

**Grantee: South Dakota**

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

**October 1, 2014 thru December 31, 2014 Performance Report**

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**Grant Number:**

B-08-DN-46-0001

**Obligation Date:****Award Date:****Grantee Name:**

South Dakota

**Contract End Date:****Review by HUD:**

Reviewed and Approved

**Grant Award Amount:**

\$19,600,000.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**LOCCS Authorized Amount:**

\$19,600,000.00

**Estimated PI/RL Funds:**

\$2,070,844.46

**Total Budget:**

\$21,670,844.46

## 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



**Areas of Greatest Need:**

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&mbp&mns;Bonns;ns;nbp&a;bbp&ma;sappns;

**Areas of Greatest Need:**

nbsp; 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&rsquo;s risk score table can be found at [http://www.huduser.org/datasets/nsp\\_target.html](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

Moody Pennington Potter Roberts

**Areas of Greatest Need:**

Spink Yankton

**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.





|                                       |                           |
|---------------------------------------|---------------------------|
| 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.

Applicants are encouraged, to the greatest extent possible, to strategically incorporate modern green building and energy efficiency improvements to provide long-term affordability and increase sustainability and attractiveness of housing and neighborhoods.

**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 "blighted" 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's House could be utilized as "infill" 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 source 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.

#### **Public Comment:**

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 — 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](http://www.huduser.org/datasets/nsp_target.html). In addition it is anticipated that South Dakota's 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's approval of The Plan and/or changes 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 requested SDHDA



**Public Comment:**

’s 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 ‘vacant’. 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 ‘NSP 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’.

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         |
|--|--------------------|-----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                | \$41,093,393.42 |
| <b>Total Budget</b>                            | \$6,033.26         | \$21,670,844.46 |
| <b>Total Obligated</b>                         | \$6,033.26         | \$21,670,844.46 |
| <b>Total Funds Drawdown</b>                    | \$30,189.55        | \$20,707,199.61 |
| <b>Program Funds Drawdown</b>                  | \$0.00             | \$18,759,854.64 |
| <b>Program Income Drawdown</b>                 | \$30,189.55        | \$1,947,344.97  |
| <b>Program Income Received</b>                 | \$6,033.26         | \$2,070,844.46  |
| <b>Total Funds Expended</b>                    | \$30,189.55        | \$20,689,981.41 |
| <b>Match Contributed</b>                       | \$0.00             | \$25,422.41     |

**Progress Toward Required Numeric Targets**

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

**Progress Toward Activity Type Targets**

**Progress Toward National Objective Targets**

| National Objective                   | Target         | Actual         |
|--------------------------------------|----------------|----------------|
| <b>NSP Only - LH - 25% Set-Aside</b> | \$4,900,000.00 | \$8,542,099.11 |



## Overall Progress Narrative:

For quarter ending December 31, 2014, one project was completed (Spring Centre) and the administration budget was admended for program income received. Follow up continues with projects 1014-00-4; 1021-07-4; 1033-01-4 and 1038-00-2 which are all homeownership projects.

## 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                 | \$1,565,391.57         | \$656,680.42           |
| 6, Land Banking                 | \$0.00                 | \$586,155.55           | \$586,155.55           |





## Activities

**Project # / Title:** 2 / Acquisition

**Grantee Activity Number:** 1039-00-2

**Activity Title:** Pleasant Hill Village

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

04/28/2011

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Acquisition

**Projected End Date:**

10/01/2012

**Completed Activity Actual End Date:**

**Responsible Organization:**

Sakura, LLC

| Overall                                 | Oct 1 thru Dec 31, 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                 | \$5,500.00              | \$33,000.00  |
| Total Funds Expended                    | \$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:**



## Accomplishments Performance Measures

|                 | This Report Period<br>Total | Cumulative Actual Total / Expected<br>Total |
|-----------------|-----------------------------|---|
| # of Properties | 0                           | 2/1   |

|                        | This Report Period<br>Total | Cumulative Actual Total / Expected<br>Total |
|------------------------|-----------------------------|---|
| # of Housing Units     | 0                           | 24/12                                       |
| # of Multifamily Units | 0                           | 24/12                                       |

## Beneficiaries Performance Measures

|                     | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |          |
|---------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
|                     | Low                | Mod | Total | Low                                | Mod | Total | Low/Mod% |
| # of Households     | 0                  | 0   | 0     | 12/12                              | 0/0 | 12/12 | 100.00   |
| # Renter Households | 0                  | 0   | 0     | 12/12                              | 0/0 | 12/12 | 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                 | \$1,600,000.00 |
| Other Loan Source           | \$200,000.00   |
| Personal Funds              | \$262,237.00   |
| Total Other Funding Sources | \$0.00         |

**Project # / Title: 4 / Redevelopment/Reconstruction**

**Grantee Activity Number: 1006-00-4**  
**Activity Title: Centerville-Redevelopment of Demolished Property**

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

**Project Number:**  
 4

**Projected Start Date:**  
 05/01/2009

**Benefit Type:**  
 Direct ( HouseHold )

**Activity Status:**  
 Completed

**Project Title:**  
 Redevelopment/Reconstruction

**Projected End Date:**  
 12/31/2010

**Completed Activity Actual End Date:**



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

**Responsible Organization:**  
City of Centerville

| <b>Overall</b>                                 | <b>Oct 1 thru Dec 31, 2014</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$56,246.77    |
| <b>Total Budget</b>                            | \$0.00                         | \$56,246.77    |
| <b>Total Obligated</b>                         | \$0.00                         | \$56,246.77    |
| <b>Total Funds Drawdown</b>                    | \$0.00                         | \$56,246.77    |
| <b>Program Funds Drawdown</b>                  | \$0.00                         | \$50,225.18    |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$6,021.59     |
| <b>Program Income Received</b>                 | \$0.00                         | \$18,746.68    |
| <b>Total Funds Expended</b>                    | \$0.00                         | \$56,246.77    |
| <br>   |                                |                |
| <b>Match Contributed</b>                       | \$0.00                         | \$0.00         |

**Activity Description:**

Acquisition of tax-foreclosed blighted property (Activity No. 1006-00-2), demolition (Activity No. 1006-00-3), and redevelopment (Activity No. 1006-00-4) of the cleared lot with a single family home to be sold to a homebuyer at or below 50% AMI. A financing mechanism up to \$14,999 is available (1006-00-1).

**Location Description:**

920 Lincoln Street (fka 430 Dakota Street-city changed address), Centerville, Turner County, SD

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

|                       | <b>This Report Period</b> | <b>Cumulative Actual Total / Expected</b> |
|-----------------------|---------------------------|---|
|                       | <b>Total</b>              | <b>Total</b>                              |
| <b>#Sites re-used</b> | 0                         | 1/1                                       |

|                                | <b>This Report Period</b> | <b>Cumulative Actual Total / Expected</b> |
|--------------------------------|---------------------------|---|
|                                | <b>Total</b>              | <b>Total</b>                              |
| <b># of Housing Units</b>      | 0                         | 1/1                                       |
| <b># of Singlefamily Units</b> | 0                         | 1/1                                       |

**Beneficiaries Performance Measures**

|                           | <b>This Report Period</b> |            |              | <b>Cumulative Actual Total / Expected</b> |            |              |                 |
|---------------------------|---------------------------|------------|--------------|---|------------|--------------|-----------------|
|                           | <b>Low</b>                | <b>Mod</b> | <b>Total</b> | <b>Low</b>                                | <b>Mod</b> | <b>Total</b> | <b>Low/Mod%</b> |
| <b># of Households</b>    | 0                         | 0          | 0            | 1/1                                       | 0/0        | 1/1          | 100.00          |
| <b># Owner Households</b> | 0                         | 0          | 0            | 1/1                                       | 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      |
|-----------------------------|-------------|
| Other Loan Source           | \$47,500.00 |
| Total Other Funding Sources | \$0.00      |

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|                                 |                                    |
|---------------------------------|------------------------------------|
| <b>Grantee Activity Number:</b> | <b>1010-00-4-L</b>                 |
| <b>Activity Title:</b>          | <b>505 S Duluth Ave Apartments</b> |

**Activity Category:**

Construction of new housing

**Project Number:**

4

**Projected Start Date:**

05/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Completed

**Project Title:**

Redevelopment/Reconstruction

**Projected End Date:**

12/31/2010

**Completed Activity Actual End Date:**

**Responsible Organization:**

Sioux Falls Housing Corporation

| <b>Overall</b>                                 | <b>Oct 1 thru Dec 31, 2014</b> | <b>To Date</b> |
|--|--------------------------------|----------------|
| <b>Total Projected Budget from All Sources</b> | N/A                            | \$296,414.00   |
| <b>Total Budget</b>                            | \$0.00                         | \$296,414.00   |
| <b>Total Obligated</b>                         | \$0.00                         | \$296,414.00   |
| <b>Total Funds Drawdown</b>                    | \$0.00                         | \$296,414.00   |
| <b>Program Funds Drawdown</b>                  | \$0.00                         | \$296,414.00   |
| <b>Program Income Drawdown</b>                 | \$0.00                         | \$0.00         |
| <b>Program Income Received</b>                 | \$516.00                       | \$4,121.00     |
| <b>Total Funds Expended</b>                    | \$0.00                         | \$296,414.00   |
| <b>Match Contributed</b>                       | \$0.00                         | \$0.00         |

**Activity Description:**

Redevelopment of a vacant lot purchased by the applicant. The project involves the new construction of 1 multi-family building containing 8 studio apartments. Incomes will be limited to 30% (4 units) and 40% (4 units). A portion of this project is being reported under 2 separate activity numbers. All expenditures prior to enactment of Publ. L 111-203 are shown under 1010-00-4 and all subsequent expenditures eligible to meet the 25% requirement are shown under 1010-00-4-L

**Location Description:**

505 South Duluth Avenue, Sioux Falls, Minnehaha County, SD

**Activity Progress Narrative:**

**Accomplishments Performance Measures**

|                                     | <b>This Report Period</b> | <b>Cumulative Actual Total / Expected</b> |
|-------------------------------------|---------------------------|---|
|                                     | <b>Total</b>              | <b>Total</b>                              |
| <b># ELI Households (0-30% AMI)</b> | 0                         | 8/0                                       |



|                        | This Report Period | Cumulative Actual Total / Expected |
|------------------------|--------------------|------------------------------------|
|                        | Total              | Total                              |
| # of Housing Units     | 0                  | 8/8                                |
| # of Multifamily Units | 0                  | 8/8                                |

### Beneficiaries Performance Measures

|                     | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |          |
|---------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
|                     | Low                | Mod | Total | Low                                | Mod | Total | Low/Mod% |
| # of Households     | 0                  | 0   | 0     | 8/8                                | 0/0 | 8/8   | 100.00   |
| # Renter Households | 0                  | 0   | 0     | 8/8                                | 0/0 | 8/8   | 100.00   |

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources       | Amount      |
|-----------------------------|-------------|
| Community Development Corp. | \$39,500.00 |
| Total Other Funding Sources | \$0.00      |



**Grantee Activity Number:** 1042-00-4-L  
**Activity Title:** Spring Centre (fka Wilbur Apts) - 50%

**Activity Category:**  
 Rehabilitation/reconstruction of residential structures  
**Project Number:**  
 4  
**Projected Start Date:**  
 03/15/2011  
**Benefit Type:**  
 Direct ( HouseHold )  
**National Objective:**  
 NSP Only - LH - 25% Set-Aside

**Activity Status:**  
 Under Way  
**Project Title:**  
 Redevelopment/Reconstruction  
**Projected End Date:**  
 03/15/2013  
**Completed Activity Actual End Date:**  
 11/04/2014  
**Responsible Organization:**  
 Sioux Falls Housing Corporation

| Overall  | Oct 1 thru Dec 31, 2014 | To Date      |
|--|-------------------------|--------------|
| <b>Total Projected Budget from All Sources</b> | N/A                     | \$222,000.00 |
| <b>Total Budget</b>                            | \$0.00                  | \$222,000.00 |
| <b>Total Obligated</b>                         | \$0.00                  | \$222,000.00 |
| <b>Total Funds Drawdown</b>                    | \$30,189.55             | \$222,000.00 |
| <b>Program Funds Drawdown</b>                  | \$0.00                  | \$114,563.29 |
| <b>Program Income Drawdown</b>                 | \$30,189.55             | \$107,436.71 |
| <b>Program Income Received</b>                 | \$0.00                  | \$0.00       |
| <b>Total Funds Expended</b>                    | \$30,189.55             | \$222,000.00 |
| Sioux Falls Housing Corporation                | \$30,189.55             | \$222,000.00 |
| <b>Match Contributed</b>                       | \$0.00                  | \$0.00       |

**Activity Description:**

This activity provides additional funds for an NSP3 activity (3007-00-4-L) for increased costs associated with meeting EnergyStar requirements for HVAC system. There will be 31 total units of housing (6 designated as NSP funded units). Income limits will range between 30% and 60% AMI. All proposed and actual accomplishments and beneficiaries will be reported under NSP3.

**Location Description:**

500 South Spring, Sioux Falls, SD (Minnehaha County)

**Activity Progress Narrative:**

Final disbursement of funds was made November 2014, once receipt of final documentation. All NSP units are occupied by eligible households.

**Accomplishments Performance Measures**

|                           | This Report Period | Cumulative Actual Total / Expected |
|---------------------------|--------------------|------------------------------------|
|                           | Total              | Total                              |
| <b># of Housing Units</b> | 6                  | 6/0                                |



# of Multifamily Units

6

6/0

### Beneficiaries Performance Measures

|                     | This Report Period |     |       | Cumulative Actual Total / Expected |     |       |          |
|---------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
|                     | Low                | Mod | Total | Low                                | Mod | Total | Low/Mod% |
| # of Households     | 6                  | 0   | 6     | 6/0                                | 0/0 | 6/0   | 100.00   |
| # Renter Households | 6                  | 0   | 6     | 6/0                                | 0/0 | 6/0   | 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 |
|--------------------------------|--------|
| No Other Funding Sources Found |        |
| Total Other Funding Sources    |        |

### Project # / Title: 5 / Administration

|                                 |                       |
|---------------------------------|-----------------------|
| <b>Grantee Activity Number:</b> | <b>1000</b>           |
| <b>Activity Title:</b>          | <b>Administration</b> |

**Activity 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:**

( )

**Completed Activity Actual End Date:**

**National Objective:**

N/A

**Responsible Organization:**

South Dakota Housing Development Authority1

#### Overall

|   | Oct 1 thru Dec 31, 2014 | To Date        |
|---|-------------------------|----------------|
| Total Projected Budget from All Sources | N/A                     | \$1,565,391.57 |
| Total Budget                            | \$6,033.26              | \$1,565,391.57 |
| Total Obligated                         | \$6,033.26              | \$1,565,391.57 |
| Total Funds Drawdown                    | \$0.00                  | \$773,638.23   |
| Program Funds Drawdown                  | \$0.00                  | \$656,680.42   |
| Program Income Drawdown                 | \$0.00                  | \$116,957.81   |





|                                |         |              |
|--------------------------------|---------|--------------|
| <b>Program Income Received</b> | \$17.26 | \$96.44      |
| <b>Total Funds Expended</b>    | \$0.00  | \$746,998.75 |
| <b>Match Contributed</b>       | \$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**

**No Activity Locations found.**

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

| <b>Other Funding Sources</b>   | <b>Amount</b> |
|--------------------------------|---------------|
| No Other Funding Sources Found |               |
| Total Other Funding Sources    |               |

