

THE GOVERNOR'S HOUSE PROGRAM



PROGRAM HISTORY



- Started in 1996 by then Governor Bill Janklow as a rural elderly housing initiative
- Moved to the Mike Durfee State Prison and expanded to include all South Dakotans with income limits in 1997

PROGRAM HISTORY



- Started with 1 layout and now currently is 8 plans including 2-Bed and 3-Bed designs
- Also adapted for Daycare Facilities
- Program has sold 2800+ homes to date
- Typically build 100-150 homes per year
- Homes are sold through 5 local Planning Districts
- All inmates apply to work in the program since program inception

PROGRAM OBJECTIVES



1. Provide Affordable Housing to families at or below 80% State median income that is:
 - Highly Energy Efficient
 - R-28.5 walls
 - Highly efficient mechanical equipment
 - Equipped with a Heat Recover Ventilator
 - Durable and sustainable
 - Very low Maintenance
 - Handicap Accessible to the largest extent possible
 - Main Floor Laundry
 - 3' wide doors and hallways
 - Navigable bathrooms

PROGRAM OBJECTIVES



2. Provide an opportunity for inmates to learn valuable job skills while providing a community service
 - Inmates are paid hourly with opportunities for increases for longevity and responsibility
 - All inmate employees apply for their position. All ask to participate
 - Opportunity to participate in formal apprenticeship training programs in electrical, plumbing and carpentry
 - Apprenticeship programs provide both classroom and hands-on training taught by SDHDA employees
 - 40+ apprentices working towards industry licenses and certificates

PROGRAM OBJECTIVES



3. Provide many local community benefits

- Replace older and decrepit housing stock
- Increase and sustain property tax base
- Provide work opportunities for local contractors
- Increase local sales tax. Sales tax collected by SDHDA is paid to the locality in which home is delivered
- Provide state excise tax receipts on the total value of the project

Developers

Private and Non-for-Profit

- When developed for re-sale:
 - - *Must be sold to a qualified buyer*
 - *Restricted via DLURC for 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 our 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

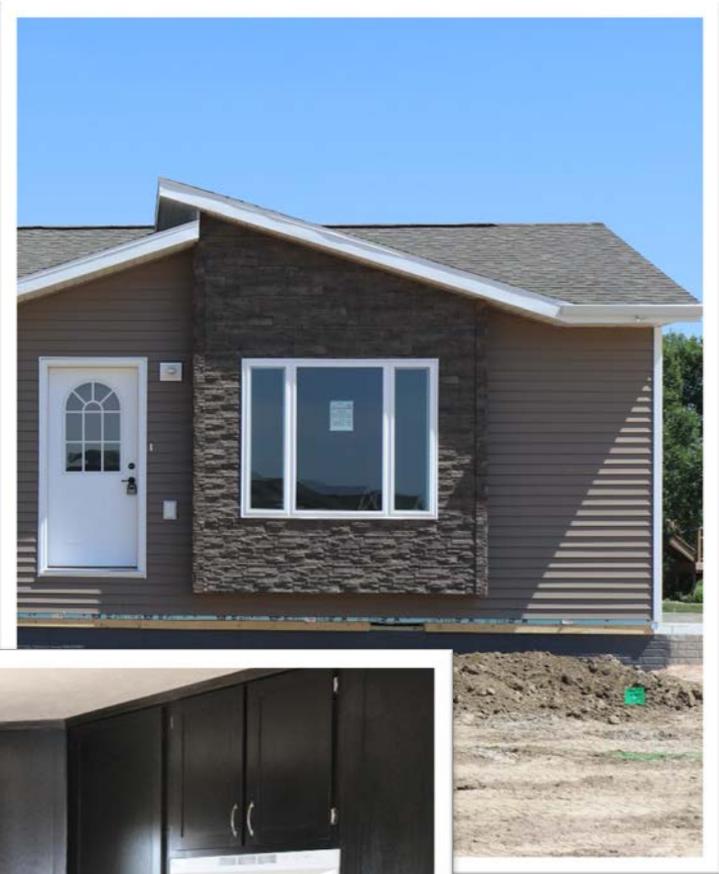


THE GOVERNOR'S HOUSE PROGRAM

2018 Enhancements

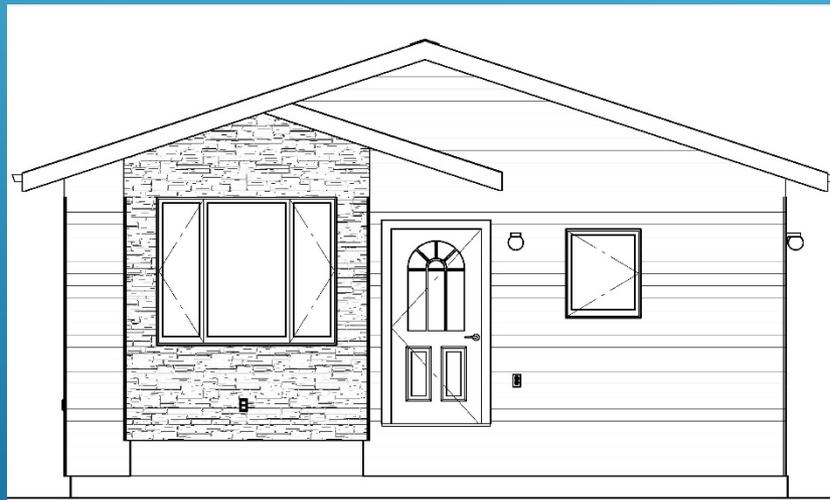
- ▶ Air Conditioning unit
- ▶ Under Cabinet Lighting
- ▶ Espresso finished Cabinets
- ▶ Granite-Look Laminated Countertops
- ▶ Box Bay Front Window
- ▶ Modern exterior styling with stone and vertical accents



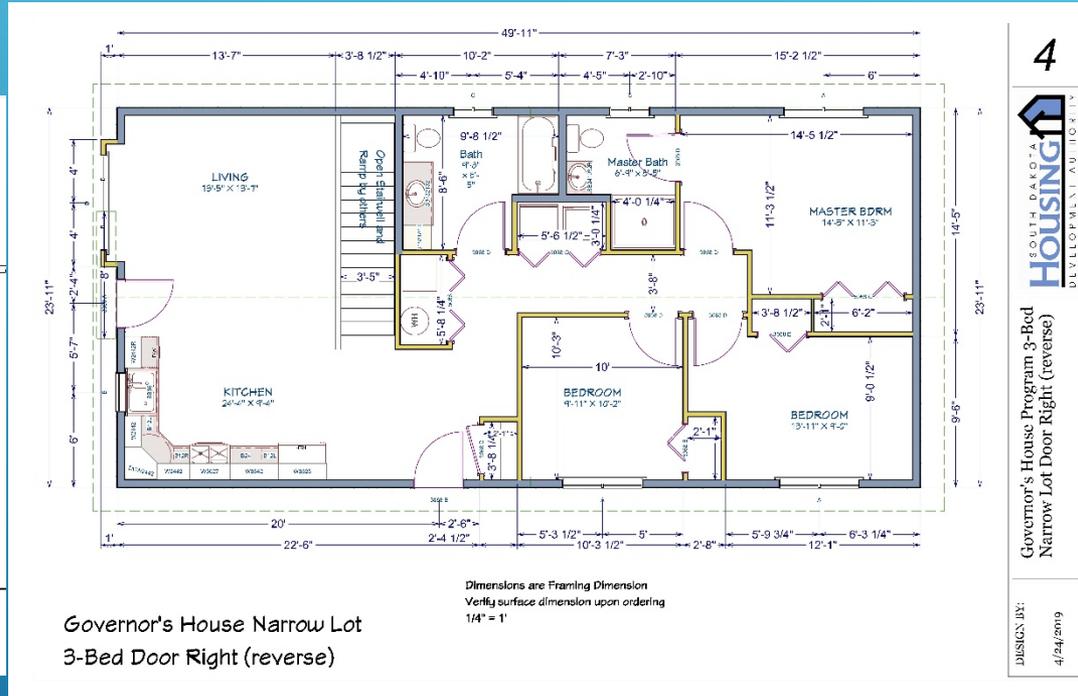


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2019 Enhancements 3-Bedroom Narrow Lot Design



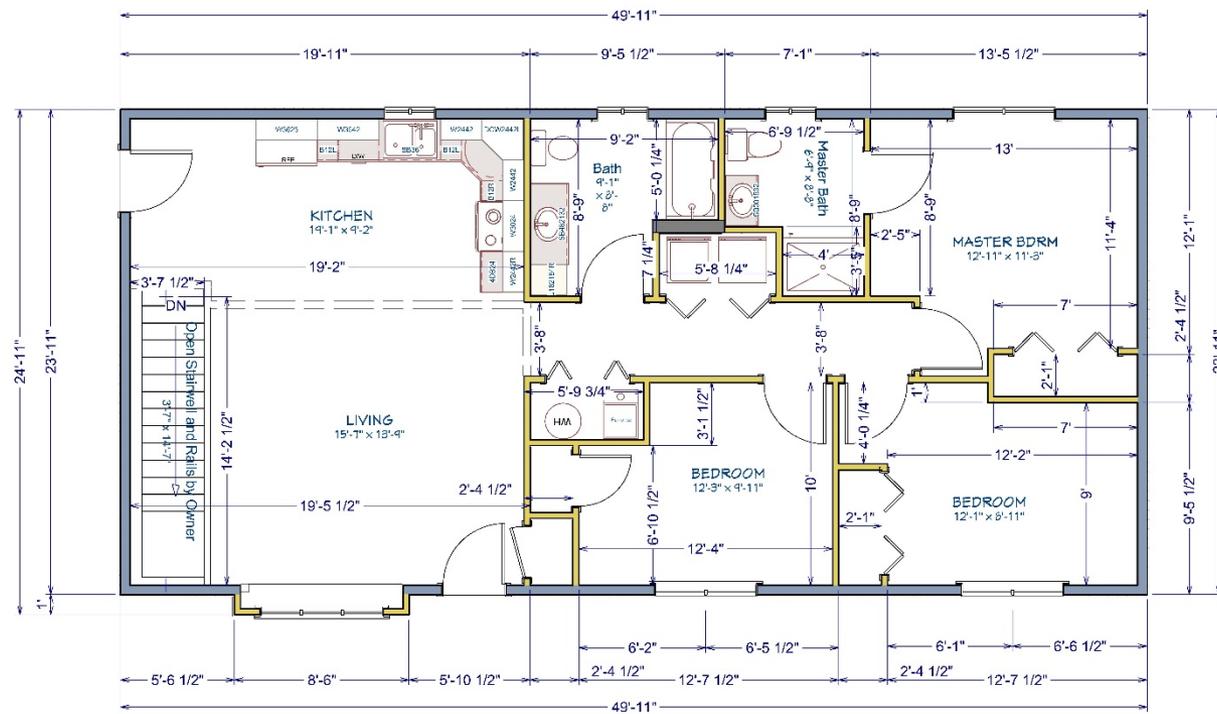
Front Elevation 1/4"=1'



Governor's House Narrow Lot
3-Bed Door Right (reverse)

THE GOVERNOR'S HOUSE PROGRAM

Current Program Plans



Governor's House 3-Bedroom
Door Left (reverse)

Dimensions are Framing Dimensions
Please verify surface dimensions
1/4" = 1'

4



Governor's House Program 2018
3-Bedroom Door Left (reverse)

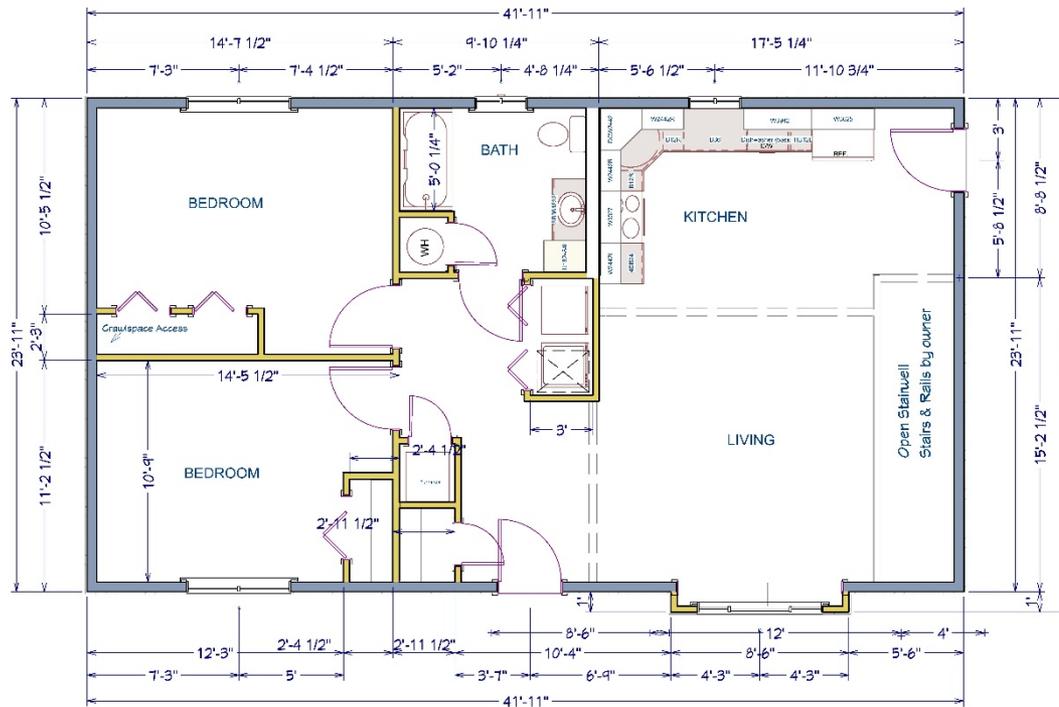
DESIGN BY:
4/16/2018

3-Bedroom Standard



THE GOVERNOR'S HOUSE PROGRAM

Current Program Plans



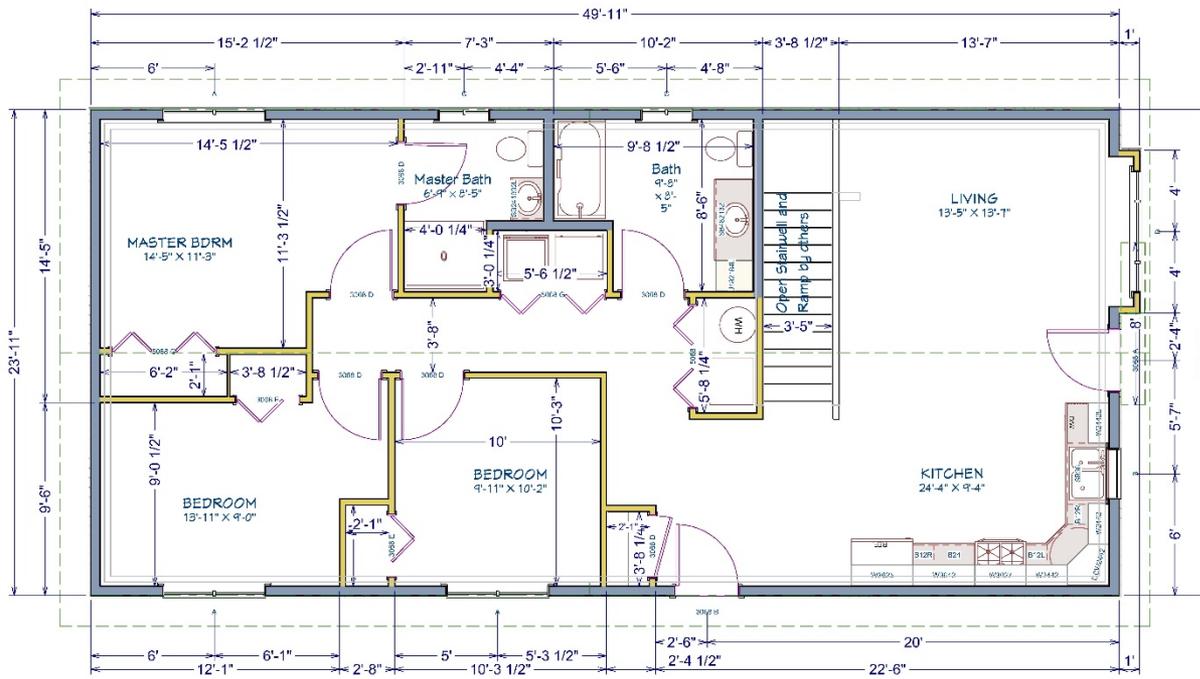
Dimensions are Framing Dimension
 Verify surface dimension upon ordering
 1/4" = 1'

Governor's House 2-Bedroom
 Door Right (standard)

2-Bedroom Standard

THE GOVERNOR'S HOUSE PROGRAM

Current Program Plans



Dimensions are Framing Dimension
Verify surface dimension upon ordering
1/4" = 1'

Governor's House Narrow Lot
3-Bed Door Left (standard)

4



Governor's House Program 3-Bed
Narrow Lot Door Left (standard)

DESIGN BY:

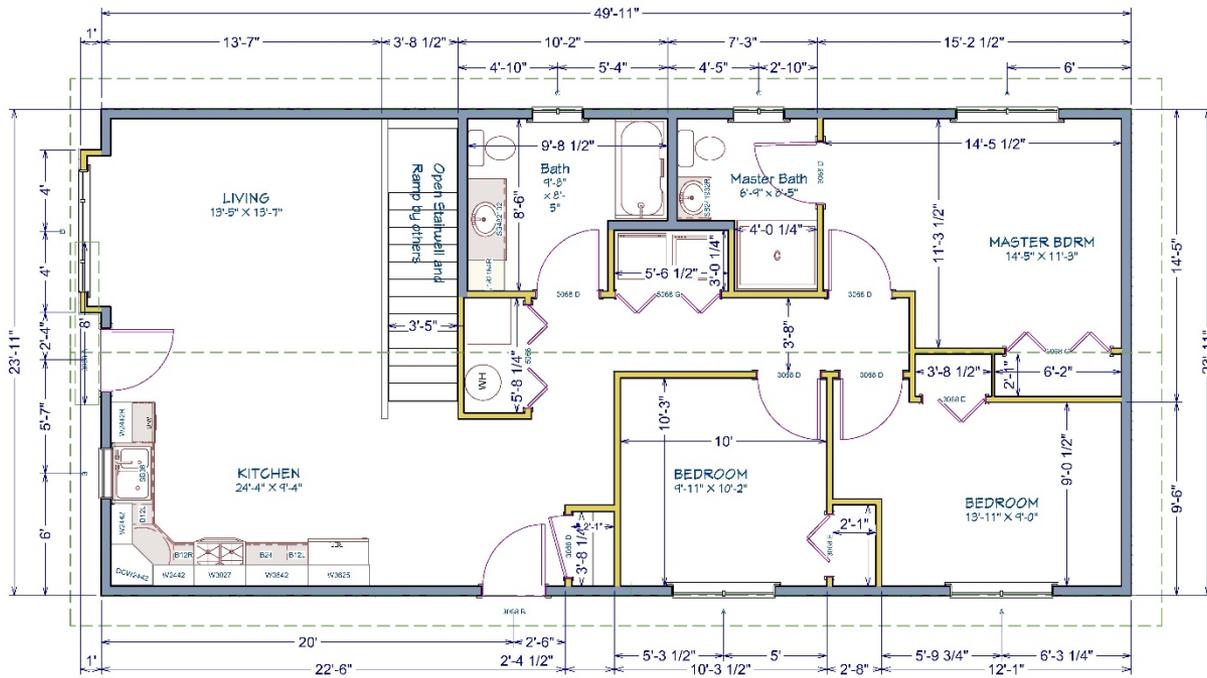
4/24/2019

3-Bedroom Narrow



THE GOVERNOR'S HOUSE PROGRAM

Current Program Plans



Dimensions are Framing Dimension
 Verify surface dimension upon ordering
 1/4" = 1'

Governor's House Narrow Lot
 3-Bed Door Right (reverse)

2-Bedroom Narrow

THE GOVERNOR'S HOUSE PROGRAM

2020 Program

2020 Pricing

2- Bedroom	\$52,700.00
2-Bedroom Narrow Lot	\$52,700.00
3-Bedroom	\$57,900.00
3-Bedroom Narrow Lot	\$57,900.00

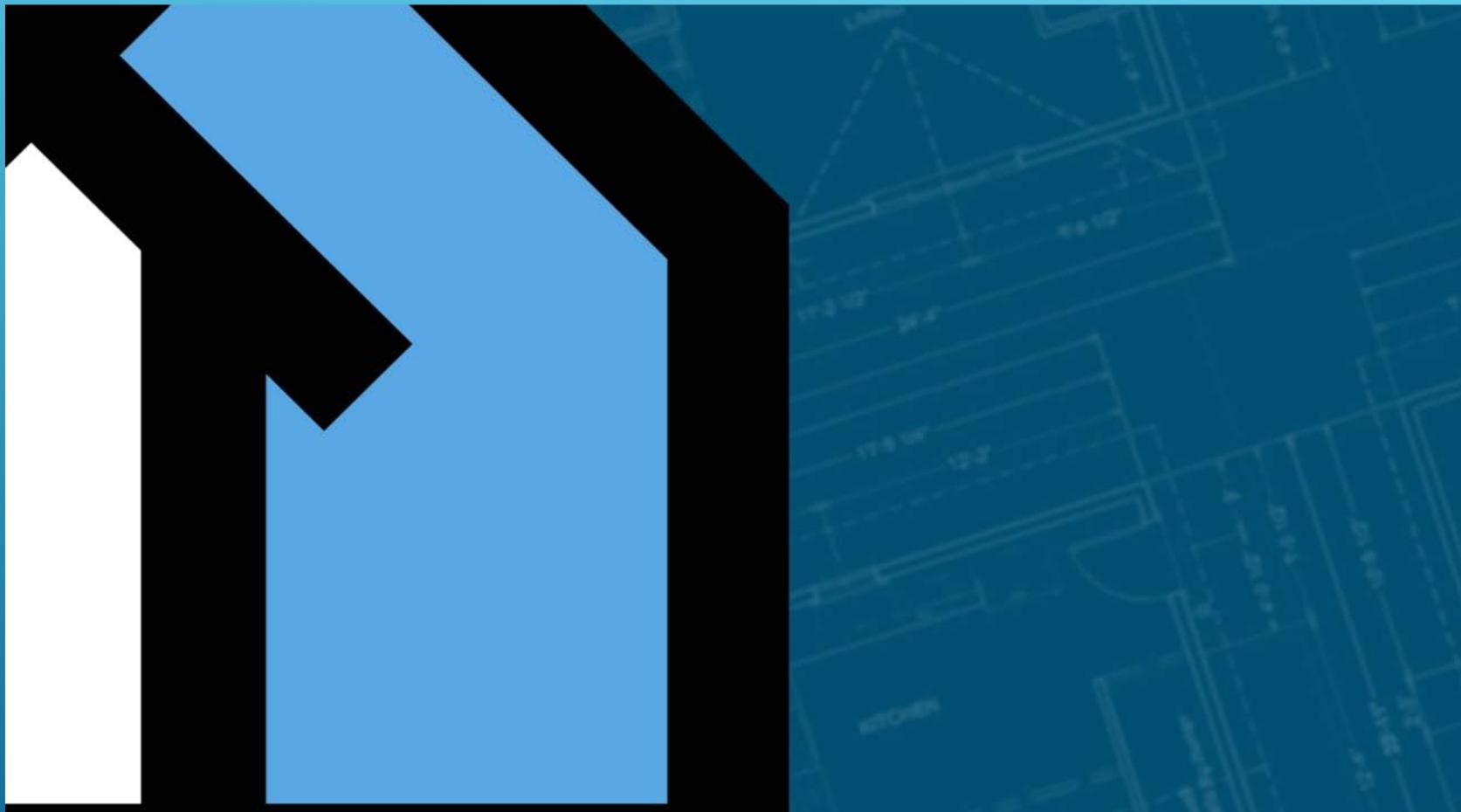
2020 Income Limits

Families of 2 or less	\$54,460.00
Families of 3 or more	\$62,240.00
60% Rental Limit	\$46,680.00

Net Worth Limits

- < 62 \$90,000 *(less than \$70,000 in liquid assets)*
- > 62 \$175,000 *(less than \$100,000 in liquid assets)*

THE GOVERNOR'S HOUSE PROGRAM

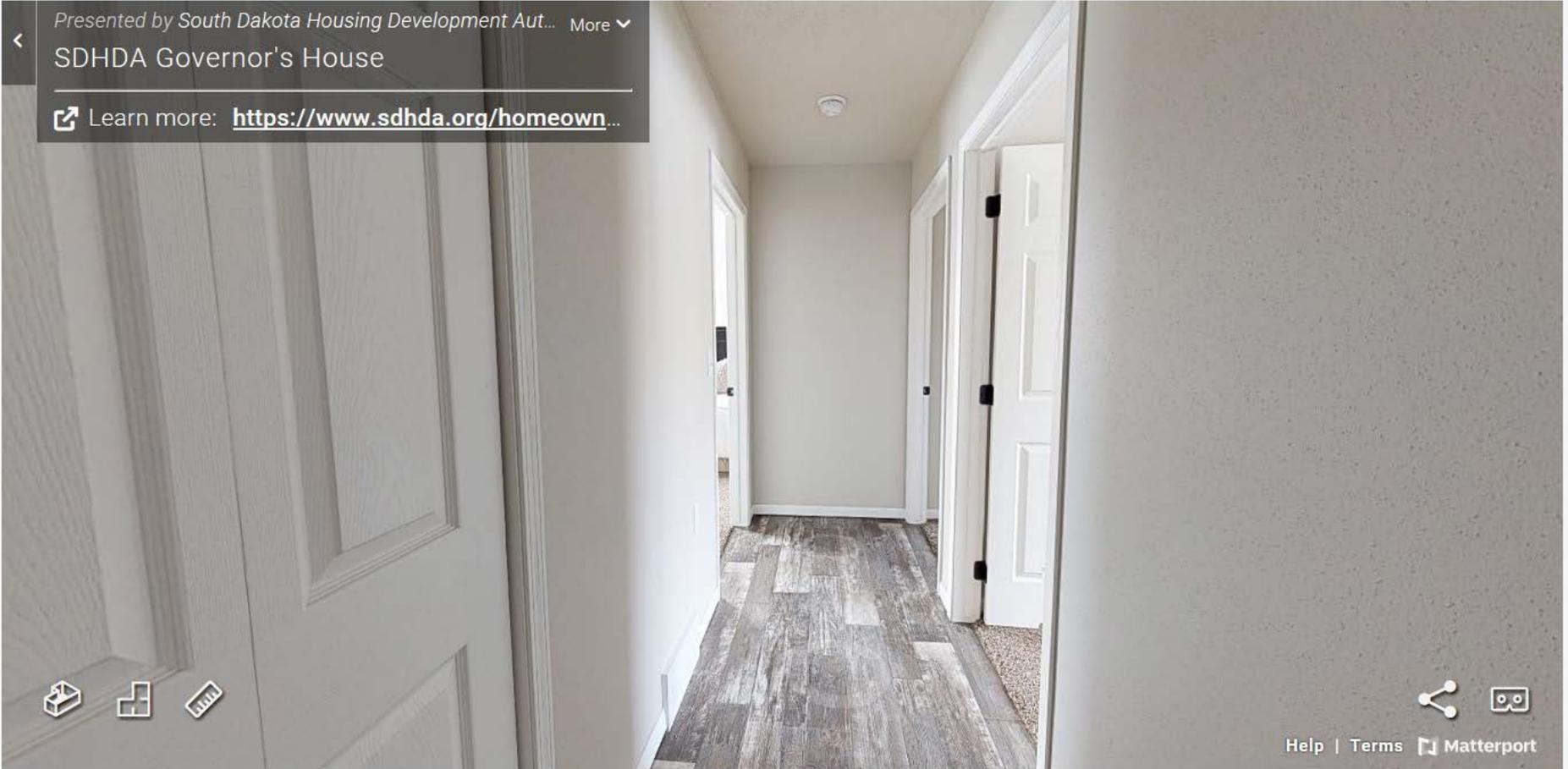


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SDHDA Governor's House

Learn more: <https://www.sdhda.org/homeown...>



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THE GOVERNOR'S HOUSE PROGRAM









THE DAKOTAPLEX PROGRAM



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 program builds off-site individual “pods” or units that can be combined on site in duplex, triplex or quadriplex 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

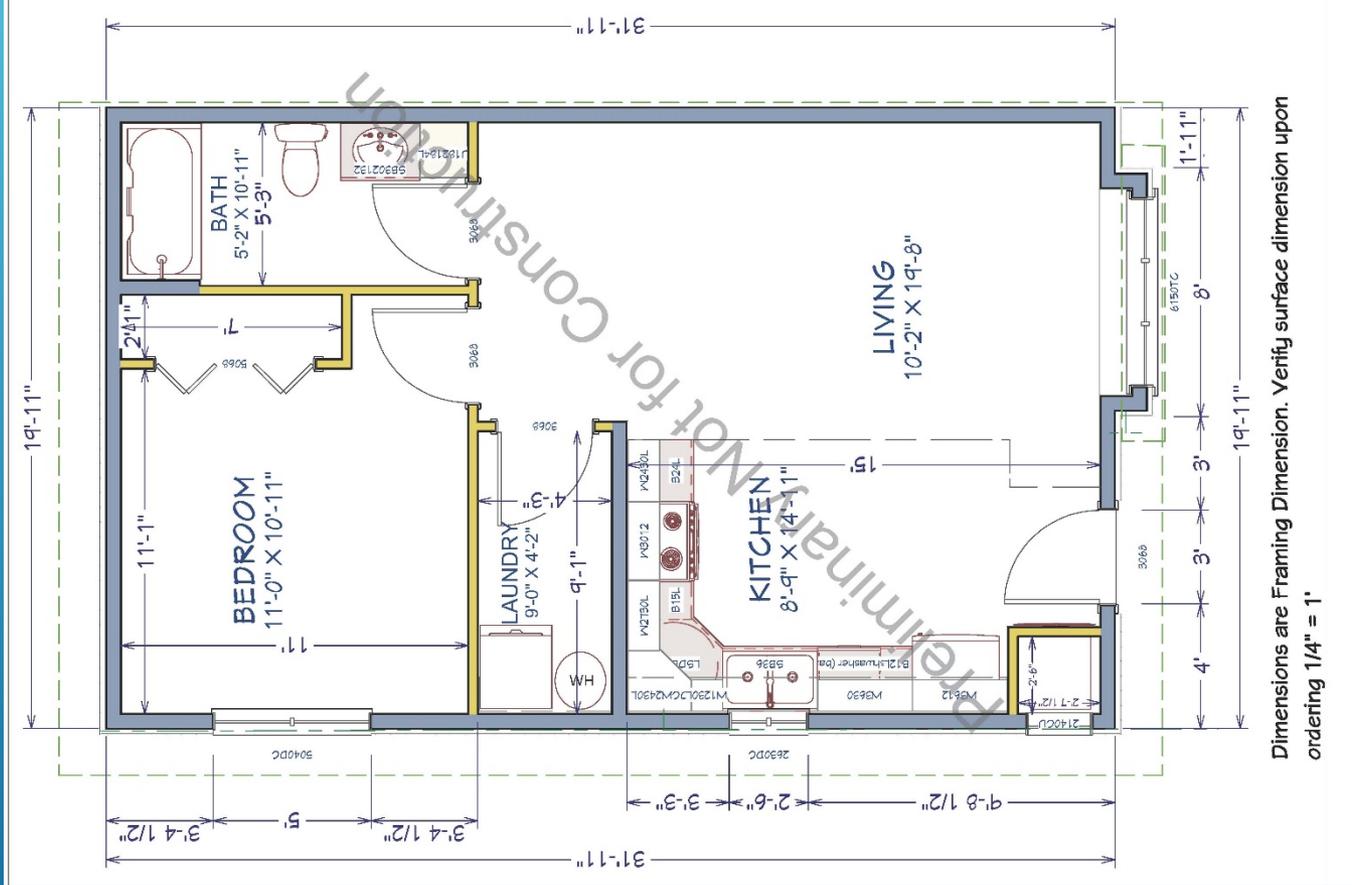


Building Features

Low Maintenance exterior – prefinished vinyl siding with a lifetime warranty available in your choice of 2 colors. Prefinished aluminum soffits and fascia. Pre-finished faux stone accents. Prefinished Vinyl casement windows and prefinished steel exterior door

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

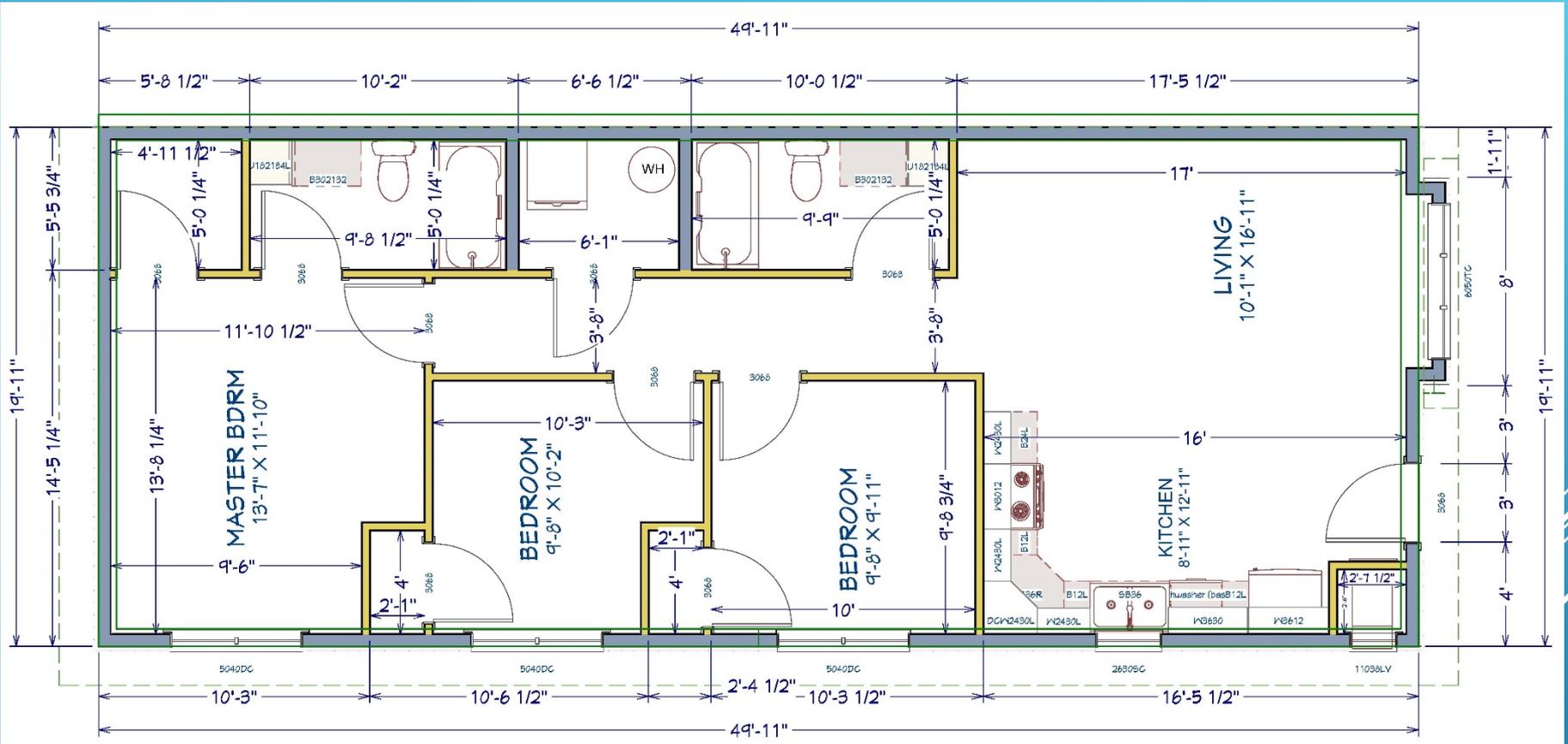
THE DAKOTAPLEX PROGRAM



Dimensions are Framing Dimension. Verify surface dimension upon ordering 1/4" = 1"

1-Bedroom

THE DAKOTAPLEX PROGRAM



3-Bedroom

DAKOTAPLEX PROGRAM



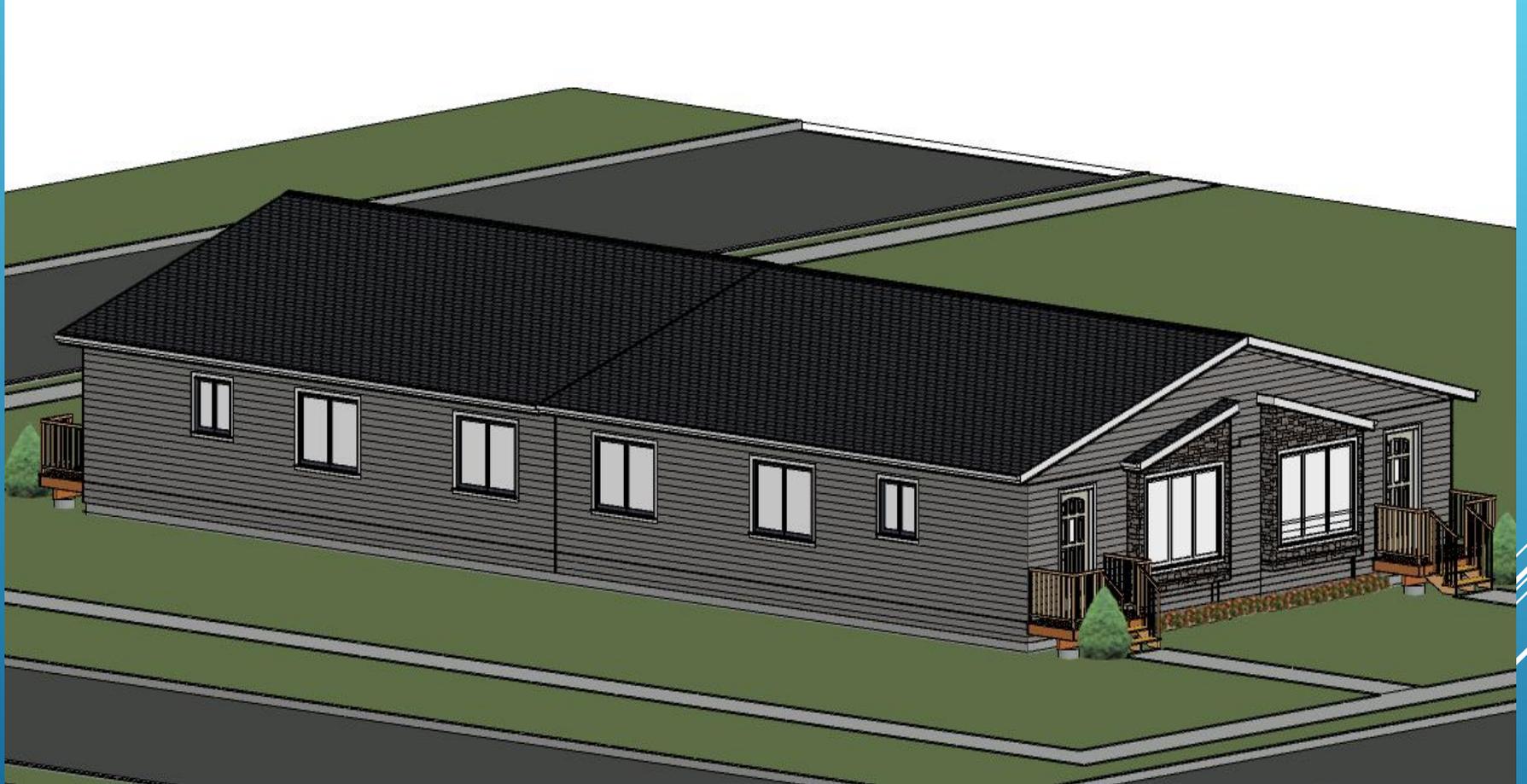
Duplex

DAKOTAPLEX PROGRAM



Triplex

DAKOTAPLEX PROGRAM

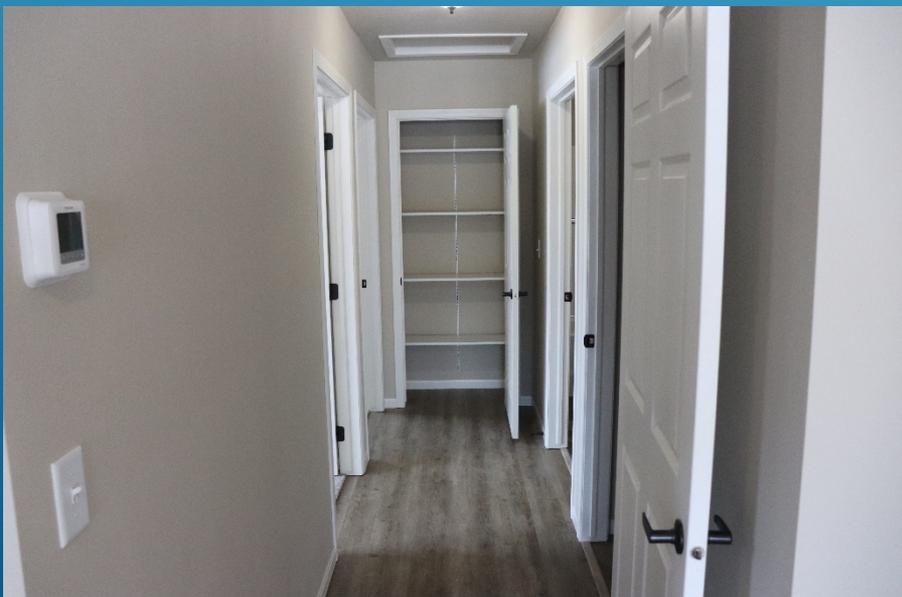


Qaudriplex

DAKOTAPLEX PROGRAM



DAKOTAPLEX PROGRAM



DAKOTAPLEX PROGRAM



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 set this units and completed them in December of 2019. They are currently leased up and full.

THE DAKOTAPLEX PROGRAM

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 (con't):

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

In 2020 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:

One Bedroom
\$56,700.00

Two Bedroom
\$61,700.00

Three Bedroom
\$68,700.00

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 \$68,700.00 + 1 at \$61,700.0 = \$199,100.00

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

The Governor's House and DakotaPlex Program

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