



CITY OF SIOUX FALLS

COMMUNITY DEVELOPMENT

2003 Summary of Programs

January 1 - December 31, 2003

Sioux Falls Community Development receives federal funding through the Community Development Block Grant (CDBG) program and the Home Investment Partnerships (HOME) program. These funds are allocated to the various projects and activities briefly described herein. For further information regarding these projects and activities, please contact Community Development.

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**EQUAL HOUSING
OPPORTUNITY**

HOUSING PROGRAMS ADMINISTERED BY COMMUNITY DEVELOPMENT

Single-Family Rehab Program

No-interest deferred and low-interest repayment loans are provided to home owner-occupants with incomes at or below 80% of the median family income for eligible repairs to maintain homes in a decent, safe and sanitary condition.

Projects underway in 2003	52
CDBG funds expended in 2003	\$535,847
Average 2003 CDBG cost per project	\$10,305
Projects underway in 2003 that continued into 2004	9
Projects completed in 2003	43
Of the 43 projects completed in 2003:	
Average income of households assisted.....	\$25,341
Lowest income of households assisted.....	17.41% of MFI
Average size of households assisted.....	2.3 persons
Female-headed households	27
Elderly households.....	14
Disabled households.....	10
Large families (5+ members)	4
Average age of head of household	50.3
White (including one of Hispanic origin)	40
American Indian or Alaska Native & White	2
Black or African American & White	1

Homebuyers Assistance Program

No-interest deferred loans of up to \$8,000 are provided to households with incomes at or below 80% of the median family income. The funds are used as gap financing to make affordable the purchase of a house.

Projects completed in 2003	59
HOME/CDBG/City funds expended in 2003	\$346,757
Average HOME/CDBG/City funds per project.....	\$5,877
Total cost of the 59 purchases.....	\$5,080,956
Average income of households assisted.....	\$25,802
Lowest income of households assisted.....	19.6% of MFI
Average size of households assisted.....	2.0 persons
Female-headed households	34
Disabled households.....	3
Large families (5+ members)	2
Average age of head of household	31.8
White.....	57
American Indian or Alaska Native & White	1
Black or African American & White	1

Emergency Mobile Home Repair

3-year diminishing loans are provided to mobile home owner-occupants with incomes at or below 80% of the median family income, for costs to eliminate code deficiencies that are potentially life threatening.

Projects underway in 2003	6
CDBG funds expended in 2003	\$7,361
Average 2003 CDBG cost per project	\$1,227
Projects underway in 2003 that continued into 2004	0
Projects completed in 2003	6
Of the 6 projects completed in 2003:	
Average income of households assisted.....	\$26,186
Lowest income of households assisted.....	19.24% of MFI
Average size of households assisted.....	3.3 persons
Female-headed households	3
Disabled households.....	1
Average age of head of household	36.7
White.....	4
Black or African American.....	1
American Indian or Alaska Native & White	1

**HOUSING PROGRAMS ADMINISTERED BY
OTHER ENTITIES**

Habitat for Humanity – Land Acquisition

Approximately every other year, Habitat for Humanity receives funds for acquisition of land on which houses are constructed utilizing volunteer labor, and sold to households with incomes at or below 50% of the median family income.

Projects completed in 2003	5
Average income of households assisted.....	\$22,397
Lowest income of households assisted.....	29.00%
Average size of household assisted.....	5.6 persons
Female-headed households	2
Large families (5+ members)	4
White.....	2
Black or African American.....	3

Repair Affair Program

Home Builders Association (HBA) receives funds to purchase materials for accessibility modifications to houses owned and occupied by elderly and/or disabled households with incomes below 50% of the area median. HBA provides volunteer labor.

Projects completed in 2003	11
CDBG funds expended in 2003	\$6,681
Average CDBG funds per project	\$607
Average income of households assisted.....	\$11,385
Lowest income of households assisted.....	11.24%
Average size of households assisted.....	2.0 persons
Female-headed households	8
Elderly households.....	8
Disabled households.....	9
Large families (5+ members)	1
White (including one of Hispanic ethnicity)	11

Home Modification Program

Funds were provided to the Prairie Freedom Center to make accessibility modifications in rental units occupied by disabled households with incomes at or below 80% of the area median.

Projects completed in 2003	2
CDBG funds expended in 2003	\$4,900
Average 2003 CDBG funds per project.....	\$2,450
Average income of households assisted.....	\$6,630
Lowest income of households assisted.....	15.81%
Average size of households assisted.....	1.0 persons
Female-headed households	1
Disabled households.....	2
White	2

CDBG ACCOMPLISHMENTS

Public Services

The following narratives described the accomplishments of projects funded and completed in 2003. In addition, the following information details the accomplishments of projects originally funded in previous years, whether they were completed in 2003 or simply ongoing.

Sioux Falls Housing and Redevelopment has received funds for several years for the Family Self-Sufficiency program. In 2003, \$50,580 was provided to 132 program participants for tuition assistance to enable them to work toward economic self-sufficiency. 70% of participants on the program more than one year decreased their dependency on welfare, while 17 completed the program in 2003 and became totally self-sufficient.

Public Services (Continued)

Sioux Empire Homeless Coalition received \$5,000 of administrative funds for costs of the annual, one-day count and survey of the homeless population. 512 homeless persons were counted in Sioux Falls on September 24, 2003. Total project cost was \$5,000.

Inter-Lakes Community Action received \$5,000 for staffing of the Heartland House, which provides homeless families with low-cost housing and case management in an effort toward long-term self-sufficiency. 29 households were served in 2003, with six successfully completing the program and moving into permanent housing. Total cost of this program was \$120,283.

The Housing Resource Center received \$5,000 in 2003 for staffing. During 2003, this organization provided education to 138 potential homebuyers, more than 78% of whom were low-income. The total cost was \$13,523.

The HELP!Line Center received \$5,000 for personnel costs associated with the Mentor Mom Program which matches mentors with pregnant teens and teen mothers in an effort to increase parenting skills, increase self-sufficiency, decrease repeat teen pregnancies, and support staying in school. 59 persons received mentoring in 2003. Total cost was \$36,900.

Rape and Domestic Abuse Center received \$5,000 in 2003. The Women's Empowerment Program provided counseling and assistance to 349 battered and abused spouses during the year. This counseling is designed to return them to a level of functioning so that they will again be productive members of the community. Total project cost was \$11,179.

Inter-Lakes Community Action received \$5,000 for a portion of the costs of its child development program. The program served 89 children, 99% of whom are from low-income households. Total project cost was \$799,850.

Teddy Bear Den received \$5,000 for staffing costs for its incentive-based program for low-income pregnant women. Participants earn points by attending prenatal appointments, parenting classes, and abstaining from alcohol and drugs, which results in healthier babies. The points can be redeemed for diapers, clothes and furniture. The program assisted 262 new participants in 2003. The total cost of the program was \$31,162.

In 2003, YMCA received \$15,200 to provide summer camp scholarships to 275 low-income youths that would otherwise be unable to attend. The total cost of these scholarships was \$58,825.

Court Appointed Special Advocate (CASA) received \$5,000 for a portion of their personnel costs. CASA provides trained volunteers to advocate for the best interests of abused and neglected children involved in court proceedings in the Second Judicial Circuit. In 2003, CASA served 279 children. Total cost was \$25,833.

Public Facilities & Improvements

In 2001 Sioux Empire Housing Partnership was awarded \$316,000 for acquisition of land and site development, including street construction. After completion in 2004, the development will have provided 17 affordable, single-family houses. As of December 31, 2003, twelve houses had been completed and sold to households with incomes at or below 80% of the median family income. Construction of the homes is being financed separately by the partnership.

Volunteers of America received \$103,673 of 2002 funds for costs of an addition to the West Oak group home. This facility serves adolescent males that are developmentally disabled. This project was completed in 2003 with a total project cost of \$137,229. Fifteen people were served at this facility in 2003.

Sioux Vocational Services was awarded \$39,000 of 2002 funds for installation of a fire hydrant and indoor fire sprinklers in part of their main facility. This project was completed in 2003. 338 adults with developmental disabilities are served at this facility. The total project cost was \$47,583.

In 2003, Sioux Vocational Services was awarded \$40,000 for expansion of the physical therapy area at their main agency. SVS provides services to 145 adults with developmental disabilities that require physical therapy. This project was completed in 2003. The total project cost was \$65,858.

HOME ACCOMPLISHMENTS

Western Heights Apartments received \$275,000 of 2001-02 funds for part of the costs of an 80-unit congregate care housing facility for elderly households with incomes at or below 60% of the area median. The project included the acquisition and renovation of a 50-unit building, and the construction of an additional 30-unit building. The project was completed in 2003 with a total cost of \$4,806,481.

Sioux Falls Housing and Redevelopment Commission administers the Tenant-Based Rental Assistance program. In 2003, \$79,104 was used to provide rental assistance to 18 households with incomes below 50% of the area median to help them obtain housing that is affordable, decent, safe and sanitary.

Inter-Lakes Community Action administers the Security Deposit Assistance Program. \$15,547 was expended in 2003 for security deposits and first month rent payments to 42 households with incomes at or below 50% of the area median, to obtain housing that is affordable, decent, safe and sanitary.

Sioux Falls Housing Corporation used \$67,317 of HOME funds for the Neighborhood Revitalization Program, which is a partnership with the City of Sioux Falls. The funds are used along with City Capital Improvement Program (CIP) dollars for acquisition costs of older homes that are contributing to neighborhood deterioration. After acquisition, these homes are replaced or rehabilitated and sold to households with incomes at or below 80 percent of the median family income. Replacement or rehabilitation is undertaken with the use of other local dollars. At the end of 2003, two houses were for sale, another was

near completion and being put on the market, while three other properties were in various stages of the program.

HOME Match: HOME regulations require local contributions of at least 25% of the amount of HOME entitlement funds expended. From inception of the HOME program through Federal Fiscal Year 2003 (September 30, 2003), the City expended \$3,949,616 of entitlement funds creating a match liability of \$987,404. As of the end of FFY 2003, the City's match contribution totaled \$1,487,029 leaving \$499,625 of excess match, which will be applied to the match liability incurred during future years.

CDBG & HOME ACCOMPLISHMENTS

\$375,000 of 2001-02 funding was awarded to Accessible Space, Inc. for part of the costs a new 40-unit, handicapped accessible housing facility for the elderly. \$263,267 of CDBG funds was expended in 2003 for site acquisition. In 2004, \$111,733 of HOME funds will be utilized for a portion of the construction costs. This project will also receive Section 202 funding from HUD, which will limit rent to 30% of the occupant's adjusted gross income. It is anticipated that this project will be completed by July of 2004. Total estimated project cost is \$3,631,000.

DakotAbilities received \$83,000 in 2003 for acquisition of a handicapped accessible house to be used as a group home for two of their developmentally disabled clients. This project was completed in May of 2003. Total project cost was \$83,585.

2003 ACTION PLAN SUMMARY

The following projects were identified in the 2003 Action Plan for the City of Sioux Falls. That document specifies projects to be undertaken with the use of CDBG and/or HOME program funds. Shown below are the amounts of CDBG/HOME funding approved for each project and its total project cost.

* Denotes projects completed in 2003.

	CDBG/HOME Approved	Total Cost
CDBG Public Facilities		
Sioux Vocational Services – Physical Therapy Room*	\$40,000	\$65,858
Children’s Inn – Expansion	200,000	975,000
Carroll Institute – Arch II Transitional Housing	150,000	252,800
CDBG Public Services		
ICAP – Eviction Prevention	\$5,000	\$31,911
ICAP – Heartland House*	5,000	120,283
LSS – Housing Resource Center*	5,000	13,523
HELP!Line Center – Mentor Mom*	5,000	36,900
Rape & Domestic Abuse Center*	5,000	11,179
Sioux Falls Housing – Self-Sufficiency	75,000	75,000
ICAP – Child Care Staffing*	5,000	799,850
Teddy Bear Den*	5,000	31,162
YMCA – Camp Scholarship Assistance*	15,200	58,825
Court Appointed Special Advocate*	5,000	25,833
CDBG Rehab Activities		
Single-Family Rehab Program	\$482,451	\$482,451
Home Builders Assoc. – Repair Affair*	6,681	6,681
Prairie Freedom Ctr. – Home Modification	40,000	40,000
Miscellaneous CDBG Activities		
Sioux Empire Homeless Coalition*	5,000	5,000
HOME Activities		
Neighborhood Revitalization	\$25,000	\$25,000
Tenant-Based Rental Assistance	140,000	140,000
Security Deposit Assistance	35,000	35,000
CDBG & HOME Activities		
ICAP – Heartland House II Transitional Housing	\$350,000	\$700,000
Homebuyers Assistance Program	278,517	278,517
DakotAbilities – West Rose Home	83,000	83,585