

TABLE OF CONTENTS

GRANTEE INFORMATION.....	2
SUMMARY OF THE ANNUAL PLAN DEVELOPMENT PROCESS.....	3
SOURCE OF FUNDS.....	5
DESCRIPTION OF PROPOSED PROJECTS AND THEIR OBJECTIVES	9
GEOGRAPHIC DISTRIBUTION.....	21
ACTIVITIES ADDRESSING EMERGENCY SHELTER AND TRANSITIONAL HOUSING NEEDS	25
OTHER ACTIONS TO:	
Foster and Maintain Affordable Housing	26
Foster Public Housing Improvements.....	28
Foster Public Housing Resident Initiative	
Resident Participation/Management.....	28
Anti-Drug Strategy/Security	29
Economic Development/Self-Sufficiency	29
Home Ownership	29
Anti-Poverty Strategy.....	29
Reduce Lead-Based Paint Hazards	32
Remove Affordable Housing Barriers	34
Develop Institutional Structure.....	35
Service Delivery and Management.....	45
Assessment of the Strengths and Gaps	46
Relationship of the City and the Public Housing Authority.....	46
Address Obstacles to Meeting the Underserved Needs	46
Enhance Coordination	46
Outreach and Assessment	47
SPECIFIC HOME SUBMISSION REQUIREMENTS	
Recapture Provisions	48
Tenant-Based Rental Assistance	48
Other Forms of Investment.....	50
Affirmative Marketing.....	50
MBE/WBE Outreach.....	51
Refinancing Existing Debt	52
American Dream Downpayment Initiative.....	52
Minority Homeownership	52
MONITORING.....	53
SUMMARY OF CITIZEN COMMENTS	53
GLOSSARY OF TERMS	54
CITIZEN'S SUMMARY: 2005-2009 Consolidated Plan.....	62
DESCRIPTION OF PROPOSED PROJECTS (CPMP Format)	Appendix A
COMMUNITY DEVELOPMENT NEEDS (CPMP Charts).....	Appendix B



**Consolidated Plan
Management Process**

**Grantee Information
Worksheet**

CPMP

City of Sioux Falls			UOG: SD 461518 Sioux Falls	
235 West Tenth Street			DUNS #: 07-803-4683	?
Sioux Falls			Community Development	
South Dakota			57104	Country U.S.A.
County: Minnehaha			Program Year Start Date:	January 1
Employer Identification Number (EIN):			46-6000425	
Applicant Type: Local Government: City			Specify Other	N/A
Person to be contacted regarding this application:				
Dwight		K.	McElhanev	
Community Development Mgr.		605-367-8180	605-367-4599	
dmcelhanev@siouxfalls.org		www.siouxfalls.org		
<p>"To the best of my knowledge and belief, all data in this application are true and correct, the document has been duly authorized by the governing body of the applicant, and the applicant will comply with the attached assurances if the assistance is awarded." Please update the date with each new Action Plan and CAPER submission.</p>				
Name: Randy Bartunek, Director			Date: (MM/DD/YY)	
Title:				

SUMMARY OF THE ACTION PLAN DEVELOPMENT PROCESS

The 2006 Action Plan was developed by Sioux Falls Community Development with the cooperation and input from various for profit and non-profit housing and service providers including, but not limited to: Avera McKennan Behavioral Health Services, Big Brothers Big Sisters of South Dakota, Carroll Institute, Children's Inn, Consumer Credit Counseling Service of Lutheran Social Services (Housing Resource Center), Court Appointed Special Advocate, Fannie Mae, Federal Deposit Insurance Corporation, Food Service Center, Furniture Mission of South Dakota, Habitat for Humanity, HELP!Line Center, Hope Prison Ministries, Inter-Lakes Community Action, National Alliance for the Mentally Ill, Prairie Freedom Center for Independent Living, Rape and Domestic Abuse Center, Salvation Army, Sioux Empire Homeless Coalition, Sioux Empire Housing Partnership, Sioux Falls Home Builders Association, Sioux Falls Housing and Redevelopment Commission, Sioux Falls Housing Corporation, Sioux Vocational Services, St. Francis House, South Dakota Department of Human Services, Southeastern Behavioral Healthcare, Teddy Bear Den, U. S. Department of Housing and Urban Development, Volunteers Of America—Dakotas, and YMCA.

On May 4, 2005, seventy-four letters were mailed to local housing and service providers, and government officials notifying them that applications for funding were being accepted for the 2006 program year. A Public Notice was also published in the Sioux Falls Argus Leader on May 3, 2005, advising the same. These letters and notices also invited the public to needs assessment hearings on May 11, 2005.

The two needs assessment public hearings were held in the Main Public Library Meeting Room, located at 201 North Main Avenue, on May 11, 2005, at 2:00 and 7:00 p.m. The purpose of the hearings was to allow citizens, public agencies, and other interested parties the opportunity to identify housing and non-housing community development needs to support the development of the City's 2006 priorities. A total of 26 individuals representing 23 different agencies or other interests attended these two meetings.

The priority needs identified at these meetings through discussion did not differ substantially from the needs identified in the 2005-2009 Consolidated Plan, which are as follows:

1. Neighborhood revitalization
2. Home ownership assistance for low-income households
3. Housing rehabilitation assistance for low-income, owner-occupied households
4. Permanent housing for special needs clientele, including:
 - a. Chronically homeless
 - b. Mentally ill
5. Programs to increase self-sufficiency of low-income people
6. Case management for low-income persons, including
 - a. Homeless and homeless prevention services
 - b. Services for victims and perpetrators of domestic violence and abuse

- c. Substance abuse services
- d. Services for the mentally ill
7. Affordable housing for households at or below 50 percent of the median family income, including:
 - a. Rental assistance
 - b. Subsidized units
 - c. Security deposits
8. Transitional housing for:
 - a. Families
 - b. Singles
9. Public services for at risk youth, abused and neglected children, and children from low-income households, and public facilities to expand those services
10. Public facilities and improvements that expand the capacity of services provided to:
 - a. Physically or developmentally disabled
 - b. Victims of domestic abuse
11. Accessibility improvements
12. Expanded transportation opportunities for low-income persons
13. Emergency shelters for the homeless

These priorities are secondary to the City's (i.e., Mayor, Council, etc.) priority of neighborhood revitalization, and HUD's priority of home ownership.

The 2006 Action Plan was prepared and made available for public comment for a period of 30 days. Two public notices were published in the Sioux Falls Argus Leader on September 30, 2005, advising the public that the 2006 Action Plan was completed and that copies were available for review at the following locations:

- Sioux Falls Community Development, 235 West Tenth Street
- Main Library, 201 North Main Avenue
- Caille Branch Library, 4100 Carnegie Circle
- Oak View Branch Library, 3700 East 3rd Street
- Ronning Branch Library, 3100 East 49th Street

The comment period will end on October 31, 2005. A Public Hearing will be held in the Community Development conference room on October 26, 2005, to receive comments.

SOURCES OF FUNDS

The following table lists funds expected to be received in 2006 from the U. S. Department of Housing and Urban Development (HUD). Also detailed are the amounts received from existing loan repayments. The total is the amount of federal funding available to the City of Sioux Falls in 2006 for projects carried out under this Action Plan.

Entitlement Grants		
CDBG	\$	860,000
HOME	\$	525,000
Total		\$ 1,385,000
Prior Years' Program Income NOT previously programmed or reported		
CDBG	\$	-
HOME	\$	-
Total		\$ -
Reprogrammed Prior Years' Funds		
CDBG	\$	-
HOME	\$	-
Total		\$ -
Total Estimated Program Income		
CDBG: Carroll Institute	\$	28,700
CDBG: Carroll Institute Arch II	\$	2,400
CDBG: DakotAbilities River Run	\$	12,890
CDBG: DakotAbilities S. Kennedy	\$	9,650
CDBG: Homebuyers Assistance Program	\$	10,000
CDBG: Phillips to the Falls LLC	\$	19,090
CDBG: River Tower	\$	8,910
CDBG: Single-Family Rehabilitation Program	\$	208,160
CDBG: Youth Enrichment Services	\$	200
HOME: 46th Street Partners	\$	11,670
HOME: Homebuyers Assistance Program	\$	11,830
HOME: River Tower	\$	16,500
		\$ 340,000
Section 108 Loan Guarantee Funds		\$ -
Total Funding Sources		\$ 1,725,000
Proposed Projects Total		\$ 1,725,000

Leveraging and Match

Leveraging of private and non-federal resources by the use of federal funds will continue to be a priority of both the CDBG and HOME programs to maximize the benefits and accomplishments of both programs. The Community Development Advisory Committee has adopted a policy of not providing the entire cost for a project. Waivers to this policy may be made on a case by case basis depending on the type of project, the priority need that will be addressed, and the financial circumstances surrounding the project.

HOME Program regulations require a local match or contribution of nonfederal funds to be permanently committed to the program. The City is currently using loan repayments received through HUD's closed-out programs (UDAG and Rental Rehabilitation Program); the value of materials, labor, and properties donated to various affordable housing projects; and City General Fund dollars budgeted for the Neighborhood Revitalization Program to meet its local match obligation.

The Sioux Empire United Way is an important provider of funding support for the social service providers of the community. The 2006 United Way Allocations has identified more than \$6.1 million for distribution to support services in the community.

Sioux Empire United Way 2005 Allocation Distribution

American Cancer Society	\$221,161
American Indian Services	60,000
American Red Cross	156,654
Augustana Reads	11,642
Big Brothers Big Sisters of SD	108,966
Boy Scouts	189,334
Carroll Institute	72,647
CASA	38,036
Center for Active Generations	209,757
Children's Inn	332,052
Community Outreach	84,000
Connecting Kids Initiative	44,800
DakotAbilities	37,142
Dell Rapids Community Haven	17,468
Family Self-Sufficiency	39,093
Family Service	249,620
Family Visitation Center	16,450
Girl Scouts	143,184
HELP!Line Center	300,959
ICAP Heartland House	48,500
KIDSTOP	28,740

Liberty Center	58,042
Lutheran Social Services	323,547
Multi-Cultural Center	69,766
Rape and Domestic Abuse Center	82,986
RSVP – Retired Service Volunteer Program	21,000
Salvation Army	48,000
Senior Companions	82,556
Sioux Empire Character Counts	24,980
Sioux Falls Area Community Foundation	122,400
Sioux Falls Area Literacy Council	46,082
Sioux Falls Psychological Services	37,400
Sioux Vocational Services	72,784
Southeastern Behavioral Healthcare	150,356
Success by 6	599,191
United Day Care	59,384
USD Scottish Rite Children's Clinic	76,590
Volunteers of America, Dakotas	520,307
Wee Care	29,733
YMCA	650,583
Youth Enrichment Services	272,900
YWCA	369,391
Total	\$6,128,183

The City of Sioux Falls provides subsidies to various organizations within the city that provide services for the young, the elderly, the economically disadvantaged, victims of violence, as well as promoting the arts in the community. The City utilizes a subsidy review committee. This committee is comprised of local citizens appointed by the Mayor. The committee reviews the requests and conducts hearings with the requesting organizations. The committee makes its recommendation to the Mayor for funding who then determines a final funding decision. In addition to the subsidies, the City contracts with the following organizations for services that benefit the social welfare of the City. The projected 2006 subsidies and contracts are as follows.

City Subsidies and Contracts 2006 Allocations	
211 Operation	\$7,800
Big Brothers Big Sisters	5,300
Center for Active Generations	59,920
Children's Inn	119,460
Counseling for Sioux Falls Youth	291,076
Food Service Center	6,440
Glory House	8,060

HELPLINE Center	21,000
Inter-Lakes Community Action	45,510
Kids Voting	3,670
Multi-Cultural Center	143,000
Parent Communication Network	39,000
Project Car	4,900
Rape & Domestic Abuse Center	21,600
Ronald McDonald House	8,200
SD Safety Council	1,700
Senior Companion Program	6,000
Sioux Empire Arts	25,700
Sioux Empire Youth Orchestra	2,030
Sioux Falls Business Leadership Network	4,440
Sioux Falls Detoxification	160,000
Sioux Falls Girl Chorale	230
Sioux Falls Jazz & Blues Society	8,200
Sioux Falls Literacy Council	800
Sioux Vocational Services	19,400
Siouxland Amateur Boxing	4,500
Siouxland Retired Senior Volunteer Program	2,600
Sister City	7,200
Southeastern Behavior Healthcare	13,800
Volunteers of America, Dakotas	110,00
YMCA Middle School Program	160,000
Youth Enrichment Services	20,000
Total	\$1,331,536

In addition, the City of Sioux Falls contracts for promotional services to attract new business and to sustain economic growth for the community. The amounts budgeted to these economic development entities for 2006 are listed below.

**Economic Development Services
2006 Contracts**

Convention and Visitors Bureau	\$785,000
Forward Sioux Falls	100,000
Main Street Sioux Falls	159,500
Sioux Falls Development Foundation	175,000
Total	\$1,203,800

Local businesses, banks and developers have joined together and donated approximately \$120,000 to a 2006 damage repair guarantee fund. This program provides additional damage deposit backing to enable households with poor rental histories the opportunity for a second chance to secure and maintain traditional rental housing. A similar program is now being developed to assist households with poor credit histories. This program will provide rent guarantees so that landlords have assurance that rent will be paid.

DESCRIPTION OF PROJECTS AND THEIR OBJECTIVES

The City of Sioux Falls is an Entitlement City for the Community Development Block Grant (CDBG) Program and a Participating Jurisdiction for the Home Investment Partnerships (HOME) Program. It is estimated that for 2006 the City will receive approximately \$860,000 of CDBG funds, \$525,000 of HOME funds, \$300,000 from CDBG program income, and \$40,000 from HOME program income. Sioux Falls Community Development is the City Department responsible for the administration of these two Federal programs.

The specific projects, programs, and activities that are proposed for undertaking in 2006 with funds made available from the CDBG Program and the HOME Program are described below. 2006 Action Plan tables present each project in a manner as requested by HUD. These tables can be found in Attachment A.

Sioux Falls Housing Corporation: Neighborhood Revitalization (614-601) – Up to \$260,500 of HOME funds is identified for the Neighborhood Revitalization Program. Funds are used to acquire older homes that are contributing to neighborhood deterioration. The condition of these homes is such that renovation by the private owner may not be financially feasible. After acquisition, these homes will be replaced or rehabilitated, then sold to households with incomes at or below 80 percent of the median family income (MFI). Up to \$39,500 of HOME funds and \$15,000 of City General Fund dollars are used for acquisition. Replacement or rehabilitation will be undertaken with the use of local funds. This program will help halt deterioration of older neighborhoods, and prevent the cultivation of slum or blighted areas in the City of Sioux Falls. The sale price of these houses will be the new appraised value. Sioux Falls Community Development will provide technical assistance regarding the rehabilitation to be undertaken as a part of the project.

At least 15 percent of each year's HOME allocation must be set aside for Community Housing Development Organizations (CHDO). A CHDO is a unique nonprofit agency with specific characteristics, one of which is that it maintains at least one-third of its governing board's membership by low-income representatives. Sioux Falls Housing Corporation is a certified CHDO. The 2006 funding allocated to this program is part of the required minimum set-aside for nonprofit agencies that meet the Federal definition of a CHDO. It is estimated that the City's minimum required 2006 CHDO set-aside would be \$78,750. The City will exceed this minimum requirement in 2005.

Neighborhood Revitalization was identified as a priority during the needs assessment hearings in May of 2004 during the 2005-2009 Consolidated Planning process. This need was reaffirmed during the needs assessment hearings in May of 2005. Surveys of housing conditions conducted by the City in 1994, 1998 and reviewed in 2004 have identified substandard and vacant dilapidated housing in the City's older neighborhoods. It is a concern of the City to address the scattered areas of blight within these neighborhoods to prevent the decay and deterioration of the neighborhoods.

Using the Homebuyers Assistance Program, as described below, in conjunction with the Neighborhood Revitalization Program also addresses the need for additional home ownership opportunities for low-income households.

The goal of this project in 2006 is to complete eight houses and sell them to low-income households.

Homebuyers Assistance Program (713-501) – Up to \$240,000 of CDBG funds and \$78,000 of HOME Program funds will be allocated to this multi-year program administered by Sioux Falls Community Development. The program provides loans of up to \$6,000 to homebuyers with incomes at or below 80 percent of the median family income. The funds may be used toward the purchase of a new or existing, single-family, detached house on its own foundation. This program provides assistance with the down payment and/or closing costs in an effort to make the purchase of a house more feasible for low-income households. Loans under the Homebuyer Assistance Program are provided as gap financing for the amount necessary to make the purchase possible. Funds are provided as a deferred loan, with 25 percent of the loan forgiven if the buyer owns and occupies the property more than five years. If the buyer does not own and occupy the property at least five years, the entire principal becomes due and payable with applicable interest. The amount of assistance households are eligible to receive is based on a sliding scale according to income. All applicants must qualify for a first mortgage from a traditional mortgage lender. In order to ensure that there are no health or safety hazards, and that the selected property meets HUD Housing Quality Standards, all houses are inspected by an independent home inspector that is licensed or certified by the State of South Dakota. Houses constructed prior to 1978 are required to have a visual assessment to detect deteriorated paint in accordance with 24 CFR Part 35. The maximum purchase price allowed is \$117,000 and is adjusted annually. Sioux Falls Community Development administers this program.

Home ownership assistance for low-income households was identified as a priority in the 2005-2009 Consolidated Plan. This need was reiterated during the needs assessment hearings in May of 2005. Many times the up front costs, the down payment and the closing costs, are the major deterrent to low-income households being able to afford a home. If they are assisted with the up front costs, some households may find that their monthly housing cost may even be lower in a home of their own rather than in a rental unit. According to the 2000 Census, at that time, there were 236 vacant houses for sale with values affordable to households with incomes at or below 80 percent of MFI. Affordable is defined as annual costs less than or equal to 30 percent of annual gross income. Annual owner costs are estimated assuming the cost of purchasing a home at the time of the Census based on the reported value of the home. Assuming a 7.9 percent interest rate and national averages for annual utility costs, taxes, and hazard and mortgage insurance, multiplying income times 2.9 represents that value of a home a person could afford.

The goal of the Homebuyers Assistance Program in 2006 is to provide loans to 50 low-income households to help them to become homebuyers.

Single-Family Home Rehabilitation Loan Program (514-501) – In 2006, \$500,000 will be allocated to this multi-year program administered by Sioux Falls Community Development. The program provides CDBG funds to low-income owner-occupants to maintain their homes in a decent, safe, and sanitary condition. Funds are provided as a no-interest deferred or low-interest loan, dependent upon the applicant's income. Households with incomes at or below 60 percent of MFI are eligible for no-interest deferred loans. Households with incomes in excess of 60 percent of MFI, but at or below 80 percent, are eligible for monthly installment loans at two-percent interest. Five-year diminishing loans are provided for 25 percent of the cost of projects that include lead hazard reduction work. Loans are limited to 120 percent of assessed value minus existing loan obligations, up to \$24,999.

Housing rehabilitation assistance for low-income, owner-occupied households was identified as a priority in the 2005-2009 Consolidated Plan. This need was restated during the needs assessment hearing in May of 2005. The 2000 Census showed that there were approximately 3,273 low-income (at or below 80 percent of MFI), owner-occupied households identified as having a housing problem. This figure represented approximately 10.8 percent of the total owner-occupied households. Housing problems include units that have physical deficiencies, are without complete kitchen or plumbing facilities, are overcrowded, or where the owner's housing cost burden is greater than 30 percent of their income. Approximately 3,207 owner-occupied households have a housing cost burden greater than 30 percent, and 1,272 have a housing cost burden greater than 50 percent. These households are already paying a considerable amount of their income towards housing and most likely cannot afford to pay for needed repairs, nor would they be able to obtain private financing because of their debt-to-income ratio. These repairs could include those that, if not done, could jeopardize the safety of occupants or the integrity of the structure. Also, in extreme cases, low-income owner-occupants paying more than 50 percent of their income towards housing may be in danger of becoming homeless if they cannot obtain financial assistance to make needed repairs to keep the home in a livable condition.

The goal of this program for 2006 is to provide funds to rehabilitate approximately 40 housing units.

Emergency Mobile Home Repair Program (514-604) – This is a multi-year program administered by Sioux Falls Community Development. No new CDBG funds have been allocated for this program for 2006. However a couple projects may be undertaken with the use of 2005 carryover funds, if available. The program provides funds to owner-occupants of mobile homes with incomes at or below 80 percent of the MFI for basic weatherization and repairs to eliminate code deficiencies that are potentially life threatening. This program will provide up to \$2,000 to owner-occupants as three-year diminishing loans.

This activity was selected as a priority based on the same evaluations made and described above for the Single Family Home Rehabilitation Loan Program.

The goal of this program for 2006 is to provide funds, if available, to make repairs to approximately 4 housing units.

Habitat for Humanity: Land Acquisition (501-601) – Up to \$60,000 of CDBG funds will be provided to Habitat for Humanity of Greater Sioux Falls in 2006 as a no-interest deferred loan. Funds are used for acquisition of land on which new houses are constructed or to which existing houses are relocated and rehabilitated. Habitat then sells the houses to households with incomes greater than 30 percent of MFI but less than 50 percent MFI. Houses are sold to eligible households at zero percent interest for a 20-25 year term. CDBG funds are collected in an escrow account and repaid to Community Development after the mortgage has been paid in full. This program utilizes volunteer labor and donated materials making it a very cost-effective program for the community. Total estimated project cost is \$60,000.

Home ownership assistance for low-income households was identified as a priority in the 2005-2009 Consolidated Plan. This need was reiterated during the needs assessment hearings in May of 2005. According to the 2000 Censuses, at that time, there were 3,295 renter households with incomes greater than 30 percent of MFI and less than or equal to 50 percent of MFI. Of those renter households, 66.9 percent reported a housing cost burden of greater than 30 percent of their income, while 12.7 percent reported a housing cost burden greater than 50 percent of their income. The terms of the mortgage loan provided by Habitat for Humanity will be in the \$425 per month range, making the purchase very affordable.

The goal of this project in 2006 is to complete four houses and sell them to income-qualified households.

ICAP: Eviction Prevention Program (505-601) – Inter-Lakes Community Action (ICAP) has been identified to receive up to \$4,000 of CDBG funds as a grant for a portion of the staffing costs of this program. The program helps low-income households who face imminent eviction and the possibility of homelessness. Several landlords in the community work with the program, as does Sioux Falls Housing and Redevelopment Commission. Participants in the program agree to receive case management and protective payee services. Because the participants turn over control of their finances to the program, the cooperating landlords can be assured that the household's housing debts will be paid as soon as possible, and that the participants are more likely to be responsible in the future. The program was designed to reduce the frequency of the rent-eviction-homelessness cycle. All households assisted under this program shall have incomes at or below 50 percent of the median family income. ICAP serves low-income families to assist them to achieve their full potential. Total estimated cost of the program is \$7,289.

The need for increased case management services, specifically those targeted to the homeless and homeless prevention, was identified as a priority in the 2005-2009 Consolidated Plan, and repeated during the needs assessment public hearings in May

of 2005. The 2000 Census data shows that 4,810 or 72.0 percent of the renter households with incomes at or below 50 percent of MFI have a housing cost burden (paying more than 30 percent of their income for rent)—2,345 or 34.1 percent of these households have a severe housing cost burden (paying more than 50 percent of their income for rent). Case management, budgeting, representative payee services, and money management services provided by this program reduce the likelihood of eviction for these at-risk households.

The goal of this activity is to assist approximately ten households in 2006. The ultimate goal of this program is to help households maintain their housing and prevent homelessness.

ICAP: Heartland House I (505-602) – Inter-Lakes Community Action (ICAP) has been identified to receive up to \$4,000 of CDBG funds as a grant for a portion of the staffing costs of the Heartland House I transitional housing facility. Heartland House I assists homeless families to achieve self-sufficiency by providing transitional housing and intensive case management. Participating families work with a case manager to create and carry out a family self-sufficiency plan which details their goals and the steps they will undertake to achieve those goals. Emphasis is placed on employment, education, parenting skills, and other related areas that will help the family to become self-sufficient. One goal that is always included is entry into permanent housing. The facility is for homeless families with incomes at or below 50 percent of the MFI. The total estimated cost of this activity is \$131,275.

The need for increased case management services for low-income people, specifically those services targeted to homeless persons and homeless prevention, was identified as a priority in the 2005-2009 Consolidated Plan and reiterated during the needs assessment hearings in May of 2005. According to the September 2004 survey and count of the homeless population, there were 178 homeless families with children in Sioux Falls. This statistic shows the need for transitional housing for this segment of the homeless population.

The goal of this program is that three households will complete the program in 2006 and obtain permanent housing and self-sufficiency. Approximately 15 households are likely to participate in Heartland House I in 2006.

Lutheran Social Services: Housing Resource Center (505-603) – Up to \$2,000 of CDBG funds has been allocated to Consumer Credit Counseling of Lutheran Social Services for 2006. These funds will be used for a portion of the personnel costs of the Housing Resource Center. The center provides a seminar, the Home Buyer Express, to potential homeowners educating them on the entire home purchase process. The seminar provides information on budgeting and credit, purchase agreements, working with a realtor, available loan products, and down payment assistance programs. Individual pre-purchase counseling and post-purchase education is also available. Together, these three services provide low-income families in Sioux Falls with

comprehensive housing counseling and education services which promote home ownership. The total estimated cost of this program in 2006 is \$33,161.

The 2005-2009 Consolidated Plan identified both public services for the low-income, and home ownership assistance for low-income households, as needs in the community. This activity addresses both of those needs. These two needs were repeated during the May 2005 needs assessment hearings. As stated above, the 2000 Census indicated that there were 236 vacant houses for sale with values affordable to households with incomes at or below 80 percent of the MFI. The knowledge obtained through the Housing Resource Center can be used by the participants to make wise decisions in their pursuit of home ownership. A number of low-income households participating in this program are likely to purchase vacant homes, thereby providing a community-wide benefit. A property left vacant for an extended period of time is likely to become a problem and may lead to overall neighborhood decline.

The goal of this program in 2006 is to provide services to approximately 175 households that are potential home owners.

Big Brothers Big Sisters: Mentor Mom Program (505-604) – Big Brothers Big Sisters has been identified to receive up to \$2,000 of CDBG funds as a grant for a portion of the staffing costs of the Mentor Mom Program. The program matches low-income pregnant teens and new teen mothers with adult women who are moms themselves for mentoring. Mentor Mom provides training on financial responsibility, child education, employment, and education. Group activities are also held monthly. Most relationships last from nine months to three years. Big Brothers Big Sisters recruits, screens and trains volunteers to provide a wholesome adult relationship for children of single parent homes and others in need of such a relationship. The total estimated cost of this program in 2006 is \$41,626.

The 2005-2009 Consolidated Plan identified public services for youth and children from low-income households as a priority. These needs were voiced again during the May 2005 needs assessment hearings. Both the young mothers and their children will benefit from the services provided by Big Brothers Big Sisters.

The goal of this activity is to serve 15 new pregnant teens and teen mothers in 2006. Mentor matches often continue for a period of years, therefore it is expected that approximately 65 matches may be underway in 2006. The outcome of this program is a better quality of life for both the teen mothers and their young children.

Rape & Domestic Abuse Center (505-605) – Up to \$4,000 of 2006 CDBG funds will be provided to the Rape & Domestic Abuse Center as a grant. The funds will be used for a portion of the staffing costs of the Women's Empowerment Program. The program offers free counseling services to victims of domestic abuse and their families. Specific services include free ongoing individual and group counseling, assistance in filing legal documents in court system, personal and medical advocacy, support groups, safety planning, information and community referrals. The goal of the program is to help

victims of domestic violence heal the trauma of abuse and gain a sense of control over their lives once again. The total cost for this program in 2006 is estimated to be \$54,073.

The 2005-2009 Consolidated Plan identified the need for case management for low-income persons, specifically including victims and perpetrators of domestic violence and abuse. This need was repeated during the May 2005 public hearings.

The goal of this program in 2006 is to assist an average of 300 people.

Sioux Falls Housing and Redevelopment Commission: Family Self-Sufficiency Program (505-606) – Sioux Falls Housing and Redevelopment Commission will receive up to \$60,000 of CDBG for direct expenses paid for by the Family Self-Sufficiency Program. This program provides funds for client education expenses—including assistance with tuition, childcare, transportation, and counseling—for persons with incomes at or below 50 percent of the MFI who are also currently receiving housing assistance. Program participants will develop skills that should eventually reduce their dependence on public assistance, improve their employment status, and effectively address obstacles to enable them to become more self-sufficient. When the individuals become self-sufficient and are no longer receiving public assistance, it will free up certificates or vouchers for other low-income households on the waiting list. The total cost of the direct expenses provided by this activity is estimated at \$60,000

This activity was listed as a priority in the 2005-2009 Consolidated Plan. The 2000 Census data shows that there are approximately 2,345 renter households with incomes at or below 50 percent MFI that are also paying more than 50 percent of their income towards rent. In many cases rental assistance cannot be obtained because of the unavailability of HUD section 8 certificates and vouchers. As of September 1, 2005 there were 2,744 households on SFHRC's waiting list. In 2004, nine participating households became economically self-sufficient after completing this program. This number involves the family not needing Temporary Assistance for Needy Families (TANF), food stamps, housing assistance, Medicaid, and State assistance for child care.

The goal of this program for 2006 is that 15 households complete the program and become totally self-sufficient. Approximately 115 households are likely to be in various stages of this program during the year.

ICAP: Child Care (505-607) – Inter-Lakes Community Action (ICAP) has been identified to receive up to \$4,000 of CDBG funds as a grant for a portion of the staffing costs of its child care facility at 505 North West Avenue. The facility also operates Head Start and Early Head Start programs. First priority for services is given to children whose families reside at Heartland House I or II, ICAP's transitional housing facilities for homeless families with children. Second priority is given to other children from low-income households. The service provided allows parents to attend school or go to work with the knowledge that their children are in safe, quality child care. The comprehensive

child development services provided by Head Start and Early Head Start helps prepare the children for entry into school. Total staffing costs of this child care center in 2006 is estimated to be \$658,824.

The need for services for children from low-income households was identified as a priority in the 2005-2009 Consolidated Plan. This need was reiterated in the public hearings during May of 2005.

The goal of this activity in 2006 is to serve approximately 60 new children each.

Teddy Bear Den (505-608) – Teddy Bear Den has been identified to receive up to \$2,000 of 2006 CDBG funds as a grant for a portion of the salary of their part-time, executive director. The program provides incentives and education to pregnant women, more than half of whom are low-income. Program participants earn credits for attending prenatal medical appointments, attending prenatal and parenting classes, abstaining from the use of alcohol and/or drugs, and getting the appropriate immunizations for the baby. The earned credits can be redeemed at the Teddy Bear Den for baby clothes, supplies, and equipment. The mission is to promote healthier babies, healthier pregnancies, and an overall healthier community. The total estimated cost of this project is \$22,576.

The need for services for children from low-income households was identified as a priority in the 2005-2009 Consolidated Plan. This need was reiterated in the public hearings during May of 2005.

It is expected that approximately 250 households will be served in 2006.

YMCA: Sioux Falls Camp Tuition Assistance – The Sioux Falls Family YMCA has been identified to receive up to \$18,000 of CDBG funds as a grant. The funding will cover a portion of the costs of scholarships provided to those youth that would otherwise be unable to attend the summer camp programs in Sioux Falls—specifically camps Leif Ericson, Tepeetonka, and Little Vikes. Scholarships are provided on a sliding scale according to household income. All youth receiving scholarships will be from households with incomes at or below 80 percent of the MFI. Youth attending camp will benefit by activities designed to teach positive values such as respect, responsibility, trustworthiness, fairness, citizenship and caring. This assistance helps the YMCA to send 10 percent of the children to camp on scholarships. The mission of the YMCA is to help all people to reach their potential through the development of spirit, mind and body. Total estimated cost of the activity is \$69,000.

The need for services for children from low-income households was identified as a priority in the 2005-2009 Consolidated Plan. This need was reiterated in the public hearings during May of 2005.

The goal of this activity in 2006 is to provide scholarships to approximately ten percent of the youth attending camp, or 250 youth from low-income households.

Sioux Falls Court Appointed Special Advocate (505-610) – Sioux Falls Court Appointed Special Advocate (CASA) has been identified to receive up to \$4,000 of CDBG funding as a grant for a portion of their personnel costs. CASA staff provides intensive training, supervision, and support for approximately 95 volunteers that advocate in court for abused and neglected children in the Second Judicial Circuit. CASA seeks to promote and protect the best interests of child involved in court proceedings through the advocacy provided by these trained volunteers. CASA defines best interests as being the placement alternative that provides the most stability, safety, and permanency for the child. Total estimated cost of the entire program is \$194,690.

The need for services for children from low-income households was identified as a priority in the 2005-2009 Consolidated Plan. This need was reiterated in the public hearings during May of 2005. The number of abused and neglected children involved in proceedings in the Second Judicial Circuit has increased each year since this agency has received CDBG funding. Unfortunately it is expected that this trend will continue into the foreseeable future.

The objective of this activity is to fund a portion of the staffing costs so that this organization may assist approximately 180 abused and neglected youth in 2006.

Family Service, Inc.: Additional Psychiatric Resident (505-611) – A maximum of \$2,000 of 2006 CDBG funding will be provided to Family Service as a grant. Funds will cover the staffing costs of an additional psychiatric resident at the Heuermann Counseling Clinic, which provides free mental health services for low-income and homeless members of the community. The new resident will work approximately three hours per week. Family Service works to build healthy families through professional counseling and community education. By using residents, indigent medication programs, and volunteer therapists, the Heuermann clinic can provide services at nearly one-tenth the cost of other facilities. The mission of Family Service, Inc. is to build healthy families through professional counseling and community education, with an emphasis in serving low-income clientele. The total estimated cost of this project is \$34,620.

The 2005-2009 Consolidated Plan recognized the need for case management for low-income persons, particularly those that are mentally ill. This need was repeated during the May 2005 needs assessment hearings.

It is estimated that 500 people could be served by this activity in 2006.

Home Builders Association of the Sioux Empire: Repair Affair (514-605) – The Home Builders Association of the Sioux Empire (HBASE) has been identified to receive up to \$10,000 of CDBG funds as a grant. The funds will be used for the purchase of materials and some hired labor necessary to make accessibility modifications to homes owned and occupied by the elderly or permanently disabled. Qualified households will have incomes at or below 50 percent of the median family income. Examples of improvements eligible under this program include installation of grab bars and lever

faucets, replacement of doorknobs with levers, construction of wheelchair ramps, widening of doorways, improved lighting, and lowering of closet rods. The members of HBASE volunteer their labor. If a specialty subcontractor is needed, such as a licensed electrician or plumber, CDBG funds can pay for that labor. The HBASE does not have members that are trained in these fields—they are strictly builders. Up to \$1,000 may be provided per unit. The HBA promotes home ownership and quality housing through positive relationship between the members and the community. Total cost is estimated to be \$10,000.

The need for accessibility modifications for people with disabilities was identified in the 2005-2009 Consolidated Plan. This need was repeated during the needs assessment hearings in May of 2005. The 2000 Census shows there are 1,430 elderly households in Sioux Falls with incomes at or below 50 percent of the MFI. Of these households, 490 reported a housing cost burden greater than 30 percent of their income, and 270 reported a housing cost burden greater than 50 percent of their income. Households paying such large percentage of their income for rent would have difficulty affording accessibility improvements. No data was found regarding the number of disabled home owners and their housing problems. The housing needs for the elderly and persons with disabilities are often compounded by the fact many are living on fixed incomes.

The goal of this program in 2006 is to make modifications to approximately 15 housing units.

Prairie Freedom Center for Independent Living: Home Modification (514-606) –

The Prairie Freedom Center for Independent Living (PFCIL) has been identified to receive up to \$20,000 of CDBG funds as a grant. The funds will be used for material and labor costs to provide handicapped accessibility modifications to rental units occupied by individuals with significant disabilities and incomes at or below 50 percent of MFI. Accessibility modifications include installation of wheelchair ramps, wheel-in showers, and grab bars; and kitchen, bathroom, and doorway modifications. The improvements provided by this program will improve accessibility and overall safety for disabled households. PFCIL is a non-profit organization that provides independent living services to individuals with disabilities. Up to \$5,000 may be provided per rental unit.

The need for accessibility modifications for people with disabilities was identified in the 2005-2009 Consolidated Plan. This need was repeated during the needs assessment hearings in May of 2005.

The goal of this program in 2006 is to modify four rental housing units for accessibility.

Sioux Falls Housing and Redevelopment Commission: Tenant Based Rental Assistance Program (605-601) –

Up to \$142,000 of HOME program funds is available to Sioux Falls Housing and Redevelopment Commission (SFHRC) to provide tenant-based rental assistance (TBRA) for households with incomes at or below 50 percent of the MFI. This is done through a joint effort with Inter-Lakes Community Action (ICAP). ICAP provides security deposit assistance to homeless households then refers them to

SFHRC for rental assistance. ICAP will continue to provide intensive case management. TBRA is provided for a period of 12 to 24 months during which time the family's name is placed on SFHRC's regular waiting list for HUD rental assistance programs. Hopefully prior to the HOME funds expiring, the family is able to pay their own rent or their name will reach the top of the waiting list for HUD Section 8 certificates or vouchers. The objective is to provide affordable, decent, safe and sanitary housing to households that are homeless or in danger of becoming homeless. A maximum \$7,000 of this \$142,000 may be used for reimbursement of administrative expenses incurred by SFHRC.

This activity was named as a priority in the 2005-2009 Consolidated Plan. The 2000 Census data which show that there are approximately 2,345 renter households with incomes below 50 percent of the MFI that are also paying more than 50 percent of their income towards rent. Many of these households are not able to immediately obtain rental assistance because of the unavailability of HUD Section 8 Certificates and Vouchers. As of September 1, 2005, there were 2,744 households on SFHRC's waiting list for rental assistance.

The goal of this program in 2006 is to provide housing that is safe, sanitary, and affordable to approximately 20 households.

ICAP: Security Deposit Assistance Program (605-602) – A grant of up to \$35,000 of HOME program funds will be made available to Inter-Lakes Community Action (ICAP) as a grant. The funds will be provided to qualified households with incomes at or below 50 percent of MFI for security deposits and/or first-month rent payments. Program participants must meet the definition of homeless and must show a steady source of income which will allow them to maintain themselves in permanent housing once the assistance has been used. Key components of the program are that the participants must agree to receive case management and protective payee services from ICAP, and sign a promissory note for the amount of assistance provided. In many cases, individuals who are homeless or are coming out of transitional housing cannot afford security deposits required by landlords in addition to the first-month rent payments. Once on this program, many will be referred to Sioux Falls Housing and Redevelopment Commission for their Tenant-Based Rental Assistance Program. Total estimated project cost is \$35,000.

The need for increased case management services for low-income people, specifically those services targeted to homeless persons and homeless prevention, was identified as a community need in the 2005-2009 Consolidated Plan. This need was reiterated during the May 2005 needs assessment hearings. The September 2004 survey and count of the homeless population indicated that there were 553 homeless people in Sioux Falls.

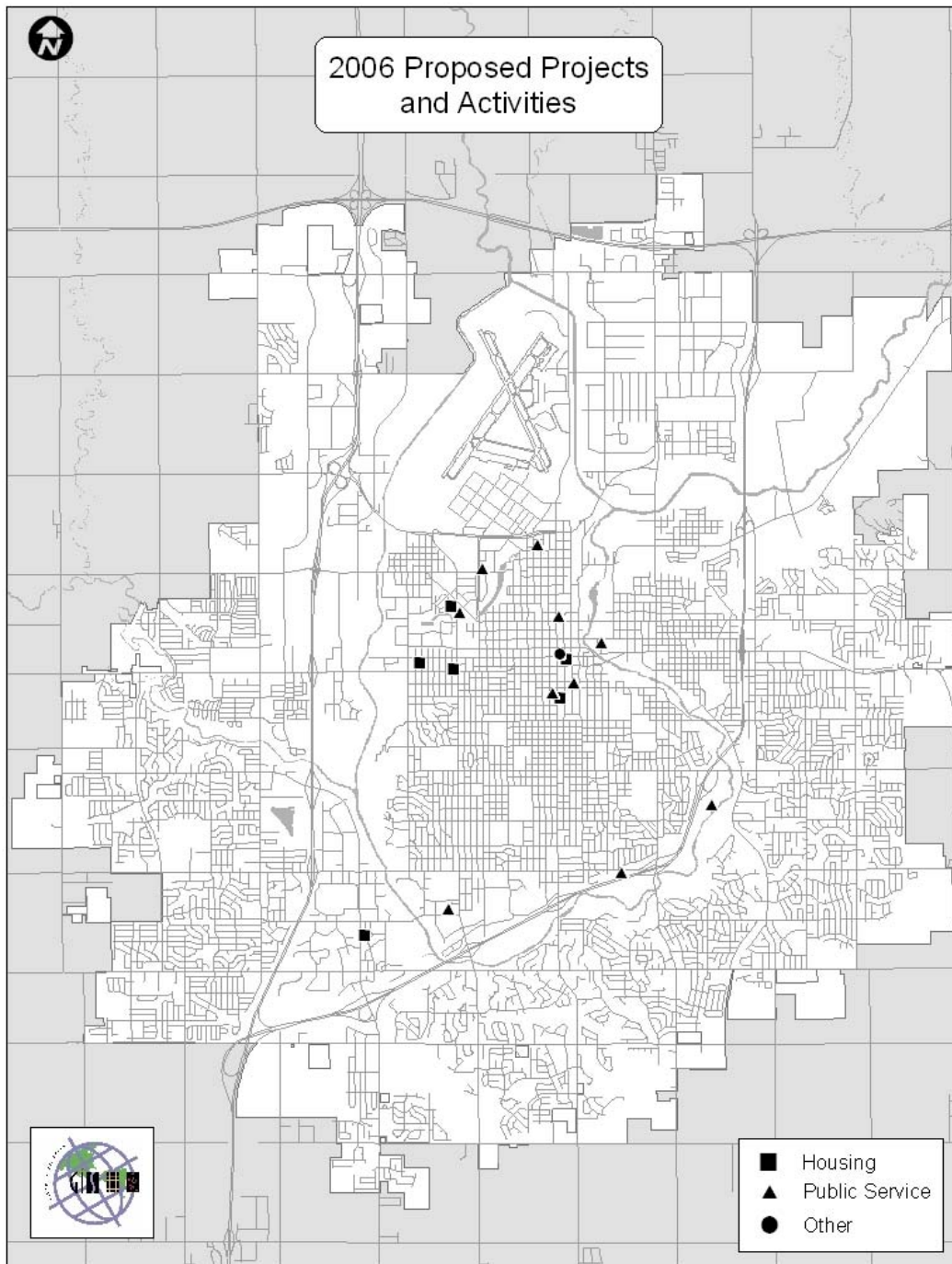
The goal of this program in 2006 is to assist approximately 100 homeless individuals and families.

CDBG Administration (521--601) – Up to \$232,000 will be used for management, coordination, monitoring, and evaluation of the Community Development Block Grant Program.

HOME Administration (621-601) – Up to \$49,500 will be used for management, coordination, planning and monitoring of the Home Investment Partnerships Program.

GEOGRAPHIC DISTRIBUTION

The City of Sioux Falls does not direct its CDBG and HOME assistance to any particular geographic area or areas of the city. Projects are administered on a citywide basis, regardless of location. The map entitled “2006 Proposed Projects and Activities” shows the location of projects identified for funding in 2006.



The Neighborhood Revitalization Program has historically been targeted to the Whittier Neighborhood, which is located in Census Tract 3. (Census Tract 3 is shown on three of the following maps.) The goal of the Neighborhood Revitalization Program is to prevent slum and blighted areas while providing additional opportunities for home ownership. While the City expects to continue its efforts in the Whittier Neighborhood, projects can be undertaken anywhere in the City. Any property within the City that is in need of revitalization may be assisted by this program.

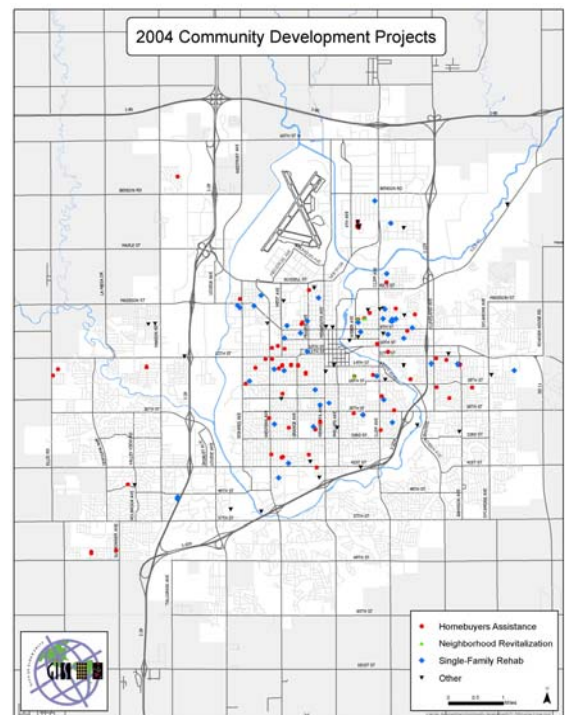
There are six other programs identified to receive funding in 2006 that do not have specific sites identified, but are undertaken citywide. The offices that administer these programs are represented on the “2006 Proposed Projects and Activities” map above.

- Single-Family Housing Rehabilitation Loan Program
- Homebuyers Assistance Program
- Emergency Mobile Home Repair Program
- Home Builders Association of the Sioux Empire: Repair Affair Program
- Prairie Freedom Center for Independent Living: Home Modification Program
- Habitat for Humanity

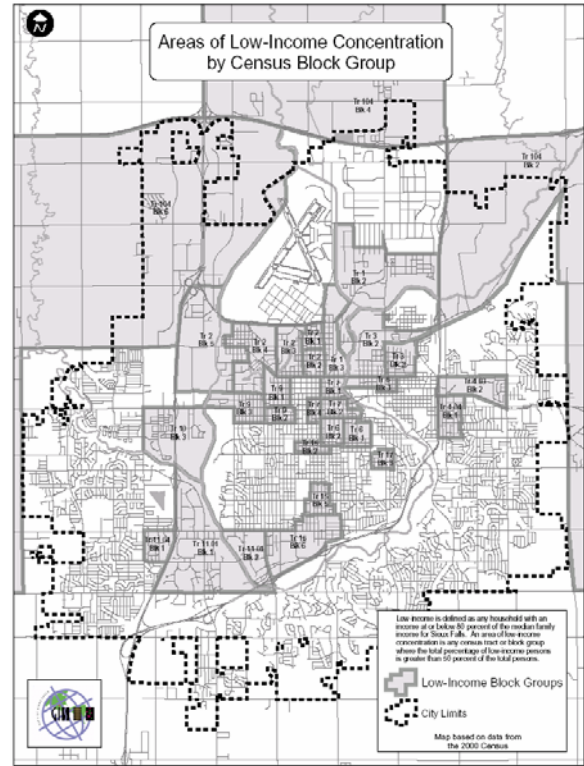
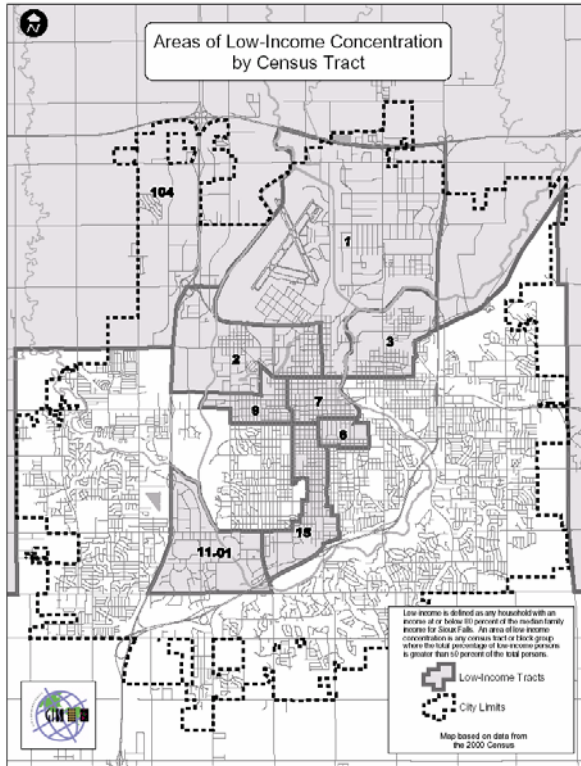
These programs will have individual activities spread throughout the city. These programs do not, for the most part, target specific geographic areas of the city. However, they generally assist households that live in, or are moving to, older parts of the city, which tend to be located toward the central part of town. Generally speaking, these properties have lower values, making them more affordable for low-income households. It is not known where the locations will be for those individual activities until citizens submit applications for assistance, and those applications are approved. Habitat for Humanity selects lots that are affordable and buildable. They are constantly seeking appropriate properties throughout the city and purchase them as they become available.

The map entitled “2004 Community Development Projects” is included to show the geographic distribution of activities that received CDBG or HOME funds during 2004. Historically speaking, many activities that have received assistance are located in the same general area. It can be assumed that in 2006 and beyond, most activities funded under one of the four programs listed above will be located in the same general areas.

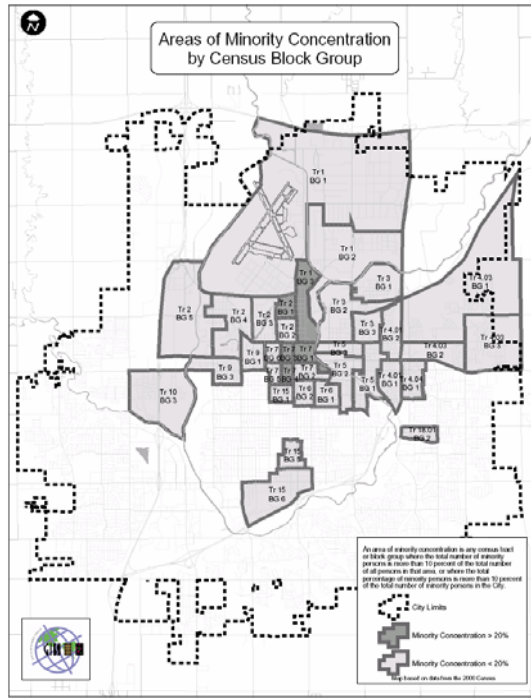
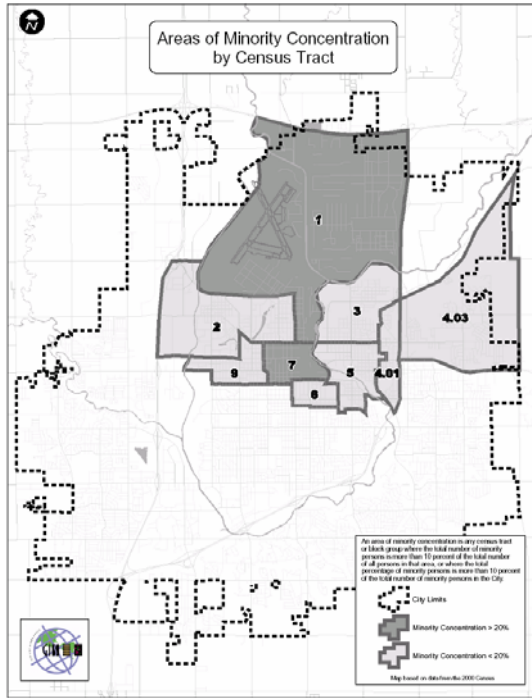
The two maps immediately below show areas of low-income concentration by census tract and census block group. An area of low-income concentration is any census tract or



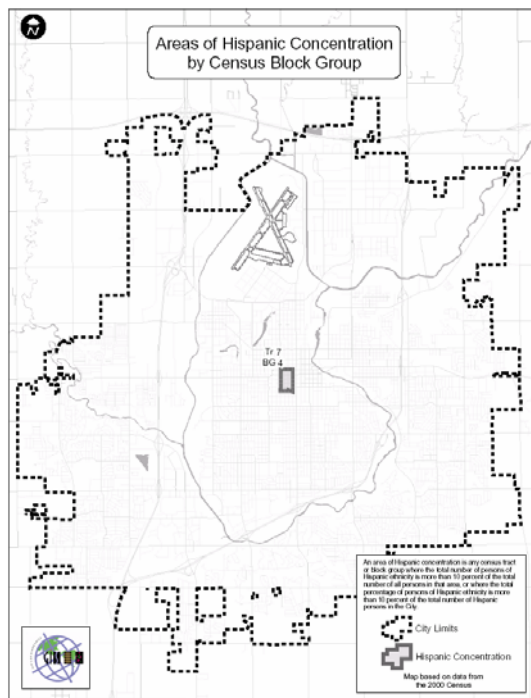
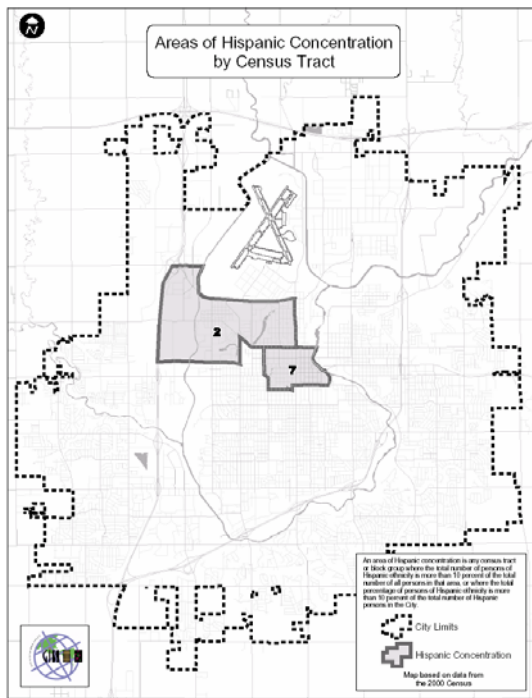
block group where the total percentage of low-income persons is greater than 50 percent of the total persons. Low-income is defined as any household with an income at or below 80 percent of the median family income for Sioux Falls.



The two maps below show areas of minority concentration by census tract and census block group. An area of minority concentration is any census tract or block group where the total number of minority persons is greater than 10 percent of the total number of all persons in that area, or where the total percentage of minority persons is greater than 10 percent of the total number of minority persons in the City.



The two maps immediately below show areas of Hispanic concentration by census tract and census block group. An area of Hispanic concentration is any census tract or block group where the total number of persons of Hispanic ethnicity is greater than 10 percent of the total number of all persons in that area, or where the total percentage of persons of Hispanic ethnicity is greater than 10 percent of the total number of Hispanic persons in the City.



HOMELESS AND OTHER SUBPOPULATIONS

ADDRESSING EMERGENCY SHELTER/TRANSITIONAL HOUSING

The City has identified \$14,000 of CDBG funds and \$177,000 of HOME funds that will be used to address homeless and transitional housing needs, and to prevent homelessness. These 2006 dollars will fund six different programs administered by three agencies—Inter-Lakes Community Action, Family Service, and Sioux Falls Housing and Redevelopment Commission. Inter-Lakes Community Action and Sioux Falls Housing also receive federal funding through other HUD programs.

- \$4,000 of CDBG funds will be allocated to Inter-Lakes Community Action (ICAP) for a portion of the costs of the Eviction Prevention Program. This program provides services to help at-risk households from being evicted from their homes via the provision of intensive case management and protective payee services. This program helps keep the number of homeless persons in the community from increasing. This program has received CDBG support since 1998.
- \$4,000 of CDBG funds will be made available to Inter-Lakes Community Action (ICAP) for a portion of the staffing costs of the Heartland House I transitional housing facility. The Heartland House provides a 24-month program that assists homeless households toward self-sufficiency by providing housing, case management and protective payee services, so that they may eventually make the transition into permanent housing. These CDBG funds will assist with the costs of the case management. CDBG funds have been provided to this program since 1999. ICAP also owns and operates another facility, Heartland House II. That site does not receive any CDBG assistance.
- \$4,000 of CDBG funds will be allocated to Inter-Lakes Community Action (ICAP) for a portion of the staffing costs of its childcare facility at 505 North West Avenue. This center provides childcare to households with incomes at or below 50 percent of the median family income. First priority for services is given to children residing at the Heartland House transitional housing facility for homeless families, with second priority being given to other low-income children. Providing childcare services for parents that reside in the Heartland House allows these persons to seek employment, attend other appointments, and generally work toward self-sufficiency. The program has received CDBG support since 2001.
- \$2,000 of CDBG funds will be made available to Family Service, Inc. Funds will cover the staffing costs of an additional psychiatric resident at the Heuermann Counseling Clinic, which provides free mental health services for low-income and homeless members of the community. Family Service works to build healthy families through professional counseling and community education. By using residents, indigent medication programs, and volunteer therapists, the Heuermann clinic can provide services at nearly one-tenth the cost of other facilities.

- \$142,000 of HOME funds will be made available for a Tenant-Based Rental Assistance Program. The rental assistance will be provided to individuals or households that are homeless or are in danger of becoming homeless, paying more than 50 percent of their gross income for rent, or have been involuntarily displaced. Sioux Falls Housing and Redevelopment Commission will administer this program. Up to \$7,000 of this amount may be used for reimbursement of administrative costs.
- \$35,000 of HOME funds will be made available for a Security Deposit Assistance Program. This program will provide security deposits and first month rent payments required for initial occupancy of rental units. Qualified individuals and households will include those who are homeless, disabled, or leaving transitional housing. Inter-Lakes Community Action will administer this program.

The Tenant Education and Self-Sufficiency (TESS) Program was created in 2004 under Sioux Falls Mayor Dave Munson's leadership. It is a comprehensive program targeted to assist income-eligible families with children whose unfavorable rental experiences have put them at risk of becoming homeless. The program was made possible by a collaborative effort of many community leaders representing public, private, and non-profit organizations. The TESS Program provides education and individualized case management to its participants so that they can acquire and maintain decent and safe dwellings. It also features incentives to landlords to help families who are looking for rental housing. One of the components of the TESS program is a Damage Repair Guarantee Fund, which was donated by a group of local businesses, banks and developers. For 2006, it is estimated that this coalition will provide approximately \$120,000 for this fund. Local have joined together and donated approximately \$120,000 to a 2006 damage repair guarantee fund. In the event that a TESS program participant damages the property of an eligible landlord, the landlord can request reimbursement (\$2,000 maximum) from the fund to repair the property. Having access to the fund serves as a safety net for property owners.

A similar program is now being developed to assist households with poor credit histories. This program will provide rent guarantees so that landlords have assurance that rent will be paid.

ACTIVITIES TO FOSTER AND MAINTAIN AFFORDABLE HOUSING

The jurisdiction will continue to administer existing housing programs and will also continue to work with and support other agencies in producing and preserving affordable housing to the maximum extent possible with funding made available from various Federal programs. The housing needs determined to be a high priority will be given priority for funding.

The City has identified through its consolidated planning process the priority needs listed on pages 3 and 4. Nearly half of the needs identified, including the first four (neighborhood revitalization, home ownership assistance, housing rehabilitation assistance, and permanent housing for special needs clientele), address housing in the community.

The following programs and activities will be undertaken in 2006 to help maintain affordable housing in Sioux Falls:

- \$60,000 of CDBG funds will be provided to Habitat for Humanity as a no-interest deferred loan used for acquisition of land on which new houses will be constructed or to which existing houses will be relocated and rehabilitated. Habitat will then sell all houses to households with incomes greater than 30 percent of MFI but less than 50 percent MFI. It is estimated that four housing units will be completed annually. In addition to CDBG funds, this project utilizes volunteer labor, and grants or donations provided to Habitat for Humanity.
- \$500,000 of CDBG has been budgeted to the Single-Family Housing Rehabilitation Program administered by Sioux Falls Community Development helps low-income property owners to maintain their properties in a decent, safe, and sanitary condition. Low interest or no-interest deferred loans are provided for the cost of the repairs. Any funds over and above the amount provide through Community Development is the responsibility of the individual home owner.
- \$10,000 of CDBG funds will be provided to the Repair Affair Program administered by the Home Builders Association of the Sioux Empire. This program provides funds for accessibility improvements in homes owned and occupied by low-income elderly and disabled households.
- \$20,000 of CDBG funds will be provided to Prairie Freedom Center for the Home Modification Program. This program provides grants to make needed accessibility modifications to the rental units occupied by low-income, disabled households. Projects are limited to \$5,000 of assistance
- \$142,000 of HOME funds will be provided to Sioux Falls Housing and Redevelopment Commission for the Tenant-Based Rental Assistance Program. Assistance is provided to households with incomes at or below 50 percent of the median family income who are in immediate need of housing due to homelessness, involuntary displacement or rent burden. This assistance will make additional housing units more affordable to these low-income households.
- \$35,000 of HOME funds will be provided to Inter-Lakes Community Action for their Security Deposit Assistance Program. These funds will be provided to low-income homeless or near homeless households for security deposits and first month rent payments. This assistance will make additional housing units accessible to these low-income households
- \$260,500 of HOME funds will be provided to Sioux Falls Housing Corporation for the Neighborhood Revitalization program in 2006. Through this program, older houses are purchased, replaced or rehabilitated, and sold to households with incomes at or below 80% of MFI. City General Fund dollars and other Community Development

funds are also provided to this affordable housing program. Sioux Falls Community Development will provide technical assistance regarding the construction and rehabilitation undertaken as a part of the projects. The HOME funds provided to this program are the jurisdiction's Community Housing Development Organization (CHDO) funds.

- \$318,000 of CDBG and HOME funds has been budgeted to the Homebuyers Assistance Program administered by Sioux Falls Community Development. This program provides loans of up to \$6,000 to homebuyers with incomes at or below 80 percent of the median family income for assistance in the purchase of an existing or new house. Loans funds are used for a portion of the down payment and closing costs associated with the purchase of a home.
- The Emergency Mobile Home Repair Program administered by Sioux Falls Community Development provides funds to low-income, owner-occupants of mobile homes for repairs that are emergency in nature. A three-year diminishing loan is provided for the amount of the repair costs. At this time, no 2006 funding has been allocated to this program, however the program will continue in 2006. It is anticipated that Community Development will have some 2005 carryover funds available for this program in 2006. Projects are limited to \$2,000. The five-year goal of this program, as specified in the 2005-2009 Consolidated Plan, is to repair approximately four housing units per year. Therefore, the amount of funding necessary will be relatively minimal and could be reallocated from 2005 carryover funds.

FOSTER PUBLIC HOUSING IMPROVEMENTS

Based on HUD's evaluation systems, Sioux Falls Housing and Redevelopment Commission (SFHRC) has been designated a high performing Public Housing Agency (PHA) under the Public Housing Management Assessment Program/Public Housing Assessment System for ten of the past eleven years (the one year SFHRC was not designated a high-performer was due to a change in federal regulations in which no PHA was designated a high performer that year, there were two designations: standard and troubled). SFHRC updated its policies and revised Agency Plan for fiscal year 2004. HUD staff is currently reviewing the revised Agency Plan.

SFHRC received \$50,994 for fiscal year 2004 and \$49,198 for fiscal year 2005 under HUD's Capital Fund Program. These funds will be used for administrative costs, operations and capital improvements to SFHRC's Public Housing units.

FOSTER PUBLIC HOUSING RESIDENT INITIATIVES:

Resident Participation/Management—Each year SFHRC has contacted the Public Housing residents and invited them to form a Resident Council. This past year, as in previous years, there was not enough interest on the part of the residents to form a Resident Council. SFHRC continues to foster relationships with the Public Housing residents in order to ensure there is communication between management and the Public Housing residents.

In addition, SFHRC invited Public Housing residents to participate in the updating of its Agency Plan. None of the Public Housing residents provided input on the revised Agency Plan.

Anti-Drug Strategy/Security—SFHRC is committed to providing crime free housing to its Public Housing residents and their neighbors. SFHRC has placed their Public Housing units in the Sioux Falls Police Department's Crime Free Multi-Housing program. This will allow SFHRC staff to receive training to enhance their ability to identify suspicious activity that may occur on or around Public Housing properties. In addition, this provides SFHRC staff contacts within the Sioux Falls Police Department if a problem should arise.

On July 10, 2000, SFHRC adopted revised policies for zero tolerance of drug and/or criminal activity in SFHRC owned/managed properties. These revised policies address reporting and tracking crime and crime related problems, screening policies for drug and/or criminal activities, and lease enforcement.

Economic Development/Self-Sufficiency—Sioux Falls Housing and Redevelopment Commission is committed to providing opportunities for economic improvement and self-sufficiency for participants in the Public Housing program and the Section 8 Housing Choice Voucher program. SFHRC continues to offer a computer lab and drop in day care, which was initially funded through a Family Investment Center grant from HUD. SFHRC staff has been successful in securing additional funding through grants and other means to continue to make these services available after the HUD grant ran out. In addition, SFHRC provides workshops on various topics and referrals to local social service agencies for unmet needs.

Home Ownership—SFHRC recognizes that home ownership strengthens families and stabilizes the community. Owning a home enables the family to gain financial equity and provides opportunity for personal control. It also promotes good citizenship and economic growth. Therefore, the goal of SFHRC is to make home ownership an opportunity for those public housing residents that desire it. SFHRC notifies public housing residents of opportunities for first-time homebuyers including workshops on buying homes and financial education, such as budgeting. Many of these programs are held at the SFHRC office.

ANTI-POVERTY STRATEGY

The City continues to provide funding to the Sioux Falls Development Foundation (\$175,000 is budgeted for 2006), Forward Sioux Falls (\$100,000), and the Sioux Falls Convention and Visitors Center (\$785,000). These economic development organizations actively promote the City of Sioux Falls to attract new businesses and jobs to the City, and to encourage the expansion of existing businesses. The approach of the City has been very successful. The Sioux Falls economy continues to thrive. Companies continue to open new facilities in Sioux Falls while established companies

expand; creating new jobs, infusing new capital, and broadening the tax base. According to the City's Planning and Building Services Department's 2004 Building Permit Data, nearly \$3.7 billion worth of construction has occurred since 1990, and nearly 19,000 new housing units have been built.

A unique partnership has been formed between Sioux Falls and the two counties in which the City lies. Through this partnership, the Lincoln & Minnehaha Economic Development Associations were formed and their economic development effort became tied to that of Sioux Falls, recognizing that development which benefits the smaller communities around Sioux Falls will also benefit Sioux Falls. A rural development director works side-by-side with Sioux Falls Development Foundation staff to create a strong regional economy.

Sioux Falls was one of the first communities in the nation to develop an active workforce development program. Using innovative techniques, a strong partnership between business and education and effective marketing campaigns, Sioux Falls has been a regional leader in growing the labor force to keep pace with the City's consistent job growth.

Excellent training and educational resources are available in the area to prepare workers for all types of career opportunities. These resources include the Sioux Falls Center for Higher Education (which includes local branches of the University of South Dakota, South Dakota State University, and Dakota State University), Augustana College, University of Sioux Falls, and community and technical colleges.

The local economy continues to produce increases in retail sales and new commercial and residential construction. Over three-fourths (76.1 percent) of the General Fund revenue is produced by sales tax and property taxes. The local economy continues to generate growth in both areas. The growth rate of sales tax revenue (projected to be 7.5 percent for 2005) is increasing at a rate similar to that of the late 1990s after experiencing a slower growth rate earlier this decade. The property tax base continues to grow in the four percent range. The construction industry continues to produce growth in the tax base above four percent.

The creation of more jobs and greater employment opportunities has been successful in increasing pay in the area. According to the South Dakota Department of Labor's Labor Market Information Center, the average annual pay of workers covered by unemployment in the Sioux Falls Metropolitan Statistical Area (MSA) increased every year from 1990 to 2004. Annual pay has increased approximately 70.7 percent since 1990 while the Consumer Price Index (US City Average) has increased only 49.2 percent—from 131.6 in August of 1990 to an estimated amount of 196.4 in August of 2005. This information was not detailed down to the "Sioux Falls City" level. The MSA consists of Lincoln and Minnehaha counties. The chart below was obtained from www.state.sd.us/dol/lmic. 2004 data is preliminary and subject to revision.

Years	Area	Industry	Annual Pay
2004	Sioux Falls MSA	TOTAL	\$32,032
2003	Sioux Falls MSA	TOTAL	\$30,855
2002	Sioux Falls MSA	TOTAL	\$29,682
2001	Sioux Falls MSA	TOTAL	\$28,681
2000	Sioux Falls MSA	TOTAL	\$27,691
1999	Sioux Falls MSA	TOTAL	\$26,672
1998	Sioux Falls MSA	TOTAL	\$25,689
1997	Sioux Falls MSA	TOTAL	\$24,283
1996	Sioux Falls MSA	TOTAL	\$23,272
1995	Sioux Falls MSA	TOTAL	\$22,455
1994	Sioux Falls MSA	TOTAL	\$21,688
1993	Sioux Falls MSA	TOTAL	\$20,933
1992	Sioux Falls MSA	TOTAL	\$20,356
1991	Sioux Falls MSA	TOTAL	\$19,438
1990	Sioux Falls MSA	TOTAL	\$18,763

The continued growth promoted by the City has provided increased job opportunities for all income levels throughout the area population. In 2004 the unemployment level in Sioux Falls averaged 3.2 percent. The number of employed individuals in the Sioux Falls Metropolitan Statistical Area grew from 116,755 in July 2004, to 119,815 in July 2005. The City will continue to aggressively promote itself through its partner organizations to attract new businesses and jobs and to expand upon its position in the region as a major retail trade center. This has been a successful strategy for community development and economic opportunities that has given the City sustained growth and a solid economic base.

Community Development supports and provides funding for home buyer education and down payment assistance for first time home buyers. Referrals are made to Lutheran Social Service's Housing Resource Center. With the support of these programs and financial assistance low-income households will find the resources to improve their financial position, work through financial problems, and will eventually be able to acquire equity through home ownership.

To help assist the low income population prepare for job opportunities, Community Development continues to provide CDBG funds to support the Sioux Falls Housing and Redevelopment Commission's Self Sufficiency Program. This program improves the lives of low income individuals by providing case management, education, and training opportunities to allow persons to get better employment and to become self sufficient. In addition, CDBG funding helped establish the Union Gospel Mission's Adult Education and Employment Program which continues to be an important program assisting this organization's low-income clients prepare for employment opportunities.

REDUCE LEAD-BASED PAINT HAZARDS

In January of 2000 the City Health Department started tracking the blood lead results for children tested through their office. Children are considered to have an elevated blood lead level if they have more than ten micrograms (μg) of lead per deciliter (dl) of blood.

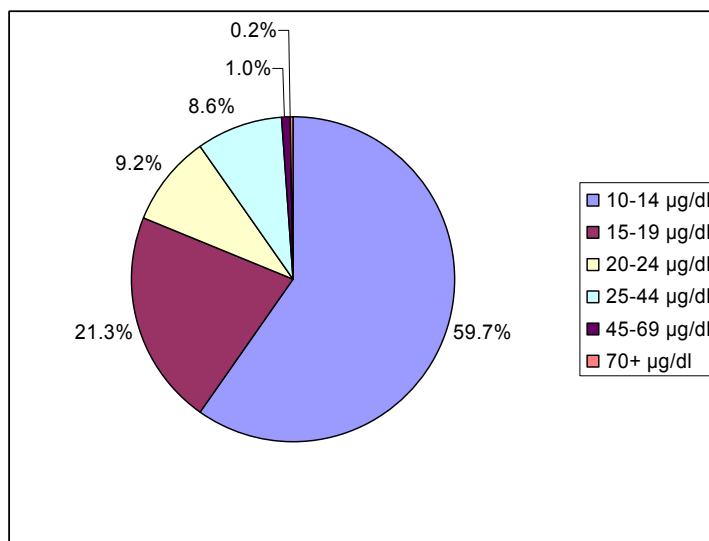
Year	0-10 $\mu\text{g}/\text{dl}$	10-14 $\mu\text{g}/\text{dl}$	15-19 $\mu\text{g}/\text{dl}$	20+ $\mu\text{g}/\text{dl}$	Total Tested
2000-01	4	0	0	1	5
2002	2	4	0	0	6
2003	18	4	2	1	25
2004	67	8	1	2	78

The Health Department follows up with all families with children identified as having elevated blood lead levels to help identify and neutralize the lead hazards within their living environments.

The City of Sioux Falls continues to support lead hazard education by sponsoring Lead Safe Work Practices training. The most recent class was held on March 31, 2005. The classes are designed to educate residential contractors in safeguarding the occupants of the home as well as themselves and their families. The City will continue to support such training on an as needed basis.

The State Department of Health provides blood lead test kits and analysis to physicians statewide. The City Health Department encourages private physicians to notify the office when lead health problems are diagnosed. These referrals are investigated by the City Health Department staff and corrective actions are developed with the family, and landlord if applicable.

Childhood lead poisoning is the number one environmental health hazard facing American children. The chart below shows the degree of infection of children in the United States found to have elevated blood lead levels in 2001.



In 2000, a total of 8,723 children (0.4% of those tested) were found to have blood lead levels ≥ 25 $\mu\text{g}/\text{dl}$. In 2001, the number of children reported as having blood lead levels ≥ 25 $\mu\text{g}/\text{dl}$ decreased to 7,342 (0.3% of those tested). Among those children with confirmed elevated blood lead levels, and who reported race and ethnicity, the majority were non-Hispanic blacks. The states with the largest numbers of children with confirmed elevated blood lead levels are located in the northeast and Midwest.

Although lead was banned from residential paint in 1978, more than half of the total U.S. housing stock, an estimated 57 million homes, contains some lead-based paint. Approximately 20 million units nationwide contain lead hazards such as flaking or peeling lead-based paint, or lead particles in household dust.

Very high levels of lead exposure in children can lead to severe illnesses including coma, convulsions or even death. High levels of lead exposure can lead to mental retardation, kidney damage, damage to the central nervous system, and damage to blood forming tissue. Low levels of lead exposure can significantly affect IQ, reading and learning disabilities, attention spans and behavior. Lead poisoning is an affliction without obvious symptoms.

Children do not have to eat paint chips to become lead poisoned. Young children most frequently become poisoned by inadvertently ingesting lead that is contained in household dust during the course of normal hand-to-mouth activities. In many older properties, windows have been allowed to deteriorate, resulting in peeling, chipping, flaking paint. This can expose household residents to high levels of lead. Families may be exposed to lead-based paint and dust hazards during the renovation, remodeling or repair of older homes when lead-based paint is disturbed.

According to the 2000 Census, there are approximately 30,840 housing units in Sioux Falls that were constructed prior to 1978. By applying national percentages of lead-based paint incidence to the total number of these units, it is estimated that 19,120 of these housing units contain some amount of lead-based paint. It is also estimated that 9,043 of these housing units are occupied by extremely low- and very low income households, and 9,942 are occupied by other low income households.

Housing programs administered by Sioux Falls Community Development comply with Federal lead-based paint requirements. Under the Single-Family Housing Rehabilitation Loan Program, lead hazards are identified through lead screens conducted by certified risk assessors on staff and/or risk assessments performed by certified risk assessors from local environmental testing companies. Stabilization of identified lead hazards is addressed as part of the rehabilitation project. The Homebuyers Assistance Program requires that a visual assessment of deteriorated paint surfaces be conducted. Any homes failing the visual assessment are ineligible for the program until a certified company using safe work practices stabilizes the deteriorated paint, and the property has passed a clearance inspection conducted by a certified risk assessor.

To efficiently administer federally funded projects, lead-based paint inspectors, risk assessors, certified workers, and certified supervisors are needed. These persons must be properly trained in the lead-based paint requirements as set out by the Environmental Protection Agency, or any other education or certification as acceptable to the Department of Housing and Urban Development. The City is continually working to increase the local capacity of these inspectors, risk assessors and contractors.

REMOVE AFFORDABLE HOUSING BARRIERS:

No public policies have been identified as barriers or as having a negative effect upon the availability of affordable housing, therefore the City does not propose any reform measures.

Any housing cost negatively affects affordable housing. The State has in recent years passed legislation that has reduced property taxes by a total of 30 percent and the City and County have both been very successful in maintaining property tax levels. The actions of our governments have helped to improve the affordability of housing. The State also provides the Sales and Property Tax Relief Programs that provides income eligible senior citizens and disabled individuals a once-a-year refund of sales taxes or property taxes. The program is funded through an annual appropriation from the South Dakota Legislature. Also available is the Freeze on Assessments of Dwellings of Disabled and Senior Citizens program. This income eligible program prevents the homeowner's property from increasing in value for tax purposes.

The City's Five Year Consolidated Plan for the period ending December 31, 2004, reported that citizens had complained at public needs assessment hearings that the City's policies for mobile homes was creating an unfair barrier for affordable housing. Policies have required that mobile homes be located in privately owned mobile home courts. The City has worked with developers to allow for developments for mobile homes in which the owner's would own the individual lots within the development and the homes would be required to have permanent foundations. All developments have been for modular double wide, two piece homes meeting local building codes.

The housing projects listed below are those that are identified to receive CDBG and/or HOME funds in 2006. Each of these projects will provide additional affordable housing units in the City, or make access to housing more affordable, thereby reducing the affordability barrier inherent in housing.

- CDBG funds will be provided to Habitat for Humanity as a no-interest deferred loan used for acquisition of land on which new houses will be constructed or to which existing houses will be relocated and rehabilitated. Habitat will then sells all houses to households with incomes greater than 30 percent of MFI but less than 50 percent MFI. It is estimated that four housing units will be completed annually.
- Sioux Falls Housing and Redevelopment Commission will receive HOME funds for the Tenant-Based Rental Assistance Program. Assistance is provided to households with incomes at or below 50 percent of MFI that are in immediate need due to

homelessness, involuntary displacement or rent burden. This assistance will make housing units more affordable to these low-income households.

- Inter-Lakes Community Action will receive HOME funds for the Security Deposit Assistance Program. These funds will be provided to low-income households that are homeless or nearly homeless and will be used for security deposits and first month rent payments. This assistance will make more housing units accessible to these low-income households.
- Sioux Falls Housing Corporation is identified to receive HOME CHDO funds for the Neighborhood Revitalization program in 2006. Through this program, houses are purchased, replaced or rehabilitated, and sold to households with incomes at or below 80% of the median family income.
- CDBG and/or HOME funding will be allocated to the Homebuyers Assistance Program administered by Sioux Falls Community Development. This loan program provides funds that many potential homebuyers do not have available for a down payment and/or closing costs, thereby reducing this barrier to home ownership encountered by many low-income households.

DEVELOP INSTITUTIONAL STRUCTURE

The institutional structure of the City provides a sound basis for achievement of the consolidated plan and its objectives. The structure is based upon a networking of government, nonprofit organizations, individuals, and businesses that work together for the common good of the community and its residents.

The following is a list and an explanation of the agencies and the services through which the jurisdiction carries its housing and community development plan:

Public Institutions

Community Development
235 West Tenth Street
Sioux Falls, SD 57104-6302
(605) 367-8180
Director: Randy Bartunek

- Community Development is a department of the City of Sioux Falls. It administers the HOME and CDBG grants received from HUD. Community Development provides financial and technical assistance to numerous non-profit organizations in the community for public service activities, numerous housing projects and activities, and capital improvement projects. The department has programs that it administers including the Single Family Rehabilitation Program, the Homebuyers Assistance Program, the Neighborhood Revitalization Program and the Emergency Mobile Home Repair Program.

Minnehaha County Human Services
413 North Main Avenue
Sioux Falls, SD 57104-5950
(605) 367-4217
Director: Hugh Grogan

- The Minnehaha County Department of Human Services provides the support necessary to insure the survival of indigent clients who are county residents or transients. Services available include assistance with rent, food, utility bills, laundry, clothing, transportation, burials, non-food items, dental bills, medical bills and hospital bills. The office also assists clients with locating alternative resources and referrals to other agencies for social services and maintains emergency on-call services. County assistance is provided only when other resources have been exhausted.

Sioux River Valley Community Health Center
132 North Dakota Avenue
Sioux Falls, SD 57104-6419
(605) 367-8793
Director: Judy Buseman

- The Sioux River Valley Community Health Center provides quality health care services by removing financial barriers for families without health insurance or other resources to meet their health care needs. Primary health and dental care is provided for all age groups with acute and chronic illnesses, for health maintenance and physical examinations, well-child care and immunizations, family planning and patient education programs. Medicare, Medicaid, the Children's Health Insurance Program and insurance is accepted.

Women, Infants and Children
1200 North West Avenue
Sioux Falls, SD 57104-1335
(605) 367-5215
Director: Matt Heisel

- The Women, Infants and Children (WIC) program was created to safeguard the health of low-income women, infants and children up to age five who are at nutrition risk by providing nutritious foods to supplement diets, information on healthy eating and referrals to health care.

Non-Profit Organizations

American Indian Services
817 North Elmwood Avenue
Sioux Falls, SD 57104-1942

(605) 334-4060
Director: Marilyn Meier

- American Indian Services serves the Native American population by providing social and economic assistance through direct and referral services, creating cultural awareness and fostering opportunities for Native Americans to become self sufficient.

The Banquet
300 North Main Avenue
Sioux Falls, SD 57104-6043
(605) 335-7066
Director: Carolyn Downs

- The Banquet provides evening meals five days per week to all persons having no or very limited income.

Carroll Institute
310 South First Avenue
Sioux Falls, SD 57104-6329
(605) 336-2556
Director: Gary Tuschen

- The Carroll Institute provides prevention education, intensive preventions, outpatient counseling and referral, intensive outpatient day treatment, halfway house programs, aftercare programs, family therapy and detoxification crisis counseling. It works to provide leadership and expertise in alcohol and drug abuse prevention and treatment.

Children's Home Society and Children's Inn
801 North Sycamore Avenue
Sioux Falls, SD 57110-5746
(605) 334-6004
Director: Dennis Daugaard

- Children's Home Society provides treatment center programs and counseling for emotionally disturbed children and their families throughout facilities in South Dakota.
- Children's Inn provides immediate shelter for children and/or women who are in actual or potential situations of domestic violence and provides crisis intervention services to children, women and families.

Community Outreach
431 North Cliff Avenue
Sioux Falls, SD 57103-0845

(605) 331-3935
Director: Jerry Bonhoff

- The Community Outreach administers funds to assist people on a short-term basis to meet basic human needs such as rent and utilities.

Court Appointed Special Advocate (CASA)
Box 1901
Sioux Falls, SD 57101-1901
(605) 339-9492
Director: Amy J. Benda

- CASA seeks to promote and protect the interest of abused and neglected children involved in court proceedings.

DakotAbilities
3600 South Duluth Avenue
Sioux Falls, SD 57105-6417
(605) 334-4220
Director: Clark Guhin

- DakotAbilities provides work, residential and support services to young people and adults with developmental disabilities.

East Dakota Educational Cooperative
715 East 14th Street
Sioux Falls, SD 57104-5144
(605) 367-7680
Director: Dan Goodwin

- East Dakota Educational Cooperative provides a number of unique educational programs serving students from birth to adulthood. Programs are designed to serve diverse academic, social, therapeutic and behavioral needs.

East River Legal Services
335 North Main Avenue #300
Sioux Falls, SD 57104-6038
(605) 336-9230
Director: Doug Cummings

- East River Legal Services provided civil legal services to low income citizens.

Family Services, Inc.
2210 West Brown Place
Sioux Falls, SD 57105
(605) 336-1974

Director: Dan Deal

- Family Services, Inc. provides counseling for families, individuals, and marriages; as well as parent/child relations; abuse; and family life education. Services are provided to all people regardless of income, age, sex, race or religion.

Food Service Center
3511 North First Avenue
Sioux Falls, SD 57104-0706
(605) 335-0364
Director: Matt Gassen

- The Food Service Center provides emergency food supplies to families and individuals through two programs. The Food Pantry distributes three-day food supplies to families. The Food Bank distributes donated food to non-profit meal providers.

Glory House
4000 South West Avenue
Sioux Falls, SD 57109-8145
(605) 332-3273
Director: Hal Perry

- The Glory House provides living facilities and various counseling programs for persons recovering from chemical dependency.

Goodwill Industries
3401 South Duluth Avenue
Sioux Falls, SD 57105-6413
(605) 334-2028
Director: Jan King

- Goodwill Industries provides job training, employment services and job placement opportunities for people with workplace disadvantages and disabilities.

Habitat for Humanity
1800 West 12th Street #102
Sioux Falls, SD 57104-3930
Director: Sue Olson

- Habitat for Humanity is a non-profit non-denominational Christian organization that builds affordable houses for those who lack adequate shelter.

Inter-Lakes Community Action
505 North Western Avenue

Sioux Falls, SD 57104-2026
(605) 334-2808
Director: Cindy Dannenbring

- Inter-Lakes Community Action, Inc. is a non-profit organization that serves low-income families and senior citizens with a variety of programs including the provision of housing and child care as well as other assistance programs.

Kateri Center
300 North Main Avenue
Sioux Falls, SD 57104-6043
(605) 335-3321
Director: Maria Rae

- The Kateri Center provides a drop-in day shelter for homeless with showers and laundry facilities.

Lutheran Social Services
705 East 41st Street #200
Sioux Falls, SD 57105-6048
(605) 357-0100
Director: Joanne Nesstad

- Lutheran Social Services provides counseling, child guidance, refugee and immigration programs, consultation, education, residential treatment programs and a variety of housing services.

Multi-Cultural Center
515 North Main Avenue
Sioux Falls, SD 57104-5901
(605) 367-7400
Director: Qadir Aware

- The Multi-Cultural Center serves as an organization open to all people with special attention to the ethnic, refugee and minority populations. The primary purpose is to build bridges of understanding, tolerance and cooperation.

Prairie Freedom Center
301 South Garfield Avenue #8
Sioux Falls, SD 57104-3140
(605) 367-5630
Director: Char Crisp

- The Prairie Freedom Center provides information and referral services to anyone have questions related to independent living.

Rape and Domestic Abuse Center
401 E. 8th Street #311
Sioux Falls, SD 57103-7032
(605) 339-0116
Interim Director: Tanya Draper-Douthit

- The Rape and Domestic Abuse Center provides counseling, consultation, intervention, advocacy, referral and education to adult and child victims and perpetrators of sexual assault and domestic violence. The center also educates the community and creates public awareness regarding issues concerning sexual and domestic abuse.

St. Vincent DePaul
431 North Cliff Avenue
Sioux Falls, SD 57103-0845
(605) 338-4111
Director: Del Wertz

- The Society of St. Vincent de Paul serves the homeless and economically disadvantaged through shelter, food assistance, employment services, thrift stores and outreach programs.

Salvation Army
800 North Cliff Avenue
Sioux Falls, SD 57103-0128
(605) 338-6649
Director: Jim Hoskin

- The Salvation Army provides clothing, household items, counseling, referrals and financial assistance.

Senior Citizens Services
2300 West 46th Street
Sioux Falls, SD 57105-6528
(605) 336-6722
Director: Gerald Beninga

- Senior Citizens Services provides affordable supportive services and programs enabling older adults and their families to maintain independence through nutrition, adult day care, education, activities and affordable housing.

Sioux Empire Homeless Coalition
413 North Main Avenue
Sioux Falls, SD 57104-5950
(605) 367-6012
Director: Melanie Bliss

- The Sioux Empire Homeless Coalition provides assessment of needs and assets to meet those needs, facilitates interaction of organizations and individuals, coordinates fundraising and grant writing, and coordinates projects to end homelessness.

Sioux Empire Housing Partnership
 200 North Phillips Avenue #303
 Sioux Falls, SD 57104-6042
 (605) 339-0942
 Director: Jim Schmidt

- Sioux Empire Housing Partnership seeks to expand the supply of affordable housing, targeting the first time homebuyer whose income is at or below 80% of the median family income.

Sioux Falls Housing and Redevelopment Commission and
 Sioux Falls Housing Corporation
 630 South Minnesota Avenue
 Sioux Falls, SD 57104-4825
 (605) 332-0704
 Director: Shireen Ranschau

- Sioux Falls Housing and Redevelopment Commission administers housing assistance programs, promoting the development of affordable, decent, and safe housing opportunities and encouraging economic self-sufficiency.
- Sioux Falls Housing Corporation promotes and advances housing projects and related facilities for residents in the City of Sioux Falls by carrying out or assisting in carrying out low-income housing projects.

Sioux Vocational Services
 4100 South Western Avenue
 Sioux Falls, SD 57105-6620
 (605) 336-7100
 Director: Anne Rieck-McFarland

- Sioux Vocational Services is a private non-profit organization delivering programs and services to adults with developmental disabilities. The programs focus on vocational skills training, job placement, supported living, medical and therapeutic services, and outreach services.

Southeastern Behavioral Healthcare
 2000 South Summit Avenue
 Sioux Falls, SD 57105-2727
 (605) 336-0503

Director: Jill Baldwin

- Southeastern Behavioral Healthcare provides counseling for mental disorders or substance abuse disorder.

Teddy Bear Den
500 South Main Avenue
Sioux Falls, SD 57104-6814
(605) 335-2730
Director Sandy Lown

- The Teddy Bear Den is an incentive and education program for limited income pregnant women, new mothers and their children. Their mission is to promote healthier pregnancies, healthier babies, and an overall healthier community.

Union Gospel Mission
701 East 8th Street
Sioux Falls, SD 57103-1632
(605) 334-6732
Director: Francis Stenberg

- The Union Gospel Mission operates two facilities with a total of 90 beds for the homeless. In addition the Mission furnishes three meals a day for those in need.

Volunteers of America, Dakotas
1309 West 51st Street
Sioux Falls, SD 57105
(605) 339-1199
Director: Pam Bollinger

- Volunteers of America offers comprehensive prevention, education, employment and care services to youth, adults and families. Also offered are residential, counseling and prevention services for teens and their families.

YMCA
230 South Minnesota Avenue
Sioux Falls, SD 57104-6314
(605) 336-3190
Director: David Neiman

YWCA
6400 West 43rd Street
Sioux Falls, SD 57106-5507
(605) 362-9438
Director: Tami Haug-Davis

- The YMCA and YWCA serve all people to assist in reaching their potential through development of spirit, mind and body by providing camping and sporting activities.

Youth Enrichment Services
 824 East 14th Street
 Sioux Falls, SD 57104-5221
 (605) 338-8061
 Director: Karla Johnson

- Largest day care provider within the state with regular day care, after school and summer programs. Fees are charged but assistance is available through state programs for low income parents.

Private Industry:

Home Builders Association of the Sioux Empire
 4320 S. Arway Drive
 Sioux Falls, SD 57106-3131
 (605) 361-8322
 Executive Director: Cindy Sheehan

- The Home Builders Association promotes and encourages the construction and improvement of homes and other dwelling structures and the development and advancement of the home building industry in the Sioux Empire. The organization sponsors the Repair Affair Program. This program provides home modifications for elderly and disabled households adapting the home to compensate for disabilities. Examples of projects are: grab bar installation, widening doorways, wheelchair ramps, lever faucets, improved lighting, and lowering rods in closets.

St. Joseph Catholic Housing
 523 North Duluth Avenue
 Sioux Falls, SD 57104
 (605) 988-3759
 Secretary/Treasurer: Mike Bannworth

- St. Joseph Catholic Housing provides safe and affordable housing, and to meet the special housing and care needs for the elderly.

Costello Property Management
 300 North Dakota Avenue
 Sioux Falls, SD 57104-2714
 (605) 336-9131
 Owners: Tom Costello III and Daniel Costello

- Costello Companies specialize in affordable family and elderly housing, and independent living for the elderly.

SERVICE DELIVERY AND MANAGEMENT:

The CDBG and HOME programs are administered citywide by the Sioux Falls Community Development.

235 West Tenth Street
Sioux Falls, SD 57104-6302
Phone: (605) 367-8180
Fax: (605) 367-4599
TTY: (605) 367-7039
Web site: www.sioux-falls.org.

The Low Income Housing Tax Credit Program, the Community Home Improvement Program (CHIP), and the Multifamily Bond Financing Program is administered by the South Dakota Housing Development Authority.

221 S. Central Avenue
P. O. Box 1237
Pierre, SD 57501-1237
Phone: (605) 773-3181
Fax: (605) 773-5154
TTY: (605) 773-6107
Web site: www.sdhda.org.

The CHIP Program is made available through the following local lenders—CorTrust Bank, Great Western Bank, Security Bank, and First Dakota National Bank.

Section 8 rental assistance programs are administered citywide by Sioux Falls Housing and Redevelopment Commission.

630 South Minnesota Avenue
Sioux Falls, SD, 57104-4829
Phone (605) 332-0704
Fax: (605) 339-9305

Leveraging of private and nonfederal resources by the use of Federal funds will be attempted and encouraged whenever possible. The HOME Program administered by Sioux Falls Community Development requires a nonfederal match of 25 percent to be permanently contributed to the program.

The jurisdiction will continue to work with the above agencies during the implementation of the Action Plan. If any gaps in the delivery system are identified, the jurisdiction will strive to include more agencies in the development and implementation of future plans.

ASSESSMENT OF STRENGTHS AND GAPS

Sioux Falls has a good network of supportive agencies to carry out the affordable housing strategies and to provide the needed public services to assist the low-income population in need. An example of this supportive network is the Sioux Empire Homeless Coalition, a community-focused advocacy and education organization that has organized the service providers and concerned citizens to identify the gaps and needs of the homeless and advocates for the resources, both private and public, to fill those needs. The structure of support for social assistance and the dedication of the people working for the benefit of persons in need is a tremendous strength of the community. There is a need for the existing agencies working on housing issues and non-housing needs to have a greater capacity as the City and population continues to grow at a rapid pace and the number of households in need increases as well. A comment was made at the public needs assessment hearing that needs of the community will not be overwhelmed by the available resources. The city network is continually working to identify and to find the means to address any unmet need.

RELATIONSHIP OF THE CITY AND THE PUBLIC HOUSING AGENCY

The Mayor of the City of Sioux Falls appoints five persons to the Board of Sioux Falls Housing and Redevelopment Commission. Each appointment is subject to confirmation by the City Councilors. Other than the appointing of board members, Sioux Falls Housing and Redevelopment Commission is a separate entity from the City of Sioux Falls, with their own staff and budget.

ADDRESS OBSTACLES TO MEETING THE UNDER-SERVED NEEDS

During the preparation of the five-year Consolidated Plan, no obstacles were identified in meeting under-served needs; therefore, no specific actions will be taken.

ENHANCE COORDINATION OF HOUSING & SERVICE AGENCIES

The City of Sioux Falls is an Entitlement City and receives funding from HUD through the CDBG Program. In 1994 the City was designated a Participating Jurisdiction by HUD for participation in the HOME Program. The City provides technical assistance to individuals, businesses, and agencies on the CDBG Program and the HOME Program and works with them in the development and coordination of new programs and services to meet the housing and service needs of the community. Included in this technical assistance is an effort to avoid duplication of services.

The City works to enhance coordination with many local housing and service providers. For instance, the City has presented the following information:

- The City has presented information to the Remodeling Council of the Home Builders Association of the Sioux Empire explaining projects and activities undertaken
- The City is represented on the Board of the Sioux Empire Housing Partnership and assists in the pursuit of developing additional affordable housing opportunities.

- Information on the Homebuyers Assistance Program administered by the City has been presented to the Professional Real Estate Salespersons Association, the Sioux Falls Board of Realtors, as well as lending institutions and real estate companies, as requested. Staff also presented information during neighborhood meetings regarding the program it administers. This office will continue to promote this program when opportunities arise.
- The City has representation at the Service Provider Forums conducted by the Sioux Empire Homeless Coalition; and South Dakota's Homeless Consortium, which administers the State's Continuum of Care funds. One of the main purposes of the Homeless Coalition is to facilitate interaction and communication between the various social service agencies in the City.
- The City has worked with the Sioux Falls Compliance Professionals Association, which represents local lenders and banks.

OUTREACH/ASSESSMENT:

The Sioux Empire Homeless Coalition conducted a homeless count in September of 2004. This count determined there were 553 homeless persons living in the City at that time.

The goal of these counts is to determine the nature and extent of homelessness in Sioux Falls. This information will help in establishing priorities and establishing trends of the homeless population. The Sioux Falls Homeless Coalition has representation from most of the local housing and service providers in the community. The purpose statement of the Homeless Coalition is to empower homeless individuals to regain independent living to the maximum extent possible and the purposes for which the corporation was organized and formed were to:

- Facilitate interaction of concerned organizations and individuals,
- Facilitate community-wide discussion and awareness,
- Coordinate projects,
- Coordinate fund-raising/grant writing activities, and
- Provide assessments of need and of community assets to meet those needs.

SPECIFIC HOME SUBMISSION REQUIREMENTS

RECAPTURE PROVISIONS

The following provisions apply to the Homebuyers Assistance Program administered by Sioux Falls Community Development:

- Homebuyers must occupy the property purchased as their principle residence.
- Repayment of loans provided under this program is deferred until the eligible household discontinues occupancy or ownership.
- Eligible homebuyers will have incomes at or below 80 percent of the median family income, adjusted for family size, as established by HUD.
- Eligible applicants will not have owned a home in the previous three years unless they meet the established definition of displaced homemakers, households living in manufactured housing not permanently affixed to a foundation, or occupants of homes not feasible for renovation.
- The maximum amount of assistance provided will be limited to \$6,000.
- The purchase price of a unit cannot exceed \$117,000. This maximum amount is in compliance with the current mortgage limits for the area as published by HUD in the Federal Register under HUD's single-family insuring authority under the National Housing Act.

Households receiving HOME funds under the Homebuyers Assistance Program will be subject to the requirements at §92.254(a)(4), which include recapture provisions for a five-year period of affordability. If the participating household does not own and occupy the property for five years, the recapture provisions will require that the full amount of the loan be repaid with one percent interest for each full year or fraction thereof remaining on this five-year period of affordability. As an incentive to occupy the property for the full five years, Community Development will forgive 25 percent of the loan after five years of occupancy. Loans will be secured by a signed promissory note, agreement, and mortgage filed against the property.

Sioux Falls does not qualify for American Dream Downpayment Initiative (ADDI) funds at this time. ADDI provides funds to local participating jurisdictions that have a population of at least 150,000 or will receive an allocation of at least \$50,000 under the ADDI formula. ADDI helps first-time homebuyers with the biggest hurdle to homeownership: downpayment and closing costs.

TENANT-BASED RENTAL ASSISTANCE

Sioux Falls Housing and Redevelopment Commission (SFHRC) administers the Tenant-Based Rental Assistance (TBRA) program. This program provides rental

assistance to very low-income tenants in eligible units. The objective is to provide decent, safe, and sanitary affordable housing within the City limits of Sioux Falls. Eligible households will have incomes at or below 50 percent of the median family income, and be homeless or in danger of becoming homeless. The program will be administered consistent with the guidelines as described in 24 CFR Part §92.211. Households will be selected from a written waiting list in accordance with written tenant selection policies and criteria for the purpose of providing housing. The selection policies will be reasonably related to the preference rules established under 6(c)(4)(A) of the Housing Act of 1937. Eligible households shall be referred from other social service agencies or organizations and meet one of the following Section 8 preference rules:

- Involuntarily displaced;
- Living in substandard housing (including homeless households); or
- Paying more than 50 percent of their income for rent and utilities;

The term of the rental assistance for contracts providing assistance with HOME funds will be 12 months, after which time the household will be provided a Section 8 Certificate or Voucher if available. If a Certificate or Voucher is not available, the household may receive assistance for an additional period not to exceed 24 months, pending funding availability.

Leases for units that have rents that are not reasonable, based on rents that are charged for comparable unassisted units, shall be disapproved.

The rent standards will be at a rate not less than 80 percent of the current Fair Market Rent as established by HUD for the unit, nor more than the fair market for the City of Sioux Falls.

This program will adhere to the terms listed in §92.252 (Qualification as Affordable Housing and Income Targeting: Rental Housing). This section contains the rules and rent limitation, rent schedule and utility allowances, increases in tenant income, adjustment of qualifying rent, and manufactured housing.

The administering agency will be required to furnish a lease. Leases may not contain any prohibited lease terms as outlined in §92.253 (Tenant and Participant Protections). Any lease containing prohibitive lease terms will be denied. However, if both parties agree, an addendum to the lease can be executed that voids all prohibited language from the lease.

The amount of the monthly assistance that may be paid on behalf of a household may not exceed the difference between the established rent standard for the unit size and 30 percent of the household's adjusted gross income. Participating tenants will be required

to pay as rent 30 percent of their adjusted monthly income, or a \$25 minimum payment (whichever is higher).

A waiting list will be maintained by SFHRC for all potentially eligible households wishing to participate in the HOME TBRA Program. All applications will be processed based upon date and time of receipt of their application. A family will be processed through the waiting list using the following procedures:

- An interested household must complete an initial application. Applications will be available upon request from SFHRC or mailed upon request.
- Upon receipt by SFHRC, the applications will be date-stamped with the time noted.
- All applications will be reviewed to determine eligibility based on the criteria in this plan. Applicants will be required to provide documentation that they meet the eligibility criteria.

Tenants assisted under the HOME TBRA Program shall retain their position on the local PHA Section 8 waiting list. Any rejected applicants will receive prompt written notification of the grounds for any such rejection and be given the opportunity to request a review of the decision.

All housing selected by the tenant and approved by SFHRC must meet Housing Quality Standards set by HUD for the Section 8 programs and all applicable codes and ordinances for the City of Sioux Falls including but not limited to the Uniform Housing Code and applicable zoning laws.

OTHER FORMS OF INVESTMENT

The City of Sioux Falls intends to use forms of investment consistent with those described in 24 CFR §92.205(b), which may include interest-bearing loans, non-interest-bearing loans, deferred payment loans, grants, and other forms of investment approved by HUD.

AFFIRMATIVE MARKETING

The City has adopted the affirmative marketing procedures and requirements in 24 CFR Part §92.351 to provide information and otherwise attract persons from all racial, ethnic, and gender groups in the housing market to housing which is assisted with HOME Program funding.

The City will place public notices in the local newspaper, advising the availability of the various programs to be undertaken. All correspondence, notices, advertisements, press releases, and solicitations for owners and tenants will contain either the Equal Housing Opportunity logotype or slogan.

Participants in the HOME Program will be required to use affirmative fair marketing practices to inform the public, owners and potential tenants about the Federal fair housing laws. All HOME-assisted housing must comply with the following procedures for the required compliance period depending on which program is utilized.

- Owners' advertising of vacant units must include the equal housing opportunity logo or statement. Advertising media may include newspapers, radio, television, brochures, leaflets, or signs.
- Owners will be required to solicit applications for vacant units from persons in the housing market least likely to apply for the HOME-assisted housing without the benefit of special outreach efforts. In general, persons who are not of the race/ethnicity of the residents of the neighborhood in which the HOME-assisted housing is located shall be considered those least likely to apply. The owners will be directed to use community service organizations, places of worship, employment centers, fair housing groups, housing counseling agencies, social service centers, and/or medical service centers as resources for this outreach.
- The owners must maintain a file containing all marketing efforts (i.e., copies of newspaper advertisements, memos of phone calls, copies of letters, etc.). The records documenting these actions shall be available for inspection by HUD or the City.
- The owners shall maintain a listing of all tenants residing in each unit at the time of application submittal through the end of the compliance period.

The City will assess the affirmative marketing efforts of the owners receiving HOME funds during rent-up and marketing of the units by the use of a compliance certification and/or personal monitoring visit to the project as required by regulations.

If the owner fails to follow the affirmative marketing requirements as required by the provisions of the agreement that they entered into with the City, they will be notified in writing to take immediate corrective measures to maintain compliance. If the owner fails to meet the requirements, the entire amount of HOME funds allocated to the project will become due and payable to the City. The agreement will be made a part of the mortgage and promissory note, with the mortgage against the property being filed at the county courthouse.

MBE/WBE Outreach

No person in the United States shall on the grounds of race, color, national origin, or sex, be excluded from participation, be denied the benefits of, or be subject to discrimination under any program or activity financed in whole or in part with HOME and/or CDBG dollars. In addition, HOME and CDBG funds will be made available in accordance with the requirements of Executive Order 11625 (concerning Minority Business Enterprises) and 12432 (concerning Women Business Enterprises).

The City of Sioux Falls has adopted a Disadvantaged Business Enterprise (DBE) Plan, copies of which may be obtained from Sioux Falls Community Development. This plan expresses the commitment of the City of Sioux Falls that socially and/or economically disadvantaged businesses have the maximum opportunity to compete for and perform Federally assisted projects. Socially and/or economically disadvantaged is defined as Black Americans, Hispanic Americans, Native Americans, Asian-Pacific Americans, Subcontinent Asian Americans, or Women. Goals for utilization of DBEs in HOME and/or CDBG assisted projects have been set at 3.7 percent of the total project cost. Owners will be required to maintain data relative to their efforts and use of DBEs as contractors and subcontractors. The City maintains a directory of certified DBE contractors and suppliers. It is available upon request.

REFINANCING EXISTING DEBT

There are no 2006 projects involving rehabilitation of multifamily housing with HOME funds. Therefore, the City does not have plans to use HOME funds to refinance existing debt on such properties.

AMERICAN DREAM DOWN PAYMENT INITIATIVE

Sioux Falls does not qualify for American Dream Downpayment Initiative (ADDI) funds at this time. ADDI provides funds to local participating jurisdictions that have a population of at least 150,000 or will receive an allocation of at least \$50,000 under the ADDI formula. ADDI helps first-time homebuyers with the biggest hurdle to homeownership: downpayment and closing costs.

MINORITY HOMEOWNERSHIP

Sioux Falls Community Development administers a Homebuyers Assistance Program. The goal of this program in 2006 is to provide down payment and/or closing costs to 50 households enabling them to become homeowners. HUD has established a national goal to increase the number of minority homeowners by 5.5 million by 2010. In Sioux Falls it is anticipated that four minority households will become homeowners in 2006 through the assistance provided by the Homebuyers Assistance Program.

In the past, Community Development has been invited to participate in a Hispanic homebuyer fair where it presented information on its program to people of Hispanic ethnicity. Staff will continue to participate in these types of events as they occur.

MONITORING

Agencies or individuals that undertake projects and activities with Federal funds made available through the City of Sioux Falls are all required to sign agreements outlining the scope of work to be accomplished and all the related statutory and regulatory requirements. These agreements allow the City to do site inspections and also review financial or other records as needed to determine compliance. Currently, the federally funded programs administered by Sioux Falls Community Development consist of the Community Development Block Grant Program and the Home Investment Partnerships Program.

SUMMARY OF CITIZEN COMMENTS

The 2006 Action Plan was prepared and made available for public comment for a period of 30 days. Two public notices were published in the Sioux Falls Argus Leader on September 30, 2005, advising the public that the 2006 Action Plan was completed and that copies were available for review at the following locations:

- Sioux Falls Community Development, 235 West Tenth Street
- Main Library, 201 North Main Avenue
- Caille Branch Library, 4100 Carnegie Circle
- Oak View Branch Library, 3700 East 3rd Street
- Ronning Branch Library, 3100 East 49th Street

The comment period will end on October 31, 2005. A Public Hearing will be held in the Community Development conference room on October 26, 2005, to receive comments.

GLOSSARY OF TERMS

Affordable Housing: Housing for which the occupant is paying no more than 30 percent of his or her income for gross housing costs, including utility costs.

Acquired Immunodeficiency Syndrome (AIDS) or Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome, including infection with the human immunodeficiency virus (HIV).

Alcohol/Other Drug Addiction: A serious and persistent alcohol or other drug addiction that significantly limits a person's ability to live independently.

Area of Hispanic Concentration: Any Census Tract or Block Group where the total number of persons of Hispanic ethnicity is more than 10 percent of the total number of all persons in that area, or where the total percentage of persons of Hispanic ethnicity is greater than 10 percent of the total of all Hispanic persons in the City.

Area of Low-income Concentration: Any Census Tract or Block Group where the total percentage of low-income persons is greater than 50 percent of the total persons.

Area of Minority Concentration: Any Census Tract or Block Group where the total number of minority households is more than 10 percent of the total number of all persons in that area, or where the total percentage of minority persons is greater than 10 percent of the total of all minority persons in the City.

Assisted Household or Person: For the purpose of identification of goals, an assisted person or household is one that will benefit through one or more programs included in the jurisdiction's Consolidated Plan during the period covered by the Action Plan, either alone or in conjunction with the investment of other public or private funds. The program funds providing the benefit(s) may be from any funding year or combined funding years. A renter is benefited if the person takes occupancy of affordable housing that is newly acquired, newly rehabilitated, or newly constructed, and/or receives rental assistance through new budget authority. An existing homeowner is benefited if rehabilitation of their home has been completed during the year. A first-time homebuyer is benefited if a home is purchased during the year. A homeless person is benefited during the year if the person becomes an occupant of transitional or permanent housing. A non-homeless person with special needs is considered as being benefited, however, only if the provision of supportive services is linked to the acquisition, rehabilitation, or new construction of a housing unit and/or the provision of rental assistance during the year. Households or persons who will benefit from more than one program activity must be counted only once. To be included in the goals, the housing unit must, at a minimum, satisfy the HUD Section 8 Housing Quality Standards (see 24 CFR §882.109).

Committed: Generally means a legally binding commitment of funds has been made to a specific project to undertake specific activities.

Consistent with the Consolidated Plan: A determination made by the City that a program application meets the following criteria: The Action Plan for that fiscal year's funding indicates the City planned to apply for the program or was willing to support an application by another entity for the program; the location of activities is consistent with the geographic areas as specified in the plan; and the activities benefit a category of residents for which the jurisdiction's five-year strategy shows a priority.

Cost Burden Greater Than 30 Percent: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Cost Burden Greater Than 50 Percent (Severe Cost Burden): The extent to which gross housing costs, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Disabled Household: A household composed of one or more persons, at least one of whom is an adult (a person of at least 18 years of age) who has a disability. A person shall be considered to have a disability if the person is determined to have a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impedes his or her ability to live independently, and (3) is of such a nature that the ability could be improved by more suitable housing conditions. A person shall also be considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of any household described in the first sentence of this paragraph who were living in an assisted unit with the deceased member of the household at the time of his or her death.

Elderly Household: For HUD rental programs, a one or two person household in which the head of the household or spouse is at least 62 years of age.

Elderly Person: A person who is at least 62 years of age.

Existing Homeowner: An owner-occupant of residential property who holds legal title to the property and who uses the property as his/her principal residence.

Extremely Low-income: Households with incomes at or below 30 percent of the Median Family Income for the area, as determined by HUD, with adjustments for household size.

Family: See definition in 24 CFR §812.2 (The National Affordable Housing Act definition required to be used in the Consolidated Plan rule differs from the Census definition). The Bureau of Census defines a family as a householder (head of household) and one or more other persons living in the same household who are related by birth, marriage, or adoption. The term "household" is used in combination with the term "related" in the

Consolidated Plan instructions when compatibility with the Census definition of family (for reports and data available from the Census based upon that definition) is dictated. (See also "Homeless Family.")

Family Self-Sufficiency (FSS) Program: A program enacted by Section 554 of the National Affordable Housing Act which directs Public Housing Agencies (PHAs) and Indian Housing Authorities (IHAs) to use Section 8 assistance under the rental certificate and rental voucher programs, together with public and private resources to provide supportive services, to enable participating families to achieve economic independence and self-sufficiency.

Federal Preference for Admission: The preference given to otherwise eligible applicants under HUD's rental assistance programs who, at the time they seek housing assistance, are involuntarily displaced, living in substandard housing, or paying more than 50 percent of their income for rent. (See, for example, 24 CFR §882.219.)

First-Time Home Buyer: An individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home that must be used as the principal residence of the home buyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 92) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time home buyer on the basis that the individual, while a homemaker or married, owned a home with his or her spouse or resided in a home owned by the spouse.

FmHA: The Farmers Home Administration or programs it administers.

For Rent: Year-round housing units that are vacant and offered/available for rent. (U.S. Census definition)

For Sale: Year-round housing units that are vacant and offered/available for sale only. (U.S. Census definition)

Frail Elderly: An elderly person who is unable to perform at least three activities of daily living (i.e., eating, dressing, bathing, grooming, and household management activities). (See 24 CFR §889.105.)

Group Quarters: Facilities providing living quarters that are not classified as housing units. (U.S. Census definition.) Examples include prisons, nursing homes, dormitories, military barracks, and shelters.

HOME: The Home Investment Partnerships Program, authorized by Title II of the National Affordable Housing Act.

Homeless Family: Family that includes at least one parent or guardian and one child under the age of 18, a homeless pregnant woman, or a homeless person in the process of securing legal custody of a person under the age of 18.

Homeless Individual: An unaccompanied homeless youth (17 years or younger) or adult (18 years or older) without children.

Homeless Youth: Unaccompanied homeless person 17 years of age or younger who is living in situations described by terms "sheltered" or "unsheltered."

HOPE 1: The HOPE for Public and Indian Housing Home ownership Program, which is authorized by Title IV, Subtitle A of the National Affordable Housing Act.

HOPE 2: The HOPE for Home ownership of Multifamily Units Program, which is authorized by Title IV, Subtitle B of the National Affordable Housing Act.

HOPE 3: The HOPE for Home ownership of Single-Family Homes Program, which is authorized by Title IV, Subtitle C of the National Affordable Housing Act.

Household: One or more persons occupying a housing unit (U.S. Census definition). See also "Family."

Housing Problems: Households with housing problems include those that: (1) occupy units meeting the definition of physical defects; (2) meet the definition of overcrowded; and (3) meet the definition of cost burden greater than 30 percent.

Housing Unit: An occupied or vacant house, apartment, or a single room (SRO housing) that is intended as separate living quarters. (U.S. Census definition)

Institutions/Institutional: Group quarters for persons under care or custody. (U.S. Census definition)

Large Related: A household of five or more persons, which includes at least one person, related to the householder by blood, marriage, or adoption.

Lead-Based Paint Hazard: Any condition that causes exposure to lead from dust-lead hazards, soil-lead hazards, or lead-based paint that is deteriorated or present in chewable surfaces, friction surfaces, or impact surfaces, and that would result in adverse human health effects.

LIHTC: (Federal) Low Income Housing Tax Credit.

Low-Income: A household whose income does not exceed 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families. HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. NOTE: HUD income limits are updated annually and are

available from local HUD offices. (This term corresponds to low- and moderate-income households in the CDBG Program.)

Moderate Income: Households with incomes between 81 percent and 95 percent of the Median Family Income for the area, as determined by HUD, adjusted for family size, except that HUD may establish income ceilings higher or lower than 95 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This definition is different than that for the CDBG Program.)

Non-Elderly Household: A household that does not meet the definition of "Elderly Household," as defined above.

Non-Homeless Persons with Special Needs: Includes frail elderly persons, persons with AIDS, disabled families, and families participating in organized programs to achieve economic self-sufficiency.

Non-Institutional: Group quarters for persons not under care or custody. (U.S. Census definition used)

Occupied Housing Unit: A housing unit that is the usual place of residence of the occupant(s).

Other Household: A household of one or more persons that does not meet the definition of a Small Related household, Large Related household or Elderly Household.

Other Income: Households whose incomes exceed 80 percent of the median income for the area, as determined by the Secretary, adjusted for family size.

Other Low-Income: Households with incomes in excess of 50 percent and at or below 80 percent of the median family income for the area, as determined by HUD, adjusted for family size, except that HUD may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of HUD's findings that such variations are necessary because of prevailing levels of construction costs or fair market rents, or unusually high or low family incomes. (This term corresponds to moderate-income in the CDBG Program.)

Other Vacant: Vacant year-round housing units that are not For Rent or For Sale. This category would include Awaiting Occupancy or Held.

Overcrowded: A housing unit containing more than one person per room. (U.S. Census definition)

Owner: A household that owns the housing unit it occupies. (U.S. Census definition)

Physical Defects: A housing unit lacking complete kitchen or bathroom (U.S. Census definition). Jurisdictions may expand upon the Census definition.

Primary Housing Activity: A means of providing or producing affordable housing such as rental assistance, production, rehabilitation or acquisition that will be allocated significant resources and/or pursued intensively for addressing a particular housing need. (See also, "Secondary Housing Activity.")

Project-Based (Rental) Assistance: Rental Assistance provided for a project, not for a specific tenant. Tenants receiving project-based rental assistance give up the right to that assistance upon moving from the project.

Public Housing CIAP: Public Housing Comprehensive Improvement Assistance Program.

Public Housing MROP: Public Housing Major Reconstruction of Obsolete Projects.

Rent Burden Greater Than 30 Percent (Cost Burden): The extent to which gross rents, including utility costs, exceed 30 percent of gross income, based on data published by the U.S. Census Bureau.

Rent Burden Greater Than 50 Percent (Severe Cost burden): The extent to which gross rents, including utility costs, exceed 50 percent of gross income, based on data published by the U.S. Census Bureau.

Rental Assistance: Rental assistance payments provided as either project-based rental assistance or tenant-based rental assistance.

Renter: A household that rents the housing unit it occupies, including both units rented for cash and units occupied without cash payment of rent. (U.S. Census definition)

Renter Occupied Unit: Any occupied housing unit that is not owner occupied, including units rented for cash and those occupied without payment of cash rent.

Rural Homelessness Grant Program: Rural Homeless Housing Assistance Program, which is authorized by Subtitle G, Title IV of the Stewart B. McKinney Homeless Assistance Act.

Secondary Housing Activity: A means of providing or producing affordable housing such as rental assistance, production, rehabilitation or acquisition that will receive fewer resources and less emphasis than primary housing activities for addressing a particular housing need. (See also, "Primary Housing Activity.")

Section 215: Section 215 of Title II of the National Affordable Housing Act. Section 215 defines "affordable" housing projects under the HOME program.

Self-Sufficiency Program: Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families.

Service Needs: The particular services identified for special needs populations, which typically may include transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services to prevent premature institutionalization and assist individuals to continue living independently.

Severe Cost Burden: See Cost Burden Greater Than 50 Percent.

Severe Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Sheltered: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter, including emergency shelters, transitional housing for the homeless, domestic violence shelters, residential shelters for runaway and homeless youth, and any hotel/motel/apartment voucher arrangement paid because the person is homeless. This term does not include persons living doubled up or in overcrowded or substandard conventional housing. Any facility offering permanent housing is not a shelter, nor are its residents homeless.

Small Related: A household of 2 to 4 persons, which includes at least one person, related to the householder by birth, marriage, or adoption.

Standard Condition: A housing unit that meets or exceeds the Uniform Housing Code.

Substandard Condition but Suitable for Rehab: Any housing units that do not meet standard conditions, but are both financially and structurally feasible for rehabilitation.

Substandard Condition and not Suitable for Rehab: Dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation.

Substantial Amendment: A major change in an approved housing strategy. It involves a change to the five-year strategy, which may be occasioned by a decision to undertake activities or programs inconsistent with that strategy.

Substantial Rehabilitation: Rehabilitation of residential property at an average cost for the project in excess of \$25,000 per dwelling unit.

Supportive Housing: Housing, including Housing Units and Group Quarters that have a supportive environment and includes a planned service component.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, childcare, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Total Vacant Housing Units: Unoccupied year-round housing units. (U.S. Census definition)

Unsheltered: Families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., streets, parks, alleys).

Vacant Awaiting Occupancy or Held: Vacant year-round housing units that have been rented or sold and are currently awaiting occupancy, and vacant year-round housing units that are held by owners or renters for occasional use. (U.S. Census definition)

Vacant Housing Unit: Unoccupied year-round housing units that are available or intended for occupancy at any time during the year.

Very Low-Income: Households with incomes in excess of 30 percent and are at or below 50 percent of the median family income for the area, as determined by HUD, with adjustments for smaller and larger families and for areas with unusually high or low incomes or where needed because of prevailing levels of construction costs or fair market rents. (This term corresponds to low-income households in the CDBG Program.).

Worst-Case Needs: Unassisted, very low-income renter households who pay more than half of their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced.

Year-Round Housing Units: Occupied and vacant housing units intended for year-round use. (U.S. Census definition.) Housing units for seasonal or migratory use are excluded.

2005-2009 Consolidated Plan for Sioux Falls, SD Citizens' Summary

The City of Sioux Falls prepared a 2005-2009 Consolidated Plan, which provides a strategic vision for housing and non-housing community development in the City. The Consolidated Plan is updated annually thereafter to describe the activities being proposed for a particular program year. This Citizens' Summary provides a synopsis of the 2005-2009 Consolidated Plan and the 2006 Action Plan giving citizens in the community a quick overview of the housing and community development problems and needs, and the specific projects proposed for 2006 to carry out this strategy.

GOALS

It is the goal of the City of Sioux Falls to address a wide variety of needs during this five-year period. The following specific needs were identified in 2004 during the planning process for the 2005-2009 Consolidated Plan:

1. Neighborhood revitalization
2. Home ownership assistance for low-income households
3. Housing rehabilitation assistance for low-income, owner-occupied households
4. Permanent housing for special needs clientele, including:
 - a. Chronically homeless
 - b. Mentally ill
5. Programs to increase self-sufficiency of low-income people
6. Case management for low-income persons, including
 - a. Homeless and homeless prevention services
 - b. Services for victims and perpetrators of domestic violence and abuse
 - c. Substance abuse services
 - d. Services for the mentally ill
7. Affordable housing for households at or below 50 percent of the median family income, including:
 - a. Rental assistance
 - b. Subsidized units
 - c. Security deposits
8. Transitional housing for:
 - a. Families
 - b. Singles
9. Public services for at risk youth, abused and neglected children, and children from low-income households, and public facilities to expand those services
10. Public facilities and improvements that expand the capacity of services provided to:
 - a. Physically or developmentally disabled
 - b. Victims of domestic abuse
11. Accessibility improvements
12. Expanded transportation opportunities for low-income persons
13. Emergency shelters for the homeless

ACTION PLAN

The Consolidated Plan includes an action plan constituting an application for funds under two different HUD formula programs for a total of \$1,385,000 and an estimated \$340,000 of program income. The funding breakdown is as follows:

\$860,000	Community Development Block Grant (CDBG) Program
300,000	Estimated CDBG Program Income
525,000	Home Investment Partnerships (HOME) Program
40,000	Estimated HOME Program Income

CITIZEN PARTICIPATION

The 2006 Action Plan was developed by Sioux Falls Community Development with the cooperation and input from various for profit and non-profit housing and service providers including, but not limited to: Avera McKennan Behavioral Health Services, Big Brothers Big Sisters of South Dakota, Carroll Institute, Children's Inn, Consumer Credit Counseling Service of Lutheran Social Services (Housing Resource Center), Court Appointed Special Advocate, Fannie Mae, Federal Deposit Insurance Corporation, Food Service Center, Furniture Mission of South Dakota, Habitat for Humanity, HELP!Line Center, Hope Prison Ministries, Inter-Lakes Community Action, National Alliance for the Mentally Ill, Prairie Freedom Center for Independent Living, Rape and Domestic Abuse Center, Salvation Army, Sioux Empire Homeless Coalition, Sioux Empire Housing Partnership, Sioux Falls Home Builders Association, Sioux Falls Housing and Redevelopment Commission, Sioux Falls Housing Corporation, Sioux Vocational Services, St. Francis House, South Dakota Department of Human Services, Southeastern Behavioral Healthcare, Teddy Bear Den, U. S. Department of Housing and Urban Development, Volunteers Of America—Dakotas, and YMCA.

On May 4, 2005, seventy-four letters were mailed to local housing and service providers, and government officials notifying them that applications for funding were being accepted for the 2006 program year. A Public Notice was also published in the Sioux Falls Argus Leader on May 3, 2005, advising the same. These letters and notices also invited the public to Needs Assessment hearings on May 11, 2005.

The two Needs Assessment Public Hearings were held in the Main Public Library Meeting Room, located at 201 North Main Avenue, on May 11, 2005, at 2:00 and 7:00 p.m. The purpose of the hearings was to allow citizens, public agencies, and other interested parties the opportunity to identify housing and non-housing community development needs to support the development of the City's 2006 priorities. A total of 26 individuals representing 23 different agencies or other interests attended these two meetings.

The priority needs identified at these meetings through discussion did not differ substantially from the needs identified in the 2005-2009 Consolidated Plan, which are listed above.

These priorities are secondary to the City's (i.e., Mayor, Council, etc.) priority of Neighborhood Revitalization, and HUD's priority of home ownership.

The 2006 Action Plan was prepared and made available for public comment for a period of 30 days. Two public notices were published in the Sioux Falls Argus Leader on September 30, 2005, advising the public that the 2006 Action Plan was completed and that copies were available for review at the following locations:

- Sioux Falls Community Development, 235 West Tenth Street
- Main Library, 201 North Main Avenue
- Caille Branch Library, 4100 Carnegie Circle
- Oak View Branch Library, 3700 East 3rd Street
- Ronning Branch Library, 3100 East 49th Street

The comment period will end on October 31, 2005. A Public Hearing will be held in the Community Development conference room on October 26, 2005, to receive comments.

The five-year Consolidated Plan was prepared and made available for public review and comment for a period of 30 days. A public notice was published in the Sioux Falls Argus Leader on October 8, 2004, advising the public that the Consolidated Plan was completed and that copies were available for review. The public was invited to make written comments to Sioux Falls Community Development. A public hearing was also held on October 27, 2004 to receive comments. No comments were received.

EXECUTIVE SUMMARY—SIOUX FALLS, SD

COMMUNITY PROFILE

Sioux Falls is the largest city in the State of South Dakota with a population estimated at 141,000 as of December 31, 2004. It is located on the banks of the Big Sioux River in the fertile, gently rolling southeast corner of the state. Sioux Falls is located at the junction of Interstates 29 and 90, and is one of the larger retail centers between Denver, CO and Minneapolis/St. Paul, MN. The retail trade area is very large and has over 350,000 consumers. Approximately one-fifth of the area's labor force is employed in retail trade. Since 1981, with the establishment of major facilities such as Citibank, and continuing with the locating of other financial services companies in the area and continuing expansion medical facilities, and development of high technology industries, Sioux Falls has enjoyed a healthy, sustained population and economic growth.

The City of Sioux Falls is a home rule city governed by a strong-mayor/council form of government. The City Council is composed of the mayor, elected for a four-year term, three council members elected at large, and five council members elected from one of five council districts.

COMMUNITY DEVELOPMENT AND HOUSING NEEDS

The City's housing needs has increased at an aggressive pace because of the continuing growth of the City. The demand for housing will be high in the projected years. The City is projecting the population to approximately increase an average of 2,400 people a year. The 2000 Census recorded a population of 123,975 or an increase of 23.0% from the 1990 Census data, and the City of Sioux Falls Planning Department is projecting the population to reach 165,000 by 2015. The 2000 Census data indicated that the average household in Sioux Falls is 2.40 persons. Using this information, an average of 1,002 additional housing units per year will need to be added to meet the demand created by continuing growth. Since 2000, 4,558 new single family housing units have been built. In 2003, a total of 1,296 new single family housing units were added compared to 1,085 in 2002, 1,116 new single family housing units in 2001 and 1,061 new single family housing units in 2000. The housing demand is likely to be across the spectrum, as affordable units up to higher end homes are needed for the arrival of new residents. One of the major concerns is not the lack of available housing, but more so the lack of affordable housing available to low income household. Multi-family construction peaked in 2000, with the addition of 725 new units built, 2001, the number of units decreased to 683 additional new units. In 2002, the number of new units decreased by almost 50 percent of 2001 levels to only 364 units. The numbers started to come back up in 2003, with the addition of 459 new multi-family units. The interest rates started to decline, making home ownership more desirable and economical.

The level of supportive services will also need to continue to expand to meet the increased demand created by the continued growth of the City. The City continues to experience a very low unemployment rate. The City's economy is diverse; incorporating

such industries as commerce, retail trade, services, manufacturing, livestock processing, and agricultural trade. The City's population, households, and housing units have all increased. There has been an increase of owner-occupied housing units with a corresponding decrease in occupied rental units. The supportive services and medical facilities that are being provided in the City also attract many new people from the region who have special needs for which the supportive services are not being offered or provided in their communities.

Extremely Low Income: Approximately 4,661 households or 9.4 percent of the total number of households in Sioux Falls are extremely low-income households (at or below 30 percent of MFI). 3,453 or 74.1 percent owners and renters at this income level have housing problems. Nearly 2,605 or 72.6 percent are paying more toward rent than the 30 percent industry standard. Of these households, 1,862 or 51.9 percent are paying more than 50 percent of their income toward housing. Nearly 779 or 72.7 percent are paying more than the 30 percent industry standard toward house payments. Of these households, 489 or 45.6 percent are paying more than 50 percent of their income toward housing. Approximately 492 or 21.9 percent of the total number of minority households have incomes at or below 30 percent of MFI. The number of minority households with housing problems is nearly 427 or 86.7 percent.

The needs of these extremely low income households will most likely not decrease, but the total numbers of persons and households that fall into the category will increase as the population continues to grow and the average age of the population gets older.

Very Low Income: Approximately 5,104 or 10.3 percent of households in Sioux Falls are in the very low income (31-50 percent of MFI) range. The number of homeowners with housing problems is 45.0 percent, and the number of renters with housing problems is 68.8 percent. Nearly 2,205 (66.9 percent) are paying more toward rent than the 30 percent industry standard. Of these households, 418 (12.7 percent) are paying more than 50 percent of their income toward housing. Nearly 810 (59.1 percent) are paying more than the 30 percent industry standard toward house payments. Of these households 423 (16.5 percent) are paying more than 50 percent of their income toward housing. Approximately 402 or 17.5 percent of the total number of minority households have incomes between 31-50 percent of MFI. The number of minority households with housing problems is nearly 248 or 61.7percent.

The needs of these extremely low income households will most likely not decrease, but the total numbers of persons and households that fall into the category will increase as the population continues to grow and the average age of the population gets older.

Other Low Income: Approximately 10,281 or 20.7 percent households in Sioux Falls are in the other low income (51-80 percent of MFI) range. The percentage of homeowners with housing problems is 34.7 percent and the percentage of renters with housing problems is 16.6 percent. Nearly 718 (13.1 percent) are paying more toward rent than the 30 percent industry standard. Of these households 93 (1.7 percent) are paying more than 50 percent of their income toward housing. Nearly 1,618 (33.7

percent) are paying more than the 30 percent industry standard toward house payments. Of these households 360 (7.5 percent) are paying more than 50 percent of their income toward housing. Approximately 493 or 21.4 percent of the total number of minority households have incomes between 51- 80 percent of MFI income. The number of minority households with housing problems is nearly 67 or 13.6 percent.

Nature and Extent of Homelessness: Sioux Empire Homeless Coalition conducted a homeless count in September of 2004. This survey and count of the homeless population indicated that there were 553 homeless people in Sioux Falls.

Housing Conditions: A windshield survey of the overall housing conditions in Sioux Falls was conducted during the summer of 1998. The assessment categories were as follows:

- An “A” rated unit is a sound building that requires minor corrective maintenance.
- A “B” rated unit is an under-maintained unit that has economically correctable deficiencies.
- A “C” rated unit has major deficiencies that would be very costly to repair.
- A “D” rated unit has such serious deficiencies that rehabilitation by the owner is not usually economically feasible.
- An “E” rate structure is one that has deteriorated to the extent that demolition is that only suitable course of action.

This survey showed that the overall condition of the housing stock had improved since a similar survey conducted in 1994. The 1998 sampling of 31,650 housing units showed that 24,498 buildings (77.4 percent) were rated as an “A,” a 7.9 percent increase from the findings of the 1994 survey. Correspondingly, all other categories decreased from the 1994 findings with 6,922 units rated “B,” 205 units rated “C,” 20 units rated “D,” and five rated as “E.”

In both 1994 and 1998 Census Tract Number 1 was found to have the highest number of structures rated “E.” This census tract also had the highest percentage of structures rated at or below “C”.

In July 2004, 55 houses that were identified as the lowest rated houses during the 1998 survey were revisited to compare the current condition with the condition reported in 1999. Of the 55 houses revisited:

- 13 houses had been razed
 - 5 had new homes developed on the sites
 - 3 lots have been redeveloped for commercial parking
 - 5 lots remain undeveloped
- 2 houses had been completely rehabilitated
- 16 houses had undergone significant improvements

- 11 houses had undergone minor improvements
- 13 houses had no improvements made since the 1998 survey

It is the conclusion of the review of the 55 lower rated homes from the 1998 survey that the overall condition of the housing stock has improved over the last six years. The City's economy has remained strong fueling continued growth. The growth has created a strong demand for housing. Housing development has been strong to keep up with the demand. As housing and property valuations continue to rise, and housing demand continues to grow, there is an ever increasing incentive to redevelop substandard properties. The 2004 review of housing reflects the economic and housing status of the City. Fifty-six percent of the properties revisited had undergone significant improvements or were razed for new housing, commercial expansion, or future development. Less than 24 percent of the properties reviewed had not been improved. Some of the properties that had not been improved are located in areas that will be developed for commercial use within the foreseeable future. To address pockets of blight within the city's older neighborhoods, Sioux Falls Housing Corporation in partnership with the City administers the Neighborhood Revitalization Program. Under this program funds are used to acquire older homes that are contributing to neighborhood deterioration. The condition of these homes is such that renovation by the private sector is not financially feasible. After acquisition, the homes are replaced or rehabilitated, and sold to households with incomes at or below 80 percent of the median family income. This program is helping to halt the deterioration of the older neighborhoods, and preventing the cultivation of blighted areas within the City. By replacing the very worst houses in the neighborhoods with very good structures, the program is seeing interest by neighborhood residents in cleaning and repairing surrounding homes.

STRATEGIC PLAN

Priority Non-Housing Community Development Objectives

As the city continues to grow, expansion and replacement of capital facilities is necessary to support increased demands for new development. The City must also maintain existing service areas. Over \$285 million was budgeted to finance the City's Capital Improvement Program during 2005-2009—including more than \$64 million budgeted for 2006. Approximately 75 percent of the capital funds programmed will be spent on street, infrastructure, and utility improvements. Expanded uses of the one-percent capital improvement sales tax will finance not only street and related utility improvements, but also serve several projects designed to improve the quality of life in Sioux Falls.

Major capital improvement projects scheduled for construction in 2006 include:

- Orpheum Theater improvements
- Reconstruction of the 12th Street and Interstate 29 interchange
- Great Plains Zoo improvements
- Sanitary Landfill improvements
- Storm drainage improvements
- Construction of a City/Minnehaha County Health and Human Services building
- Basin 13 sanitary sewer improvements
- Further development of the Lewis and Clark Rural Water Supply project

PRIORITY HOUSING AND HOMELESS OBJECTIVES

Neighborhood Revitalization Program – This program is a partnership between Sioux Falls Housing Corporation and Sioux Falls Community Development. Funds are provided to Sioux Falls Housing Corporation to acquire older homes that are contributing to neighborhood deterioration. The condition of these homes is such that renovation by the owner may not be financially feasible. After acquisition, these homes are replaced or rehabilitated, then sold to households with incomes at or below 80 percent of the median family income (MFI). Neighborhood revitalization was identified as a priority need during the needs assessment public hearings conducted in May of 2004. Surveys of housing conditions conducted by the City in 1994, 1998, and reviewed in 2004 have identified substandard and vacant dilapidated housing in the City's older neighborhoods. The goal of this program is to sell eight newly constructed or rehabilitated houses to low-income households per year for a total of 40 during the five-year period covered by this plan.

Homebuyers Assistance Program – Funds are used to homebuyers with incomes at or below 80 percent of the MFI and used in the purchase of a new or existing single-family, detached house on its own foundation. This program provides assistance with down payment and/or closing costs in an effort to make the purchase of a house more feasible for low-income households. The funds are provided as a deferred loan secured by a second mortgage against the property. The amount of assistance a household may

receive is based on a sliding scale according to income. Home ownership assistance for low-income households was identified as a priority during the needs assessment public hearings conducted in May of 2004. Many times the upfront cost of the down payment and closing costs is the major deterrent to low-income households being able to afford a home. The goal of this program is to assist approximately 50 low-income households per year for a total 250 over the five-year period covered by this plan.

Single-Family Home Rehabilitation Loan Program – This is a multi-year program administered by Sioux Falls Community Development. The program provides loans to low-income (at or below 80 percent of MFI) owner-occupants to maintain their homes in a decent, safe, and sanitary condition. Funds are provided as a no-interest deferred or low-interest loan, dependent upon the applicant's income. Loans are limited to 120 percent of assessed value minus existing loan obligations, up to \$24,999. Housing rehabilitation assistance for low-income, owner-occupied households was identified as a priority in the 2005-2009 Consolidated Plan. The 2000 Census showed that there were approximately 3,273 low-income (at or below 80 percent of MFI), owner-occupied households identified as having a housing problem. The goal of this program is to provide funds to rehabilitate an average of 40 housing units per year for a total of 200 over the five-year period covered by this plan.

Emergency Mobile Home Repair Program – This is a multi-year program administered by Sioux Falls Community Development. It provides funds to mobile home owner-occupants that have incomes at or below 80 percent of the MFI. Repairs are limited to correction of deficiencies that are potentially life threatening. A maximum of \$2,000 is provided to any one unit in its lifetime. The funds are provided as a three-year diminishing loan. This activity was selected as a priority based on the same evaluations made and described above for the Single-Family Housing Rehabilitation Loan Program. The goal of this program is to rehabilitate an average of four mobile home housing units per year for a total of 20 over the five-year period covered by this plan.

Habitat for Humanity of Greater Sioux Falls – CDBG funds are provided to Habitat for Humanity as a no-interest deferred loan used for acquisition of land on which new houses are constructed, or to which existing houses are relocated and rehabilitated. Once completed, Habitat then sells the houses to households with incomes greater than 30 percent of MFI but less than 50 percent of MFI. Home ownership assistance for low-income households was identified as a priority need during the needs assessment public hearings conducted in May of 2004. According to the 2000 Census data, there were 3,295 renter households with incomes greater than 30 percent of the MFI and less than or equal to 50 percent MFI. Of those renter households, 66.9 percent reported a housing cost burden of greater than 30 percent of their income, while 12.7 percent reported a housing cost burden of greater than 50 percent of their income. The goal of this program is to purchase enough land to allow Habitat to complete an average of four units per year for a total of 20 houses during the five-year period covered by this plan.

ICAP: Eviction Prevention Program – CDBG funds are provided to Inter-Lakes Community Action (ICAP) for this program. The program helps low-income households

who are in danger of being evicted from their housing and becoming homeless. Participants in the program agree to receive case management and protective payee services. Because the participants turn over control of their finances to the program, the cooperating landlords can be assured that the households housing debts will be paid as soon as possible, and that the participants are more likely to be responsible in the future. The need for increased case management services, specifically those targeted to the homeless and homeless prevention, was identified as a priority during the needs assessment public hearings conducted in May of 2004. Also, the 2000 Census data shows that 4,810 or 72.0 percent of the renter households with incomes at or below 50 percent of the MFI have a housing cost burden (paying more than 30 percent of their income for rent)—2,345 or 34.1 percent of these households have a severe housing cost burden (paying more than 50 percent of their income for rent). Case management, budgeting, representative payee services, and money management services provided by this program reduce the likelihood of eviction for these at-risk households. The goal of this program is to assist an average of 10 new households per year for a total of 50 over the five-year period covered by this plan.

ICAP: Heartland House – Inter-Lakes Community Action (ICAP) receives CDBG funds as a grant for a portion of the staffing costs of the Heartland House I transitional housing facility. Heartland House I assists homeless families to achieve self-sufficiency by providing transitional housing and intensive case management. The need for increased case management services for low-income people, specifically those services targeted to homeless persons and homeless prevention, was identified as a priority during the needs assessment public hearings conducted in May of 2004. The goal of this program is to assist four households per year to permanent housing and self-sufficiency for a total of 20 successes over the five-year period covered by this plan.

Home Builders Association of the Sioux Empire: Repair Affair Program – This program provides funds to the Home Builders Association of the Sioux Empire (HBASE). The funds are used to purchase materials and some hired labor necessary to make handicapped accessibility modifications to homes owned and occupied by elderly and/or disabled households with incomes at or below 50 percent of the MFI. The public hearings held in May of 2004 indicated the need for accessibility modifications for people with disabilities. The goal of this program is to provide funds to purchase materials that will be used in the rehabilitation of an average of 8 housing units per year for a total of 40 over the five-year period covered by this plan.

Prairie Freedom Center for Independent Living: Home Modification Program – Prairie Freedom Center is awarded CDBG funds as a grant for material and labor costs to provide handicapped accessibility modifications in rental units occupied by low-income households with disabilities. The public hearings held in May of 2004 indicated the need for accessibility modifications for people with disabilities. The goal of this program is to assist 6 households per year for a total of 30 over the five-year period covered by this plan.

Tenant-Based Rental Assistance – Sioux Falls Housing and Redevelopment Commission administers this program. HOME program funds are made available to provide tenant-based rental assistance (TBRA) for households with incomes at or below 50 percent of MFI. TBRA is provided for a period of 12 to 24 months during which time the family's name is placed on SFHRC's regular waiting list for HUD rental assistance programs. Hopefully prior to the assistance being exhausted, the family is able to pay their own rent or their name will reach the top of the waiting list for HUD Section 8 certificates or vouchers. This activity was selected as a priority based on the 2000 Census data which show that there are approximately 2,345 renter households with incomes below 50 percent of the MFI that are also paying more than 50 percent of their income towards rent. The goal of this program is to provide housing which is safe, sanitary, and affordable to approximately 20 households per year for a total of 100 over the five-year period covered by this plan.

Security Deposit Assistance Program – HOME program funds will be made available to Inter-Lakes Community Action (ICAP) as a grant. The funds are provided to households with incomes at or below 50 percent of MFI for security deposits and/or first-month rent payments. Program participants must meet the definition of homeless and must show a steady source of income which will allow them to maintain themselves in permanent housing once the assistance has been used. The need for increased case management services for low-income people, specifically those services targeted to homeless persons and homeless prevention, was identified as a community need during the public hearings conducted in May of 2004. The goal of this program is to assist approximately 80 homeless individuals and families per year for a total of 400 during the five-year period covered by this plan.

The City will also support a variety of other housing, homeless and supportive activities to meet the affordable housing needs of lower income and homeless families and individuals. Refer to the City's Consolidated Plan for additional details.

ONE YEAR ACTION PLAN

The City's Action Plan includes projects that address the priority housing, homeless and public facility needs identified in the Strategic Plan. The housing programs are designed to serve low-income persons and are available citywide. Specific sites for other projects are indicated below.

LISTING OF PROPOSED PROJECTS FOR 2006

Project Title and Description	Location	\$	Amount
Habitat for Humanity: Land Acquisition	Citywide	\$	60,000
ICAP: Eviction Prevention	505 N. Western Ave.	\$	4,000
ICAP: Heartland House	604 W. Rice St.	\$	4,000
LSS: Housing Resource Center	705 E. 41 st St. #100	\$	2,000
Big Brothers Big Sisters: Mentor Mom	1000 N. West Ave. #310	\$	2,000
Rape & Domestic Abuse Center	300 N. Dakota Ave. #106	\$	4,000
Family Self-Sufficiency Program	804 S. Minnesota Ave.	\$	60,000
ICAP: Childcare Staffing	505 N. Western Ave.	\$	4,000
Teddy Bear Den: Staffing	500 S. Main Ave.	\$	2,000
YMCA: Camp Scholarships	2301 E. 26 th St.	\$	10,000
Court Appointed Special Advocate (CASA)	415 N. Dakota Ave.	\$	4,000
Family Service: New Resident	2210 W. Brown Pl.	\$	2,000
Single-Family Housing Rehabilitation	Citywide	\$	500,000
Repair Affair Program	Citywide	\$	10,000
Home Modification Program	Citywide	\$	20,000
Tenant-Based Rental Assistance	804 S. Minnesota Ave.	\$	142,000
Security Deposit Assistance	505 N. Western Ave.	\$	35,000
Neighborhood Revitalization	Citywide	\$	260,500
Homebuyers Assistance Program	Citywide	\$	318,000
CDBG Administration	235 W. Tenth St.	\$	232,000
HOME Administration	235 W. Tenth St.	\$	49,500

PRIORITY NEEDS SUMMARY TABLE

**INSERT PRIORITY NEEDS TABLES AFTER PROJECTS
TABLES (WHICH ARE ATTACHMENT "A")**