

Housing Division 2018 Summary January 1–December 31, 2018



Housing Division
(605) 367-8180
(605) 367-7039 Hearing Impaired
<http://siouxfalls.org/planning-dev/planning/affordable-housing>

The City of Sioux Falls Housing Division provides funding to the various programs and projects described herein. Funding for these activities is provided by the federal Community Development Block Grant (CDBG) program, the federal Home Investment Partnerships (HOME) program, City of Sioux Falls General Funds, community partners, and department resources. For further information, please contact the Housing Division.



EQUAL HOUSING
OPPORTUNITY

Single-Family Housing Rehabilitation (Housing Division): No-interest deferred payment loans and low-interest repayment loans are provided to maintain homes in a decent, safe, and sanitary condition. Household income must be no greater than 80% of median family income. CDBG and City General Funds were used for this program.

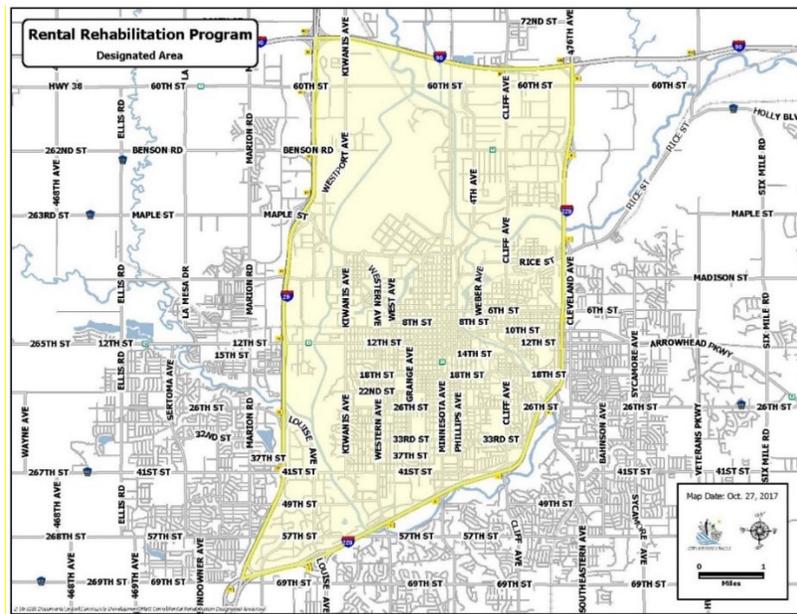
Projects underway in 2018	67
Expended	\$291,631
Projects under contract that will continue into 2019.....	23
Projects completed in 2018.....	44
Of the 44 projects completed:	
Average loan	\$7,318
Average household income	51.9% MFI
Average household size	2.4 people
Household income (0-30% MFI)	9
Household income (30-50% MFI)	8
Household income (50-80% MFI)	27
Large families (5+ members)	5
Female-headed households.....	27
Elderly households.....	19
Disabled households	6
White.....	36
Black/African American	5
Asian.....	1
Other/multiracial (including 2 of Hispanic origin)	2

Furnace Replacement (Housing Division): Assistance is provided as a no-interest loan for replacement of older inefficient furnaces. Two-thirds of the loan may be forgiven after two years of ownership and occupancy. Income must be no greater than 80% of median family income. CDBG and City General Funds were used for this program.

Projects underway in 2018	33
Expended	\$81,131
Projects under contract that will continue into 2019.....	5
Projects completed in 2018.....	28
Of the 28 projects completed:	
Average loan	\$2,898
Average household income	58.4% MFI
Average household size	2.3 people
Household income (0-30% MFI)	2
Household income (30-50% MFI)	5
Household income (50-80% MFI)	21
Large families (5+ members)	2
Female-headed households.....	9

Elderly households.....	9
Disabled households.....	2
White (including 1 of Hispanic origin).....	23
Black/African American	2
Asian.....	1
Other/multiracial (including 2 of Hispanic origin).....	2

Rental Rehabilitation Loan Program (Housing Division): Repayment loans with 3% interest are provided to owners of rental property in a designated program area. Funds may be used for exterior and interior rehabilitation, excluding appliances. This is a nonfederal program with no reporting requirements related to household demographics. The program is funded solely by loan repayments from prior projects.



Projects (units) underway in 2018.....	16 (42)
Expended	\$118,572
Projects (units) under contract that will continue into 2019	5 (16)
Projects (units) completed in 2018.....	11 (26)
Average amount of completed loans	\$11,344

Emergency Mobile Home Repair (Housing Division): Financial assistance is provided for emergency repairs to mobile homes. Loans are forgiven after one year of ownership and

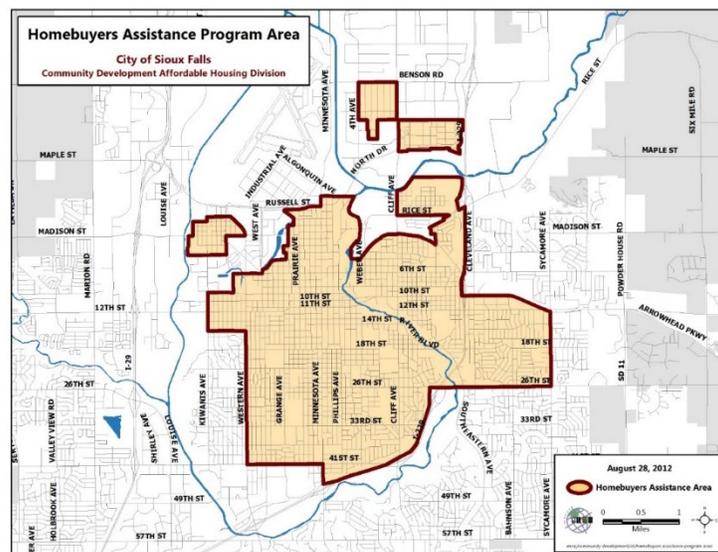
occupancy. Household income must be no greater than 80% of median family income. CDBG funds were used for this program.

Projects underway in 2018	14
Expended	\$35,521
Projects under contract that will continue into 2019.....	0
Projects completed in 2018.....	14

Of the 14 projects completed:

Average loan	\$2,537
Average household income	(44.3% MFI)
Average household size	2 people
Household income (0-30% MFI)	3
Household income (30-50% MFI)	7
Household income (50-80% MFI)	4
Female-headed households.....	7
Elderly households.....	6
Disabled households.....	9
White (including 1 of Hispanic origin).....	12
American Indian/Alaska Native	1
Other/multiracial	1

Homebuyers Assistance Program (Housing Division): No-interest deferred payment loans are provided for part of the down payment and closing costs associated with the purchase of a home. Household income must be no greater than 80% of median family income. Properties purchased must be located within a designated program area. CDBG Funds were used for this program.



Projects completed.....	3
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Expended	\$15,000
Of the 3 projects completed:	
Average loan	\$5,000
Average household income	72.0% MFI
Average household size	1.7 people
Household income (50-80% MFI)	3
Female-headed households.....	1
White	3

Neighborhood Revitalization (Affordable Housing Solutions): Affordable Housing Solutions acquires properties for development of affordable housing. Many times, properties with extremely dilapidated structures contributing to neighborhood deterioration are acquired for redevelopment. The existing structures will be (a) demolished with new housing constructed on the site, or (b) rehabilitated into quality affordable housing. Alternatively, properties without existing structures are acquired under favorable circumstances in order to develop new affordable housing. Each new or rehabilitated unit is made available for sale or lease to a household whose income is no greater than 80% of median family income.

Expended	\$2,682,395
Properties (units) completed in 2018	5 (5)

Single-family homes completed, sold, and occupied in 2018	5
Average project cost	\$211,048
Average sale price	\$161,820
Average household income	\$47,231 (62.6% MFI)
Average household size	4 people
Household income (30-50% MFI)	1
Household income (50-80% MFI)	4
Large families (5+ members)	1
Female-headed households.....	1
White.....	1
Black/African American	2
Other/multiracial (including 1 of Hispanic origin)	2

Fair Housing Education & Outreach (City Attorney’s Office/Human Relations): \$16,000 of CDBG funds were provided for fair housing education and outreach. A phone line was staffed to answer questions about fair housing and the Human Relations Office received citizens in person at the office. Approximately 1,413 calls and inquiries were received. The top five housing topics were as follows:

1. Eviction Process
2. Reasonable Accommodation Requests

3. Substandard Living Conditions (poor maintenance, bed bugs, mold, etc.)
4. Neighbor Harassment
5. Fees/Deposit

Forty-three fair housing classes and outreach events were held in the community for landlords, property managers, tenants, housing advocates, social workers, and others.

The Human Relations Office files complaints based on allegations of discrimination. If issues of harassment, reasonable accommodation, or unfair treatment cannot be resolved, a discrimination charge is filed. In 2018, the Human Relations Office closed 13 housing discrimination investigations. Two of these cases were resolved by mediation. Eight of these cases were dismissed for lack of probable cause. Two cases resulted in a probable cause determination, one of which was ultimately settled through conciliation. The other probable cause case resulted in a public hearing. One case was dismissed and filed with HUD following attempted resolution.

Land Acquisition/House Construction (Habitat for Humanity): Deferred payment loans are provided for acquisition of land on which new houses are constructed utilizing volunteer labor and donated materials and services. Each home is sold to a household whose income is no greater than 80% of the median family income. CDBG funds were used for this program.

Homes completed and occupied	1
Average land cost.....	\$11,500
Average construction cost (including land)	\$144,453
Average volunteers per project	141
Average volunteer hours per project.....	1,793
Average household income	\$50,040 (60.7% MFI)
Average household size	6 people
Household income (50-80% MFI)	1
Large families (5+ members)	1
White.....	1

Repair Affair (Home Builders Care Foundation): Grants are provided for accessibility modifications in homes owned and occupied by households that are elderly and/or disabled. Income must be no greater than 80% of median family income. CDBG funds were used for the cost of materials. Members of the Home Builders Association provide volunteer labor. Each project has a team leader who is a builder or remodeler. The remainder of the team is mostly associate members of the Home Builders Association whose construction knowledge could vary.

Owner-occupied units modified for accessibility	9
Expended	\$3,529

Average project cost	\$392
Number of volunteers.....	35
Average volunteers per project	3.89
Number of volunteer hours	140
Average volunteer hours per project.....	15.6
Average household income	\$18,238 (31.5% MFI)
Average household size	1.2 people
Household income (0-30% MFI)	6
Household income (30-50% MFI)	1
Household income (50-80% MFI)	2
Female-headed households.....	7
Elderly households.....	7
Disabled households.....	6
White.....	8
Other/multiracial	1

Mobile Home Self-Help Program (Hope Next Door): General Fund grants are provided for materials necessary for improvements to mobile homes. Concerned citizens provide volunteer labor for this effort. \$1,638 was expended in 2018 for four projects. Eligible costs are limited to exterior rehabilitation, landings, and structural repairs. All repairs must address code violations. This is a nonfederal program with no reporting requirements related to household demographics.

Home Modification (Independent Living Choices): This program offers grants to make accessibility modifications in rental units occupied by households with disabilities. Household income must be no greater than 50% of median family income. CDBG funds were used for this program.

Rental units modified for accessibility.....	5
Expended	\$19,634
Average project cost	\$3,927
Average household income	\$15,622 (28.3% MFI)
Average household size	1.2 people
Household income (0-30% MFI)	3
Household income (30-50% MFI)	2
Female-headed households.....	4
Elderly households.....	2
Disabled households.....	5
White	4
American Indian/Alaskan Native	1

Bright Futures (Inter-Lakes Community Action): The program attempts to lead households toward economic self-sufficiency and eliminate their dependence on other assistance programs. It incorporates intense case management to households receiving Tenant-Based Rental Assistance, defined herein. CDBG funds are used for this case management program.

New households assisted in 2018.....	42
Households continuing the program from 2017	35
Total households assisted in 2018.....	77
Expended	\$143,216
Results of 36 households leaving the program in 2018:	
Living situation stabilized; fully self-sufficient.....	3
Average months served	20.7
Living situation stabilized; less dependent on government programs.....	9
Average months served	20.7
Removed from program for noncompliance.....	10
Average months served	7.1
Client chose to leave program/moved out of town/other.....	14
Average months served	6.5
Of the 77 households assisted in 2018:	
Household income (0–30% MFI).....	72
Household income (30–50% MFI).....	4
Household income (50–60% MFI).....	1
Average household size	3.1 people
Large families (5+ members)	9
Female-headed households.....	75
Chronically homeless prior to assistance.....	14
White (including 3 of Hispanic origin).....	31
Black/African American	12
American Indian/Alaska Native (including 1 of Hispanic origin)	33
Black/African American and white	1

Heartland House Case Managers (Inter-Lakes Community Action): This rapid rehousing program for homeless families with children provides low-cost housing and case management in an effort to guide the assisted households toward self-sufficiency. Household income when enrolled in the program must be no greater than 50% of median family income. The City contracts with ICAP and provides General Funds for this service.

New households assisted in 2018.....	55
Households continuing the program from 2017	37
Total households assisted in 2018.....	92
Results of the 44 households leaving program in 2018	
Successfully completed the program.....	9
Terminated for noncompliance	14

Other/unknown	21
Expended	\$27,849
Household income (0–30% MFI).....	88
Household income (30–50% MFI).....	4
White (including 3 of Hispanic origin).....	23
Black/African American	14
Asian.....	1
American Indian/Alaskan Native	45
American Indian/Alaskan Native and white	3
Black/African American and white (including 1 of Hispanic origin)	4
Other/multiracial	2

Tenant-Based Rental Assistance (Sioux Falls Housing & Redevelopment Commission):

Households that are homeless or at risk of homelessness receive funding for rental assistance in housing that is affordable, decent, safe, and sanitary. Assistance with a security deposit may also be provided. Household income must be no greater than 50% of median family income. HOME funds were used for this program. Recipients of Tenant-Based Rental Assistance also receive case management through the Bright Futures program listed above. Sioux Falls Housing & Redevelopment Commission also administers the Section 8 Housing Choice Voucher program, which is a separate program with funding provided directly from HUD to the Commission.

New households assisted in 2018.....	50
Households continuing the program from 2017	25
Total households assisted in 2018.....	75
Expended	\$333,617
Average monthly TBRA subsidy	\$566
Average total monthly rent	\$836
Household income (0–30% MFI).....	69
Household income (30–50% MFI).....	6
Average household size	3.1 people
Large families (5+ members)	7
Female-headed households.....	74
White (including 1 of Hispanic origin).....	34
Black/African American (including 1 of Hispanic origin)	13
American Indian/Alaskan Native	27
American Indian/Alaskan Native and white	1

Field of Dreams (Affordable Housing Solutions): A \$300,000 deferred payment loan was provided to Affordable Housing Solutions in 2014 for acquisition of land on which 26 for sale, owner-occupied, condominium affordable housing units were planned (12 units to be constructed in 2017 with 14 more units to follow completion of Phase I). During 2017, the

project met challenges resulting in delays. Those challenges have been addressed and Phase I of the project was completed in 2018. In August of 2018, the first unit was sold to a low-income household. The remaining units constructed in Phase I will be sold and occupied by low-income households by September of 2019. Construction of Phase II will proceed with a different concept with the goal to begin construction in the spring of 2020 and be sold to eligible low-income households by the spring of 2021. Completed housing units will be sold to households at or below 80 percent of the median family income. CDBG funds were provided for this project.

Condominiums completed, sold, and occupied in 2018	1
Household income (30–50% MFI)	1
Female-headed households	1
White	1

Horizon Place Apartments (Inter-Lakes Community Action): The City provided a \$900,000 loan for part of the acquisition costs of two 21-unit apartment buildings (42 units total). The loan has no interest and will be repaid over 30 years. The new funding sources will ensure continued affordability for a minimum of 30 years. The recipient has also been approved for low-income housing tax credits through the state of South Dakota to rehabilitate these 42 housing units in addition to an adjacent third 21-unit apartment building that Inter-Lakes already owned for a total of 62 units rehabilitated. Rehabilitation commenced in 2017, during which time there was temporary relocation of existing tenants. Rehabilitation was completed in 2018. The project features 2 one-bedroom units, 12 two-bedroom units, and 28 three-bedroom units, all having been recently rehabilitated. The units will provide affordable housing for households at the income levels listed below.

Horizon Place Apartments was completed, leased, and occupied in 2018	62 units
Average cost per unit.....	\$14,516
Total households assisted in 2018	62
Household income (0–30% of median family income).....	30
Household income (30–50% MFI).....	30
Household income (50–60% MFI).....	2
Female-headed households.....	51
Elderly households.....	1
Disabled households	3
White.....	14
Black/African American (including 1 of Hispanic origin)	23
Asian.....	1
American Indian/Alaskan Native (including 1 of Hispanic origin)	15
Native Hawaiian/other Pacific Islander	1
Black/African American and white	3
Other/multiracial (including 5 of Hispanic origin)	5

Cleveland Center Apartments (Cleveland Center Apartments Limited Partnership): In 2018, the City committed \$20,000 of General Funds toward the construction of a four-story 39-unit apartment building—17 one-bedroom units, 13 two-bedroom units, and 9 three-bedroom units. The funds were provided as a no-interest loan with annual repayments for 30 years. Construction began in 2018 with \$10,000 being expended. It is estimated to be completed by December 31, 2019, followed by the units being leased to eligible low-income households. Units will be targeted to households at the following income levels.

Household income (50-60% MFI) 39

Majestic Ridge Apartments (Majestic Ridge Limited Partnership): In 2017, the City committed \$500,000 of General Funds toward the construction of a 60-unit affordable housing development—28 one-bedroom units, 20 two-bedroom units, and 12 three-bedroom units. The funds were provided as a no-interest loan with annual repayments for 30 years. Construction will begin in 2018 and is estimated to be completed by December 31, 2019, followed by the units being leased to eligible low-income households. Units will be targeted to households at the following income levels.

Household income (0–30% of median family income)..... 4
 Household income (30–40% MFI)..... 7
 Household income (40–50% MFI)..... 22
 Household income (50–60% MFI)..... 20
 Market Rate 7

Trinity Point Apartments (Trinity Point Apartments Limited Partnership): In 2016, the City committed \$500,000 of General Funds toward the construction of 6 two-story apartment buildings containing 48 housing units—18 one-bedroom units, 11 two-bedroom units, and 19 three-bedroom units. The funds were provided as a no-interest loan with annual repayments for 30 years. Construction began in 2017 with \$125,000 being expended. Construction concluded in August of 2018 with the final funds being released. Units are targeted to households at the following income levels.

Household income (0–30% of median family income)..... 5
 Household income (30–40% MFI)..... 4
 Household income (40–50% MFI)..... 39