00          |

**Proposed Accomplishments**

|                              | <b>Total</b> |
|------------------------------|--------------|
| # of Multifamily Units       | 7            |
| # of Housing Units           | 7            |
| # ELI Households (0-30% AMI) |              |
| #Sites re-used               | 1            |
| #Units exceeding Energy Star | 7            |
| #Low flow showerheads        | 7            |
| #Low flow toilets            | 7            |



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

DakotAbilities, Inc.

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
| DakotAbilities, Inc.     | Non-Profit        | \$ 536,701.64   |
| Funding Source Name      | Matching Funds    | Funding Amount  |
| Lender Loan              | No                | \$ 0.00         |
| Owner Funds/Equity       | No                | \$ 35,000.00    |

**Location Description:**

1404 East 5th Street, Sioux Falls, SD 57104 (Minnehaha County) Census Tract: 46-099-00013(Needs Score 10)

**Activity Description:**

This overall activity involves the acquisition/demolition of a vacant, blighted single family property (Activity No. 3005-00-3) and redevelopment (Activity No. 3005-00-4) as one building containing 7 SRO units for persons with disabilities and incomes at or below 50% AMI. This activity will create new affordable housing opportunities and will positively impact the neighborhood.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** 3006-00-4-L  
**Activity Title:** South Grange Home - 50% AMI

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 34

**Projected Start Date:**  
 03/15/2011

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Cancelled  
**Project Title:**  
 Redevelopment/Reconstruction of Vacant

**Projected End Date:**  
 03/15/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 0.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 0.00  
**Total Funds:** \$ 0.00

| <b>Proposed Beneficiaries</b> | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|-------------------------------|--------------|------------|------------|-----------------|
| <b># Renter Households</b>    |              |            |            | 0.0             |
| <b># of Households</b>        |              |            |            | 0.0             |

| <b>Proposed Accomplishments</b> | <b>Total</b> |
|---------------------------------|--------------|
| <b># of Multifamily Units</b>   |              |
| <b># of Housing Units</b>       |              |

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Southeastern Behavioral HealthCare

**Proposed budgets for organizations carrying out Activity:**

| <b>Responsible Organization</b>    | <b>Organization Type</b> | <b>Proposed Budget</b> |
|------------------------------------|--------------------------|------------------------|
| Southeastern Behavioral HealthCare | Non-Profit               | \$ 0.00                |
| <b>Funding Source Name</b>         | <b>Matching Funds</b>    | <b>Funding Amount</b>  |
| Owner Funds/Equity                 | No                       | \$ 0.00                |



**Location Description:**

201 South Grange Avenue, Sioux Falls, SD 57104 (Minnehaha County) Census Tract: 46-099-0007 (Needs Score 11)

**Activity Description:**

This activity involves acquisition of a vacant property and construction of one building containing 7 SRO units for persons with disabilities and incomes at or below 50% AMI.

This activity will create new affordable housing opportunities and will positively impact the neighborhood.

**Environmental Assessment:**

**Environmental Reviews:** None

**Grantee Activity Number:** 3007-00-4-L  
**Activity Title:** Spring Centre (fka Wilbur Apts) - 50%

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 34

**Projected Start Date:**  
 03/15/2011

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**  
 Under Way  
**Project Title:**  
 Redevelopment/Reconstruction of Vacant

**Projected End Date:**  
 03/15/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 537,489.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 3,747,193.00

**Total Funds:** \$ 4,284,682.00

**Benefit Report Type:**  
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households    | 6     | 6   |     | 100.00   |
| # of Households        | 6     | 6   |     | 100.00   |

| Proposed Accomplishments     | Total |
|------------------------------|-------|
| # of Multifamily Units       | 6     |
| # of Housing Units           | 6     |
| # ELI Households (0-30% AMI) | 6     |
| #Units exceeding Energy Star | 6     |
| #Low flow showerheads        | 6     |
| #Low flow toilets            | 6     |

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Sioux Falls Housing Corporation

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
|--------------------------|-------------------|-----------------|



Sioux Falls Housing Corporation

Non-Profit

\$ 537,489.00

**Funding Source Name**

**Matching Funds**

**Funding Amount**

**Owner Funds/Equity**

No

\$ 25,000.00

**Lender Loan**

No

\$ 417,327.00

**Low Income Housing Trust Funds**

No

\$ 3,304,866.00

**Location Description:**

500 South Spring, Sioux Falls, SD (Minnehaha County) Census Tract: 46-099-0007 (Needs Score 11).

**Activity Description:**

This activity involves the acquisition of foreclosed property and construction of one building containing 31 total units of housing targeted to households with income limits ranging between 30% and 60% AMI. 6 units are designated as NSP3 funded units. This activity will create new affordable housing opportunities and will positively impact the neighborhood.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** 3009-00-4-L  
**Activity Title:** Indiana (fka Highland) Home - 50% AMI

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 34

**Projected Start Date:**  
 06/30/2012

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**  
 Under Way  
**Project Title:**  
 Redevelopment/Reconstruction of Vacant

**Projected End Date:**  
 04/01/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 534,957.73  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 35,000.00  
**Total Funds:** \$ 569,957.73

**Benefit Report Type:**  
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households    | 7     | 7   |     | 100.00   |
| # of Households        | 7     | 7   |     | 100.00   |

| Proposed Accomplishments     | Total |
|------------------------------|-------|
| # of Multifamily Units       | 7     |
| # of Housing Units           | 7     |
| #Sites re-used               | 1     |
| #Units exceeding Energy Star | 7     |
| #Low flow showerheads        | 7     |
| #Low flow toilets            | 7     |

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 DakotAbilities, Inc.

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
|--------------------------|-------------------|-----------------|



DakotAbilities, Inc.

Non-Profit

\$ 535,720.00

**Funding Source Name**

**Matching Funds**

**Funding Amount**

**Owner Funds/Equity**

No

\$ 35,000.00

**Location Description:**

823 North Indiana Avenue, Sioux Falls, SD (Minnehaha County) Census Tract: 46-099-0003 (Needs Score 10)

**Activity Description:**

This overall activity involves the acquisition/demolition of a vacant, blighted single family property (Activity No. 3009-00-3) and redevelopment (Activity No. 3009-00-4) as one building containing 7 SRO units for persons with disabilities and incomes at or below 50% AMI.

This activity will create new affordable housing opportunities and will positively impact the neighborhood.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number: 3010-00-4-L**  
**Activity Title: HFH Affordable Housing-Redevelopment**

**Activity Type:**

Construction of new housing

**Project Number:**

34

**Projected Start Date:**

07/01/2012

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Redevelopment/Reconstruction of Vacant

**Projected End Date:**

12/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 49,560.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 49,560.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

|                    | Total | Low | Mod | Low/Mod% |
|--------------------|-------|-----|-----|----------|
| # Owner Households | 1     | 1   |     | 100.00   |
| # of Households    | 1     | 1   |     | 100.00   |

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Low flow showerheads

#Low flow toilets

**Total**

1

1

1

1

1

1

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Habitat for Humanity - Greater Sioux Falls

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
|--------------------------|-------------------|-----------------|



**Location Description:**

509 South Glendale, Sioux Falls, SD (Minnehaha County). Neighborhood ID: Combined Minnehaha County map (Needs Score 7.21)

**Activity Description:**

This overall activity involves the demolition of a vacant, blighted single family property (Activity No. 3010-00-3-L) and redevelopment (Activity No. 3010-00-4-L) with one single family home to be sold to a household with an income at or below 50% AMI.

This activity will provide a new affordable housing opportunity and will positively impact the neighborhood.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Grantee Activity Number:** 3011-00-4  
**Activity Title:** Centerville Rehab Project

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

34

**Projected Start Date:**

07/01/2012

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

Redevelopment/Reconstruction of Vacant

**Projected End Date:**

06/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 70,000.00  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 31,000.00  
**Total Funds:** \$ 101,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                    | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|--------------------|--------------|------------|------------|-----------------|
| # Owner Households | 1            |            | 1          | 100.00          |
| # of Households    | 1            |            | 1          | 100.00          |

**Proposed Accomplishments**

|                              | <b>Total</b> |
|------------------------------|--------------|
| # of Singlefamily Units      | 1            |
| # of Housing Units           | 1            |
| #Units exceeding Energy Star | 1            |
| #Low flow showerheads        | 1            |
| #Low flow toilets            | 1            |
| #Refrigerators replaced      | 1            |
| #Replaced hot water heaters  | 1            |
| #Replaced thermostats        | 1            |
| #Efficient AC added/replaced | 1            |
| # of Properties              | 1            |





**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Centerville

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Centerville

**Organization Type**

Local Government

**Proposed Budget**

\$ 70,000.00

**Funding Source Name**

Owner Funds/Equity

**Matching Funds**

No

**Funding Amount**

\$ 5,000.00

Local Community Development Corporation

No

\$ 26,000.00

**Location Description:**

720 Florida Street, Centerville, SD (Turner County) Neighborhood ID: City of Centerville map (Needs Score 9)

**Activity Description:**

This activity involves the rehab of a vacant, previously acquired property to be sold to a household at or below 80% AMI. This activity will retain an affordable housing opportunity and will positively impact the neighborhood.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** 3012-00-4  
**Activity Title:** Unity House - 509 S 4th Avenue (80%)

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 34

**Projected Start Date:**  
 09/13/2012

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**  
 Direct (Households)

**Activity Status:**  
 Completed  
**Project Title:**  
 Redevelopment/Reconstruction of Vacant

**Projected End Date:**  
 02/13/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 158,245.13  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 10,524.00  
**Total Funds:** \$ 168,769.13

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households    | 2     |     | 2   | 100.00   |
| # of Households        | 2     |     | 2   | 100.00   |

| Proposed Accomplishments     | Total |
|------------------------------|-------|
| # of Multifamily Units       | 2     |
| # of Housing Units           | 2     |
| #Units exceeding Energy Star | 2     |
| #Low flow showerheads        | 2     |
| #Low flow toilets            | 2     |

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Southeastern Behavioral HealthCare

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization           | Organization Type | Proposed Budget |
|------------------------------------|-------------------|-----------------|
| Southeastern Behavioral HealthCare | Non-Profit        | \$ 158,629.00   |

**Funding Source Name**

**Matching Funds**

**Funding Amount**

Owner Funds/Equity

No

\$ 10,524.00

**Location Description:**

509 South 4th Avenue, Sioux Falls, SD (Minnehaha County) Needs Score 7.21

**Activity Description:**

This activity will involve the acquisition of vacant property and new construction of one multifamily property containing 6 units. Four of the units are targeted to households at or below 50% AMI (Activity No. 3012-00-4-L) and 2 units targeted to households at or below 80% AMI (Activity No. 3012-00-4).

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** 3012-00-4-L  
**Activity Title:** Unity House - 509 S 4th Avenue (50%)

**Activity Type:**  
 Construction of new housing

**Project Number:**  
 34

**Projected Start Date:**  
 09/13/2012

**Project Draw Block by HUD:**  
 Not Blocked

**Activity Draw Block by HUD:**  
 Not Blocked

**Block Drawdown By Grantee:**  
 Not Blocked

**National Objective:**  
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**  
 Completed  
**Project Title:**  
 Redevelopment/Reconstruction of Vacant

**Projected End Date:**  
 02/13/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 307,181.69  
**Most Impacted and Distressed Budget:** \$ 0.00  
**Other Funds:** \$ 20,430.00  
**Total Funds:** \$ 327,611.69

**Benefit Report Type:**  
 Direct (Households)

| Proposed Beneficiaries | Total | Low | Mod | Low/Mod% |
|------------------------|-------|-----|-----|----------|
| # Renter Households    | 4     | 4   |     | 100.00   |
| # of Households        | 4     | 4   |     | 100.00   |

| Proposed Accomplishments     | Total |
|------------------------------|-------|
| # of Multifamily Units       | 4     |
| # of Housing Units           | 4     |
| #Units exceeding Energy Star | 4     |
| #Low flow showerheads        | 4     |
| #Low flow toilets            | 4     |

**Activity is being carried out by Grantee:**  
 No

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Southeastern Behavioral HealthCare

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization           | Organization Type | Proposed Budget |
|------------------------------------|-------------------|-----------------|
| Southeastern Behavioral HealthCare | Non-Profit        | \$ 307,925.00   |

**Funding Source Name****Matching Funds****Funding Amount**

Owner Funds/Equity

No

\$ 20,430.00

**Location Description:**

509 South 4th Avenue, Sioux Falls, SD (Minnehaha County) Needs Score 7.21

**Activity Description:**

This activity will involve the acquisition of vacant property and new construction of one multifamily property containing 6 units. Four of the units are targeted to households at or below 50% AMI (Activity No. 3012-00-4-L) and 2 units targeted to households at or below 80% AMI (Activity No. 3012-00-4).

**Environmental Assessment:** COMPLETED**Environmental Reviews:** None

**Grantee Activity Number: 3013-00-4**  
**Activity Title: Habitat of Sioux Falls - Rehabilitation**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

34

**Projected Start Date:**

04/26/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Activity Status:**

Under Way

**Project Title:**

Redevelopment/Reconstruction of Vacant

**Projected End Date:**

12/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 32,560.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 32,560.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

|                    | <b>Total</b> | <b>Low</b> | <b>Mod</b> | <b>Low/Mod%</b> |
|--------------------|--------------|------------|------------|-----------------|
| # Owner Households | 1            | 1          |            | 100.00          |
| # of Households    | 1            | 1          |            | 100.00          |

**Proposed Accomplishments**

|                                     | <b>Total</b> |
|-------------------------------------|--------------|
| # of Singlefamily Units             | 1            |
| # of Housing Units                  | 1            |
| #Low flow showerheads               | 2            |
| #Low flow toilets                   | 2            |
| #Refrigerators replaced             | 1            |
| #Light fixtures (outdoors) replaced | 2            |
| #Light Fixtures (indoors) replaced  | 8            |
| #Replaced hot water heaters         | 1            |
| #Replaced thermostats               | 1            |
| #Efficient AC added/replaced        | 1            |
| #Additional Attic/Roof Insulation   | 1            |
| #Energy Star Replacement Windows    | 8            |
| # of Properties                     | 1            |



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Habitat for Humanity - Greater Sioux Falls

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Habitat for Humanity - Greater Sioux Falls

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 32,560.00

**Location Description:**

908 North Blauvelt Avenue, Sioux Falls (Minnehaha County), South Dakota

**Activity Description:**

The activity involves the rehabilitation of one vacant single family home which was donated to the developer. The rehabilitation will comply with all lead-based paint requirements and EnergyStar will be incorporated where appropriate.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** 3014-00-4  
**Activity Title:** Spring Pointe Apartments

**Activity Type:**

Construction of new housing

**Project Number:**

34

**Projected Start Date:**

04/26/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Redevelopment/Reconstruction of Vacant

**Projected End Date:**

12/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 299,089.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 299,089.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 4     | 4   |     | 100.00   |
| # of Households     | 4     | 4   |     | 100.00   |

# of Households

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Low flow showerheads

#Low flow toilets

**Total**

4

4

1

4

4

4

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Sioux Falls Housing Corporation

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization | Organization Type | Proposed Budget |
|--------------------------|-------------------|-----------------|
|--------------------------|-------------------|-----------------|





**Location Description:**

435 West 3rd Street, Sioux Falls (Minnehaha County), South Dakota.

**Activity Description:**

Activity will involve the demolition of a vacant garage, and new construction of 4 units of rental housing in one two-story building. The needs score for this location is 7.21. Units will remain affordable for 40 years.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None



**Grantee Activity Number:** 3015-00-4  
**Activity Title:** Highland Five Homes

**Activity Type:**

Construction of new housing

**Project Number:**

34

**Projected Start Date:**

04/25/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Redevelopment/Reconstruction of Vacant

**Projected End Date:**

12/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 100,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 100,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

| Total | Low | Mod | Low/Mod% |
|-------|-----|-----|----------|
| 5     | 5   |     | 100.00   |
| 5     | 5   |     | 100.00   |

# of Households

**Proposed Accomplishments**

# of Multifamily Units

**Total**

5

# of Housing Units

5

#Low flow showerheads

5

#Low flow toilets

5

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Sioux Falls Housing Corporation

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Sioux Falls Housing Corporation

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 100,000.00



**Location Description:**

1521 East 5th Street, Sioux Falls (Minnehaha County), South Dakota

**Activity Description:**

This activity will involve the new construction of a row of 5 one-bedroom housing units for rent. A single family home will be demolished.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

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**Grantee Activity Number:** 3016-00-4  
**Activity Title:** Sioux Falls Ministry Housing

**Activity Type:**

Construction of new housing

**Project Number:**

34

**Projected Start Date:**

04/25/2013

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Under Way

**Project Title:**

Redevelopment/Reconstruction of Vacant

**Projected End Date:**

12/31/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 660,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 660,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

|                     | Total | Low | Mod | Low/Mod% |
|---------------------|-------|-----|-----|----------|
| # Renter Households | 8     | 8   |     | 100.00   |
| # of Households     | 8     | 8   |     | 100.00   |

# of Households

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# ELI Households (0-30% AMI)

#Low flow showerheads

#Low flow toilets

**Total**

8

8

1

8

8

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Sioux Falls Ministry Center

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Sioux Falls Ministry Center

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 660,000.00



**Location Description:**

812 North Minnesota Avenue, Sioux Falls (Minnehaha County), South Dakota

**Activity Description:**

This activity involves the new construction of one apartment building with 31 units of housing - 8 units targeted to households at or below 50% AMI.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Project # / Title:** 35 / Administration - NSP3

**Grantee Activity Number:** 3001  
**Activity Title:** Administration - NSP3

**Activity Type:**

Administration

**Project Number:**

35

**Projected Start Date:**

03/15/2011

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

**Activity Status:**

Under Way

**Project Title:**

Administration - NSP3

**Projected End Date:**

03/15/2014

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 197,791.67

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 197,791.67

**Benefit Report Type:**

NA



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

South Dakota Housing Development Authority2

**Proposed budgets for organizations carrying out Activity:**

| Responsible Organization                    | Organization Type | Proposed Budget |
|---|-------------------|-----------------|
| South Dakota Housing Development Authority2 | Non-Profit        | \$ 197,791.67   |

**Location Description:**

NSP3 funds are targeted to areas of greatest need. These areas have HUD designated needs scores at or above the state minimum of 7.

**Activity Description:**

Administration of the NSP3 Program in South Dakota.

**Environmental Assessment:** EXEMPT

**Environmental Reviews:** None

**Action Plan History**

| Version              | Date       |
|----------------------|------------|
| B-11-DN-46-0001 AP#1 | 10/03/2011 |
| B-11-DN-46-0001 AP#2 | 12/30/2011 |
| B-11-DN-46-0001 AP#3 | 03/30/2012 |
| B-11-DN-46-0001 AP#4 | 07/06/2012 |
| B-11-DN-46-0001 AP#5 | 08/17/2012 |
| B-11-DN-46-0001 AP#6 | 09/28/2012 |
| B-11-DN-46-0001 AP#7 | 01/10/2013 |
| B-11-DN-46-0001 AP#8 | 04/05/2013 |



|                       |            |
|-----------------------|------------|
| B-11-DN-46-0001 AP#9  | 07/08/2013 |
| B-11-DN-46-0001 AP#10 | 10/22/2013 |
| B-11-DN-46-0001 AP#11 | 01/09/2014 |
| B-11-DN-46-0001 AP#12 | 04/18/2014 |
| B-11-DN-46-0001 AP#13 | 06/27/2014 |
| B-11-DN-46-0001 AP#14 | 07/31/2014 |
| B-11-DN-46-0001 AP#15 | 10/01/2014 |
| B-11-DN-46-0001 AP#16 | 12/30/2014 |
| B-11-DN-46-0001 AP#17 | 04/17/2015 |
| B-11-DN-46-0001 AP#18 | 07/13/2015 |
| B-11-DN-46-0001 AP#19 | 10/13/2015 |
| B-11-DN-46-0001 AP#20 | 01/19/2016 |
| B-11-DN-46-0001 AP#21 | 04/11/2016 |
| B-11-DN-46-0001 AP#22 | 07/01/2016 |
| B-11-DN-46-0001 AP#23 | 10/11/2016 |
| B-11-DN-46-0001 AP#24 | 01/20/2017 |
| B-11-DN-46-0001 AP#25 | 04/05/2017 |
| B-11-DN-46-0001 AP#26 | 06/27/2017 |
| B-11-DN-46-0001 AP#27 | 10/24/2017 |
| B-11-DN-46-0001 AP#28 | 01/09/2018 |

