

# HUD HEARTLAND NEWS



**US Department of Housing and Urban Development**  
**Sioux Falls, South Dakota Field Office**

## HOME Funds Invested in South Dakota

Over the past 4 years HUD has invested nearly \$15 million in South Dakota through the [HOME Investment Partnership Program \(HOME\)](#). The program provides grants to state and local governments to create affordable housing for low-income households. Home funds are distributed to the State and the City of Sioux Falls and are administered by the [South Dakota Housing Development Authority \(SDHDA\)](#) and [Community Development](#), respectively.



*Summit Heights in Sioux Falls, \$400,000 in HOME Funds invested for 37 affordable units.*



*The YMCA in Sioux Falls, \$650,000 in HOME Funds will help convert portions into 52 affordable units.*



*Pettigrew Heights in Sioux Falls, \$800,000 in HOME Funds for 57 affordable senior units.*

Examples of HOME funds invested in South Dakota:

- Nearly \$600,000 for 44 units of senior housing in Sioux Falls
- Over \$900,000 for 41 affordable housing units in Aberdeen
- Over \$600,000 for 31 affordable housing units in Mitchell
- \$500,000 for 15 affordable housing units in Mission
- 29 families in Sioux Falls were able to purchase a home with a no-interest deferred payment loan for part of the down payment and closing costs through the [Homebuyer Assistance Program](#)

## FREE Fair Housing Training

*This course is approved by the South Dakota Real Estate Commission for 3 hours of Continuing Education*

**What:** Learn all about the Fair Housing Act and how it affects you

**When:** September 4, 2013                      September 5, 2013  
 9:00 a.m. - 12:00 p.m.                      9:00 a.m. - 12:00 p.m.

**Where:** Downtown Holiday Inn                      South Dakota Housing Development Authority  
 100 W. 8th Street                      3060 E. Elizabeth Street  
 Sioux Falls                      Pierre

**Who:** Property owners, real estate agents, property managers, on-site managers, caretakers, maintenance staff and leasing agents

**Register:** Space is limited. Register [online](#) by [August 30, 2013](#)



**Volume 7, Issue 4**

**August 2013**

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## CALENDAR OF EVENTS:

August 28

[FHA Appraisal Requirements Webinar](#)

September 4

[Fair Housing Training](#)  
Sioux Falls

September 5

[Fair Housing Training](#)  
Pierre

September 11

[FHA Appraisal Policies & Procedures Webinar](#)

September 18-19

National Association of Housing & Redevelopment Officials (NAHRO) Conference  
Aberdeen

September 20

Veteran's Stand Down  
Sioux Falls



Phone toll-free (800) CALLFHA or (800) 225-5342, M-F, 7am-7pm CT

Email: [answers@hud.gov](mailto:answers@hud.gov)

Search online: [www.hud.gov/answers](http://www.hud.gov/answers)



## Appraisal Training

FHA is hosting two webinars on appraisal requirements and procedures:

- Appraisal A: FHA Appraisal Requirements - Property Type will be presented 12:30 - 2:00 p.m. on August 28. Topics include lenders and appraisers responsibilities as it relates to FHA guidelines as well as Minimum Property Standards.
- Appraisal Policies and Procedures B: How to Review an FHA Appraisal will be presented 12:30 - 2:00 p.m. on September 11. Topics include: using the Fannie Mae 1004; how to review appraisals on difficult property types; the condominium approval process; common appraisal deficiencies; and how to spot potential fraud. To register for the training and for more information about this and other FHA training, click [here](#).

# FEDERAL HOUSING ADMINISTRATION

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## Good Stories in "The Bridge"

The June 28, 2013 issue of HUD's Office of Housing Counseling "The Bridge" recognized the great work of some of our very own in South Dakota. The South Dakota Housing Development Authority (SDHDA) was recognized for serving its clients well across our state which encompasses 77,123 square miles and averages 10 people per square mile. Since 1998, SDHDA has been administering HUD counseling program funding, accomplishing this through several subgrantees who provide housing counseling services. In 2001, SDHDA's Board of Commissioners created and funded a separate 501c(3) affiliate, [Homeownership Education Resource Organization \(HERO\)](#) to address the need of homebuyer education. HERO also contracts with subgrantees to deliver homebuyer education. This partnership makes it possible for SDHDA to combine funding sources and provide maximum counseling and education services to South Dakotans.



Trevor Bruton of the [Consumer Credit Counseling Service of the Black Hills \(CCCS/BH\)](#) was recognized as a "Champion of Service", providing exemplary service in the housing counseling arena. Trevor, a certified housing and consumer credit counselor with more than 3 years of housing counseling experience and over 6 years of customer service and sales experience, has helped several families with housing counseling. In particular, he helped a homeowner in a very stressful situation while her husband was in the hospital with an illness. CCCS/BH provides housing counseling for all of Western South Dakota which consists of 17 counties.

## Housing Counseling Grants

Over \$250,000 has been awarded to three HUD-approved housing counseling agencies in South Dakota. [Housing counseling agencies](#) provide services to help people who are buying their first home, seeking affordable rental housing, or facing foreclosure. The funding was part of more than \$40 million in housing grants awarded nationwide. In South Dakota, the recipients are: South Dakota Housing Development Authority - \$218,261; Oglala Sioux Tribe Partnership for Housing - \$18,167; and Pioneer Credit Counseling - \$14,476.

## South Dakota Single Family FHA Information

FY2013 Statistics	Apr	May	Jun
Loans Insured	248	277	263
First-Time Homebuyers	89	117	116
Minority Homebuyers	6	6	8
Default Rate	2.47%	2.49%	2.88%
Foreclosure Rate	0.90%	0.95%	0.95%
REO Properties			
Acquired	16	23	23
Sold	10	14	9
Owned	55	64	78

## Housing Opportunity Funds Available



The South Dakota Housing Opportunity Fund (HOF) applications are available. The HOF program is designed to promote economic development by expanding the supply of decent, safe, sanitary and affordable housing targeted for low and moderate income families and individuals in South Dakota.

HOF funds may be used for new construction, purchase and rehabilitation of rental or homeownership housing, housing preservation, including home repair grants and grants to make homes more accessible to individuals with disabilities, homeless prevention activities, and community land trusts.

Any for-profit entity, tribal government, housing authority, political subdivision of the state or agency of such subdivision, or agency of the state are eligible to apply. First applications are due to the South Dakota Housing Development Authority (SDHDA) by October 1, 2013. More information can be found in the [Housing Opportunity Plan](#).

## Fair Housing Training in Rapid City

The Black Hills Multi-Housing Association (BHAMHA) will host two training sessions on October 11, 2013. The training will be held at Fox Meadows, 1200 Range View Circle in Rapid City. Susan Weston of The Susan Weston Company in Dallas, Texas will be the presenter.

The Fair Housing Update session will be held from 8:30 a.m. to 12:30 p.m. and the Customer Service and Satisfaction session will be held from 1:00 p.m. to 4:00 p.m. The Fair Housing Update session is approved for 4 hours of required Continuing Education credits and the Customer Service and Satisfaction session is approved for 3 elective credits. The cost is \$50 per person for members of the BHAMHA and \$75 per person for non-members. To register, contact [BHAMHA](#).



## Veteran's Stand Down

The Veteran's Stand Down will be held on September 20, 2013 at the VFW post at 3601 S. Minnesota Avenue in Sioux Falls from 9:00 a.m. to 3:00 p.m.

## Funding for Housing Authorities

[Public Housing Authorities](#) in 26 communities throughout South Dakota will receive over \$1.5 million through HUD's [Capital Fund Program](#). Funds are allocated annually to all public housing authorities to build, repair, renovate and/or modernize the public housing in their communities. Uses for these funds include large-scale improvements such as new roofs, energy-efficient upgrades, new plumbing and electrical systems.

Capital Fund grants are awarded each year to housing authorities through a formula that considers number, type and age of units in a community. Eligible uses for this funding include development, financing and modernization of the public housing units, and management improvements at the public housing authority.

## Community Development Block Grants

Over the past 4 years, HUD has awarded over \$28 million in Community Development Block Grants (CDBG) to the State of South Dakota and Cities of Sioux Falls and Rapid City. The CDBG program is flexible, providing communities with resources to address a wide range of unique community development needs.



Fire hall in Presho, \$207,500 in CDBG Funds

The City of [Sioux Falls](#) utilizes CDBG funds for emergency mobile home repairs, home modifications for individuals with disabilities, single family housing rehabilitation, and land acquisition for Habitat for Humanity.

The City of [Rapid City](#) utilizes CDBG funds for Neighborhood Restoration, homebuyer assistance, homeless assistance, and public facilities and improvements.

The State of [South Dakota](#) utilizes CDBG for water and wastewater infrastructure, community centers, workforce training, medical centers, and senior centers.

Recently funded projects in South Dakota include:

- Bonesteel, awarded \$515,000 for water and wastewater system improvements
- Delmont, awarded \$257,500 for constructing a new fire hall to accommodate vehicles and equipment.
- Dupree, awarded \$427,450 for wastewater system improvements
- Wolsey, awarded \$309,000 for constructing a new fire hall to accommodate for expansion

## Subsidized Housing Search

Have you ever wondered how to search for subsidized housing or how the program works? HUD provides funding to Public Housing Authorities (PHA's), private, and non-profit apartment complexes to help low-income families get rental assistance. Information regarding rental assistance programs, including searching for units, is available on HUD's [website](#). All rental assistance is based on household income where the tenant pays rent based on the greater of 30 percent of adjusted gross income, or 10 percent of gross income.

The types of housing assistance available are:

- **Public Housing:** The low-rent housing units under this program are owned and managed by a local PHA. The family must apply at the PHA office.
- **Housing Choice Voucher (HCV):** This is often referred to as Section 8 and is offered by many PHA's. The tenant applies with the PHA, finds a suitable rental unit, the PHA inspects the unit, and the tenant pays a portion of the rent to the landlord. The PHA pays the landlord the difference between what the tenant pays and what the rental unit normally costs.
- **Project Based Assistance:** This type of assistance is tied to the property. A family must apply directly at the property that has assistance. The owner or manager will determine if the family qualifies, based on their income.

Rental assistance is also offered in rural communities by the [Department of Agriculture/Rural Development](#).



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This is a quarterly publication of the South Dakota HUD office. For active internet links, view the newsletter online at [www.hud.gov/southdakota](http://www.hud.gov/southdakota)

Please contact us if you have any news or updates to include in our newsletter.

### Sioux Falls Office Staff



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## Government Web Portal



[USA.gov](#), the official web portal of the United States government, contains comprehensive information on federal, state, local and tribal

government resources, services, and forms for citizens, businesses, and government.

Initially launched in 2000 under the name FirstGov.gov, the web portal is an interagency initiative administered by the Federal Citizen Information Center, a division of the General Services Administration (GSA). The intent of the web portal is to improve the public's interaction with the government by quickly directing visitors to the information they need and by inviting public comment to improve government.

## Multifamily Housing What's New

For the most current information from HUD's Multifamily Housing HUB in Denver, go to their [website](#).

## Affirmatively Further Fair Housing

On July 19, 2013, HUD published a new proposed rule to [Affirmatively Further Fair Housing](#) (AFFH) in the Federal Register and made available background materials and a prototype geospatial [tool](#). AFFH refers to the 1968 Fair Housing Act's obligation for state and local governments to improve and achieve more meaningful outcomes from fair housing policies so that every American has the right to fair housing, regardless of their race, color, national origin, religion, sex, disability or familial status.

The proposed rule was drafted in response to a 2010 Government Accountability Office report and requests from stakeholders, advocates, and HUD program participants seeking clear guidance and technical assistance. The proposed rule refines existing requirements so that individuals, organizations, and state and local governments implementing HUD programs better understand their requirements under the Fair Housing Act and have the tools they need to Affirmatively Further Fair Housing.

Public comment is accepted until September 17, 2013.

**Mission of the U.S. Department of Housing and Urban Development: To create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination; and transform the way HUD does business.**