THE GOVERNOR’S HOUSE PROGRAM

PROGRAM OBJECTIVES

- Provide Affordable Housing
- Quality Construction
- Energy Efficient
- Very Low Maintenance
  - Choice of 2 vinyl siding colors, prefinished soffit and fascia
- Handicap Accessible – Main Floor Laundry
- Put inmates to work while teaching them valuable skills
  - 30+ Inmates in formal apprenticeship programs
- New Housing in the Community also increases tax base
PROGRAM HISTORY

- Established in 1996
- 100 – 150 a year
- 2,700 units to date
- 59 site pads
- 8 Floor plans – Regular, Reverse and Narrow Lot
- Homes are sold through SD Planning Districts
- Adapted for Daycare Facilities

Developers
Private and Non-for-Profit

- When developed for re-sale:
  - Must be sold within 3 years
  - 10% maximum profit above costs

Not-for-Profit developers may be eligible for delayed payment agreement

- When Developed for Rental
  - Affordable rental for 10 years
  - Income must be at or below 60% AMI

- School Districts in communities of less than 2,500 can develop, own and rent a Governor’s House to any district employee regardless of income
2018 Enhancements

- Air Conditioning unit
- Under Cabinet Lighting
- Espresso finished Cabinets
- Granite-Look Laminated Countertops
- Box Bay Front Window
- Modern exterior styling with stone and vertical accents
2019 Enhancements
No other changes and the price is the same as 2018

2019 Pricing
- 2- Bedroom: $49,700.00
- 2-Bedroom Narrow Lot: $49,700.00
- 3-Bedroom: $56,700.00
- 3-Bedroom Narrow Lot: $56,700.00

2019 Income Limits
- Families of 2 or less: $52,710.00
- Families of 3 or more: $60,240.00
- 60% Rental Limit: $45,180.00

Net Worth Limits
- < 62 $90,000 (less than $70,000 in liquid assets)
- > 62 $175,000 (less than $100,000 in liquid assets)
The DakotaPlex concept evolved from a desire to take the community benefits of the successful Governor’s House Program and apply it to Multi-family opportunities.
THE DAKOTAPLEX PROGRAM

The concept is to build off-site individual “pods” or units that can be combined on site in duplex, triplex or quadripdxp configurations.

There will be 1, 2, and 3-bedroom units available depending on the community needs.

Units would be delivered as complete as possible to shorten the construction time-line.

This would include floor covering and appliances as well as all mechanical equipment.

THE DAKOTAPLEX PROGRAM

Building Features

Quality Construction – Pre-engineered floor and roof trusses, units framed using advanced framing techniques, all opening sealed, each unit tested with a blower door for air leakage prior to deliver

Highly Energy Efficient – 2x6 walls with R-21 Fiberglass insulation with an additional 1-1/2 of XPS Foam on all exterior walls. R-60 blow-in fiberglass insulation in attic.

Sound and Fire resistant – Each common wall is a double 2x6 wall with 6 “ of sound attenuation insulation and 5/8 fire rated gypsum sheathing.
The Dakotaplex Program

Building Features


High performance all electrical mechanical equipment - .93 EF, 50 gallon water heater. Ducted VPAC Heat Pump providing both heating and cooling.

1-Bedroom
THE DAKOTAPLEX PROGRAM

2-Bedroom

THE DAKOTAPLEX PROGRAM

3-Bedroom
DAKOTAPLEX CONCEPT

Qaudriplex

DAKOTAPLEX CONCEPT
On May 1st, 2019 SDHDA announced the development of a DakotaPlex Pilot project.

In June we chose the pilot community to be the Community of Tyndall.

We anticipate setting these units in a Triplex configuration in late fall of 2019.

On August 28th, 2019 The SDHDA Board of Commissioners approved DakotaPlex as an ongoing program.

The Program Terms are as follow:

- Must be placed within the city limits in communities of 5000 or less in population
- Community must show a documented need for housing via housing study or market needs analysis
- Can be purchase, owned and managed by a community, a non-profit or a for profit developer
- Cannot be owner occupied but must be offered as an affordable rental
DAKOTAPLEX PROGRAM

On August 28th, 2019 The SDHDA Board of Commissioners approved DakotaPlex as an ongoing program.

The Program Terms are as follow (cont):

• Purchaser can market units to any potential tenant in the community but are limited in the maximum amount of rent they can charge

In 2019 those max rents are as follows:

• 1-bedroom $1,054.00
• 2-bedroom $1,186.00
• 3-bedroom $1,318.00

It must remain an affordable rental for 10 years from purchaser. Terms enforced via Declaration of Land Use Restrictive Covenants.

THE DAKOTAPLEX PROGRAM

The units are designed to be mixed and matched as the community needs and lot requirements dictate.

Each “unit” is priced separately and then combined for a total purchase price

The unit purchase price is as follows:

<table>
<thead>
<tr>
<th></th>
<th>One Bedroom</th>
<th>Two Bedroom</th>
<th>Three Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Price</td>
<td>$54,700.00</td>
<td>$59,700.00</td>
<td>$66,700.00</td>
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The unit price includes delivery and the location site work required to tie units together but does not include sales or excise tax, or any improvements done.
THE DAKOTAPLEX PROGRAM

So…for example if you wanted a Triplex including 2-3-Bedroom units and 1 2-Bedroom unit

The Total Purchase Price would be:

2 at $66,700.00 + 1 at $59,700.00 = $193,100.00

Plus sales tax for the community it is delivered to, plus excise tax on the total value of all work completed.

THE DAKOTAPLEX PROGRAM

Initial order can be placed by contacted SDHDA directly:

The DakotaPlex Program
Mike Harsma
mike@sdhda.org
605-773-5236

Current lead time estimated at 200 days
The Governor’s House and DakotaPlex Program

Mike Harsma
Director of Single Family Development
605-773-5236
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