



Mission:

To provide a unified voice
for housing solutions

Homes for South Dakota?

A Statewide coalition to provide a unified voice for housing solutions

- 🏠 Non-profit, public and private entities
- 🏠 Created to address housing needs, promote and educate housing practitioners on best practices, while working to ensure housing opportunities for all South Dakotans who want a place to call home.

Housing issues/challenges in South Dakota

- Housing studies
- High cost of construction
- Wages can't support rents needed for new construction projects to cash flow without some type of investment
- Prevailing rents are less on existing housing, new projects cannot compete
- Businesses are challenged at retaining employees due to the lack of housing that is affordable for their staff.
- Many existing homes are in need of rehabilitation to attract a younger workforce.



South Dakota

Housing Needs

- 🏠 Long-term planning and investment for communities to develop and maintain affordable housing.
- 🏠 Affordable homes through rehabilitation or modification of existing homes, and new construction.
- 🏠 Sufficient housing stock must match income levels.

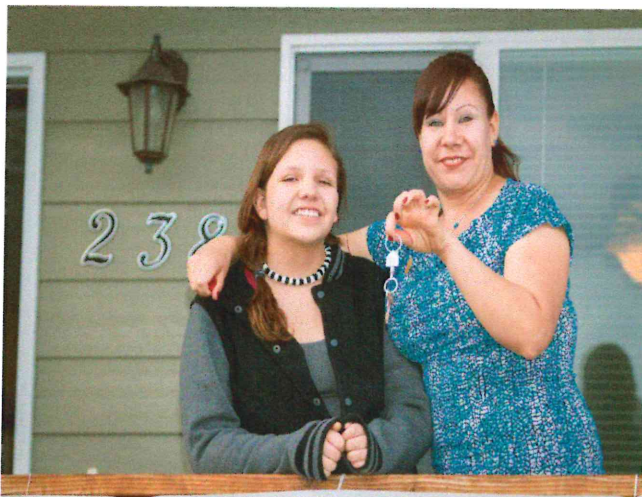
- Housing development takes a long time, especially affordable housing
- Layers of funding for each project
- Lack of reliable flexible funding
- Capacity of rural communities to address housing challenges
- Technical assistance for rural communities



Housing Gaps



Dare to Dream



HOF & New Home Ownership

- 🏠 11 Habitat Affiliates statewide
 - 🏠 Huron, Brookings, Aberdeen, Sioux Falls, Black Hills Area, Watertown, Yankton, Pierre, Ft. Thompson, Mission, Watertown
- 🏠 Serving families <70% AMI
- 🏠 Sweat Equity Education & Construction
- 🏠 60 New HOF funded homes
- 🏠 6:1 Leverage
- 🏠 \$1.26M HOF = \$7.5M Housing





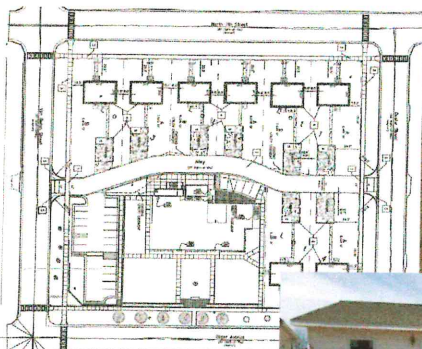
Impact of SD Housing Opportunity Funds - SDHOF

Brown Family – Successfully utilized the Dakota Dreams Saving Fund to help with their closing costs and down payment.

Lowery Family – Their house was sponsored using the HOF of \$50,000.



Re-Imagining the Garfield School



Community Partners:

- Regional Health
- Neighborworks
- RC Police Dept
- GBA
- Neighbors



In-fill development

Project Goals:

- Create a mix of housing types that will be accessible to Downtown, Retail, Recreation
- Revitalize an aging, low-income neighborhood
- Maintain the School Structure
- Engage the community
- Scale the Habitat model
- Collect Data



GARFIELD GREEN Neighborhood Revitalization



*Bringing out the best of
A great neighborhood*



Funding Partnership:

- Black Hills Habitat
- GBA & Assoc
- City of Rapid City
- Superior Homes
- SDHDA

HOF in North Rapid City

- 🏠 Master plan for Market rentals and affordable home ownership
- 🏠 45 Unit Impact
- 🏠 20 new units
 - 🏠 12 Loft Apartments
 - 🏠 8 New Single Family Homes
- 🏠 25 Home Repairs
- 🏠 \$3.5M Housing Impact
- 🏠 \$40k HOF down payment assistance



NeighborWorks® DAKOTA HOME RESOURCES



Evelyn



Before



After

Robert's home



Before



After



Teena

Impact of SD Housing Opportunity Funds - SDHOF

Neighborworks
Dakota Home Resources

- 🏠 \$25,000 total project cost ; \$8000 in HOF Funds, bringing Evelyn's home out of condemned status and enabling her to stay in her Rapid City Home.
- 🏠 \$25,500 total project cost; \$10,000 preserved and saved Robert's historic home in Lead.
- 🏠 Teena desperately needed a roll-in bath tub and handicap ramp for her home located in Sturgis. Total project cost \$17,000; \$3000 in HOF funds provided her with these necessary items for her to maintain independence and improve her quality of life.



Hills Apartments

Multifamily Rehabilitation

- Hills Apartments, Deadwood - \$170,000 preserved, 27 housing units



Providing much needed repairs and updates to Apartment Complex. To improve the safety and quality of life.

- New safe playground equipment.
- New energy efficient appliances.
- Parking lot repaved.
- Exterior painting and staining.

Impact of SD Housing Opportunity Funds

Multifamily Rehabilitation Impact
Neighborworks
Dakota Home Resources

- 🏠 27 affordable housing unit preserved
- 🏠 Sustained affordability for very low income
- 🏠 Provides safe living conditions
- 🏠 Increase and/or sustained work force for local businesses



Village on Monroe

- NeighborWorks Dakota Resources received \$220,000 in HOF Funds for the construction of Village on Monroe, providing five affordable homes to the Rapid City community.
- Recent housing studies have been completed with in the Black Hills. Belle Fourche, Hot Springs, Lead, Deadwood, Spearfish and Sturgis.
- Housing Studies projected housing needs for the next 5 years. 225 affordable homeownership units. They are also projecting 100 market rate Units. The studies projected over 300 affordable rental units. 2000 Market Rate rental units.

Impact of SD Housing Opportunity Funds – SDHOF

Neighborworks
Dakota Home Resources

HOF funds used to benefit low to moderate income individuals through:

- 🏠 Down Payment and Closing Cost Assistance \$130,000 assisted 15 families
- 🏠 GAP Financing \$60,000 assisted 7 families
- 🏠 Home Rehabilitation and Mult-Family Rehabilitation \$200,000 assisted 24 families YTD.
- 🏠 Construction Loan for five new affordable homes



- Challenges:
 - Who's responsibility is it to do housing
 - "Its easy to do nothing" Craig Johnson
 - Financing Construction (interim financing)
 - Appraisals (Arms length transactions)
 - Contractors/Materials
 - Dedicated Funding: Complex process – need to know its available.
 - Flexible financing – continue to refine
 - Timelines
 - Acquisition/Renovation/Resale – Revolving Loan
- Solutions/Successes:
 - SDHOF Funding
 - Networking with multiple communities/states
 - Sharing templates, stories, ordinances. What works well...
 - New Program
 - Single Family Rental Rehab
 - Time to work through process and engage owners

What still remains...

- 🏠 Statewide programs to provide Technical Assistance/ Coaching. 1. Grow Housing Initiative – Grow South Dakota provided coaching to Rural Communities to address Housing related needs. 2. Home Address Plus – working with NeighborWorks Dakota Home Resources and Dakota Resources
- 🏠 An obstacle to home ownership is coming up with the down payment, appraisals, acquisition and repairs.
- 🏠 Homeownership creates stability.



- Down Payment closing cost assistance for homeownership
 - SDHOF \$: 1,069,000
 - # of Units: 168 closed (aprx 7 pending, 31 available)
 - Leveraged \$: 18,355,000
- Individual Development Account (IDA): \$3:1 Match
 - SDHOF \$ 125,000 (SDCAP): \$125,000 (Grow SD)
 - 56 Units – \$4 SDHOF /\$2 AFI
 - 12 units closed
- Owner occupied Rehabilitation:
 - SDHOF \$: \$338,400
 - # Units: 23
 - Leveraged \$338,400
- Rental occupied Rehabilitation:
 - SDHOF \$ 94,788
 - # Units: 5 pending/in progress
- Multi Family Rehabilitation:
 - Pheasant Valley Courtyard
 - SDHOF - \$150,000 – 60 units
 - Tulare Development Corp
 - SDHOF - \$18,031.55 – 4 units



Impact of SD Housing Opportunity Funds - SDHOF

- 🏠 Down payment assistance, obtaining ownership reduces poverty and empowers
- 🏠 Dakota Dreams & IDA savings funds
- 🏠 Neighborhood revitalization replacing dilapidated stock with energy efficient
- 🏠 Leveraging partnerships and donations
- 🏠 Owner & rental rehab for aging housing stock
- 🏠 Addressing housing repair



In August 2015, DeSmet received \$298,500 from the SDHOF, making the development possible.

Total Development \$675,000

2- 2 bedroom and 2 -3bedroom

Rents: \$750 and \$850

Through the SDHOF, South Dakota has made a wise investment in one of its rural communities!



A triplex model that has the potential of being replicated other BASEC communities. However, without continued funding for the housing opportunity fund, these development will not be possible.

Total Development: \$405,000

1 – 2bedroom and 2 -2 bedroom

Rents: \$750 and \$850 (starting)



DeSmet, SD – Four Plex

DeSmet needed additional housing based on needs assessment.

Pro-forma indicated 50% of the project cost would need to be in the form of a grant to cash flow the project.

August 2015, \$298,500 was received from the HOF for the project.

Great investment in a rural community.

Doland, SD- Tri-Plex

- ⌘ Workforce rental housing was needed in Doland
- ⌘ Working with the city a lot was acquired.
- ⌘ Three funding sources including \$140,000 from the HOF were used to construct the tri-plex.
- ⌘ One current resident is a rural attorney recruit from North Carolina, practicing law in Redfield.
- ⌘ A wise investment in rural South Dakota.

A dedicated funding source is vital to continue providing housing opportunities for hard working families throughout South Dakota

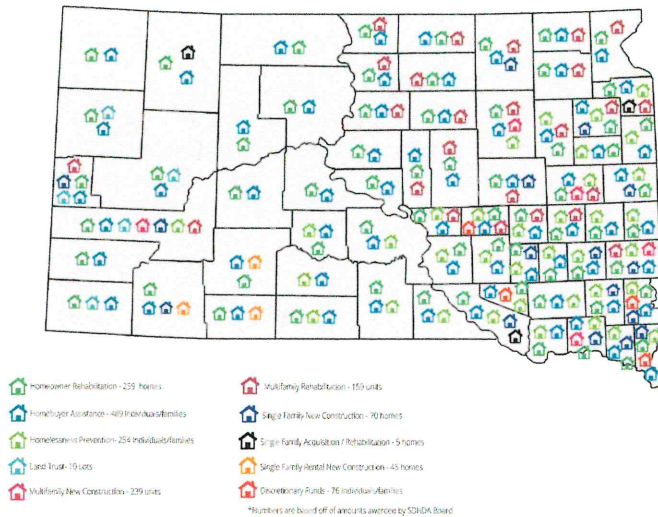


South Dakota
Housing Opportunities
Solutions

A Dedicated
Funding Source

SD Housing Opportunity Funds Awarded

1,606 Families Benefit from \$10.3 Million Awarded to 82 Projects*



SD Housing Opportunity Funds Awarded

Over 1,600 Families Benefit from \$10.3 Million Awarded



Housing Opportunity Fund Success in the Numbers

Solutions

Year	Requests		Awarded		Assisted	Not Funded	
Year	Number of Applications	Amount	Number of Applications	Amount	Number of Units Built/ Households Served	Number of Requests Not Funded	Amount
2013	21	\$ 2.6M	17	\$1.9M	248	4	\$700,000
2014	22	\$ 3.84M	18	\$1.72M	367	4	\$2.12 M
2015	17	\$ 3.25M	15	\$2.57M	328	2	\$500,000
Nov. 2015	30	\$ 6.14M	20	\$2.6M	411	10	\$3.54 M
Nov. 2016	15	\$4.16M	6	\$835,360	137	9	\$3.3M
Feb. 2017	8	\$881,040	8	\$361,000	87	5	\$520,040
Total	113	\$20.9M	84	\$10.3M	1578	34	\$10.7M



There is a need to have a dedicated
funding source for the

Housing Opportunity Fund (SDHOF)



South Dakota Housing Opportunity Funding

- 🏠 \$6-7 million annually is needed to make an impact on housing in South Dakota
- 🏠 These funds will promote growth by investing in housing that is affordable to average working South Dakotans
- 🏠 Through 2017 over 1,500 South Dakota families benefited from \$10.2 million awarded
- 🏠 Every county in South Dakota benefits
- 🏠 This investment pays dividends

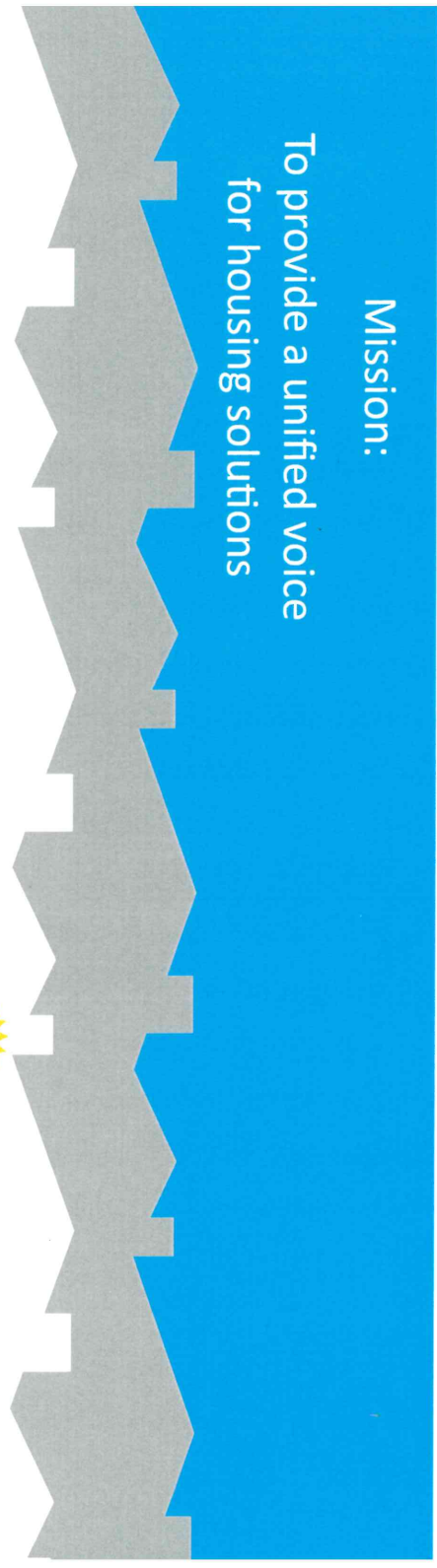


For more information
contact:

Habitat for Humanity - South Dakota
600 Main Ave. PO Box 8116
Brookings, SD 57006
605.696.0480
info@habitat4southdakota.org

NeighborWorks®
DAKOTA HOME RESOURCES
GROW South Dakota
info@habitat4southdakota.org

NeighborWorks® Dakota
Home Resources
795 Main Street
Leadwood, SD 57732
605.578.1401
info@nwdhr.org



Mission:
To provide a unified voice
for housing solutions



A Statewide Coalition of
nonprofit, public and private entities that
provides a unified voice for addressing
housing needs in South Dakota, working to
ensure housing opportunities so that all South
Dakotans have a place to call home.

Housing Needs

- Long-term planning and investment for communities to develop and maintain affordable housing.

- Affordable homes through rehabilitation or modification of existing homes, and new construction.

- Sufficient housing stock must match income levels.

According to southdakotadashboard.org:

24.5 percent of the state's households paid more than 30 percent of their income for housing

10 percent of the state's households paid more than 50 percent of their income for housing

To grow and prosper, South Dakota communities need housing options in a wide range of prices.



Positive Impacts of Housing

- Improves lives of individuals, families and children
 - Strengthens family bonds
 - Children succeed in school
 - Increases independence for seniors and people with disabilities
 - Living at home provides dignity for all

- Stimulates the Economy
 - Businesses grow and thrive with an adequately housed workforce
 - Building projects generate sales and excise tax revenue
 - People invest in the communities in which they live
 - Real estate taxes generated support cities, counties and schools

Your support of a sustainable funding source for the South Dakota Housing Opportunity Fund will provide affordable housing opportunities all across South Dakota!

Housing Solutions

- A consistent and dedicated revenue source will provide a reliable financial resource for communities to address short- and long-term housing needs.

- The SD Housing Opportunity Fund (SDHOF) was created as part of the "Building South Dakota Fund" via Senate Bill 235 during the 2013 legislative session. It was designed to promote economic development in South Dakota by expanding the supply of decent, safe, sanitary and affordable homes while targeting those with low to moderate incomes.

- Since 2013, funds awarded have benefited the people of SD through:
 - New construction and rehabilitation of owner-occupied, single family homes
 - New construction and rehabilitation of multifamily and single family rental units
 - Homebuyer downpayment assistance and homelessness prevention

A dedicated funding source for the SDHOF is vital to South Dakota.



A Unified Voice for Housing Solutions

Homes for South Dakota – is a statewide coalition of nonprofit, public and private entities that provides a unified voice for addressing housing needs in South Dakota, working to ensure housing opportunities so that all South Dakotans have a place to call home.

Building South Dakota Fund

During the 2013 South Dakota Legislative Session, the legislature enacted SB 235, a proposal to finance a new, comprehensive economic development program for the state. The Building South Dakota Fund was established and the Housing Opportunity Fund (HOF), a statewide housing trust fund, was created. The funding source for the Building South Dakota Fund initially was the Unclaimed Property Fund; however, during the 2014 legislative session the dedicated funding from the Unclaimed Property Fund was discontinued. Instead, an appropriation of \$30 million in one-time dollars over a 3-year period (through 2016) was enacted. The HOF was designated to receive 25% of the appropriated funds under this bill. In 2016 the last of that \$30 million appropriation was allocated.

Since its inception, \$20.9 million in HOF funding has been requested while only \$10.2 million has been available. The fact that demand continues to exceed available funds demonstrates that there is a strong need for an ongoing and consistent source of funding to support affordable housing for South Dakotans.

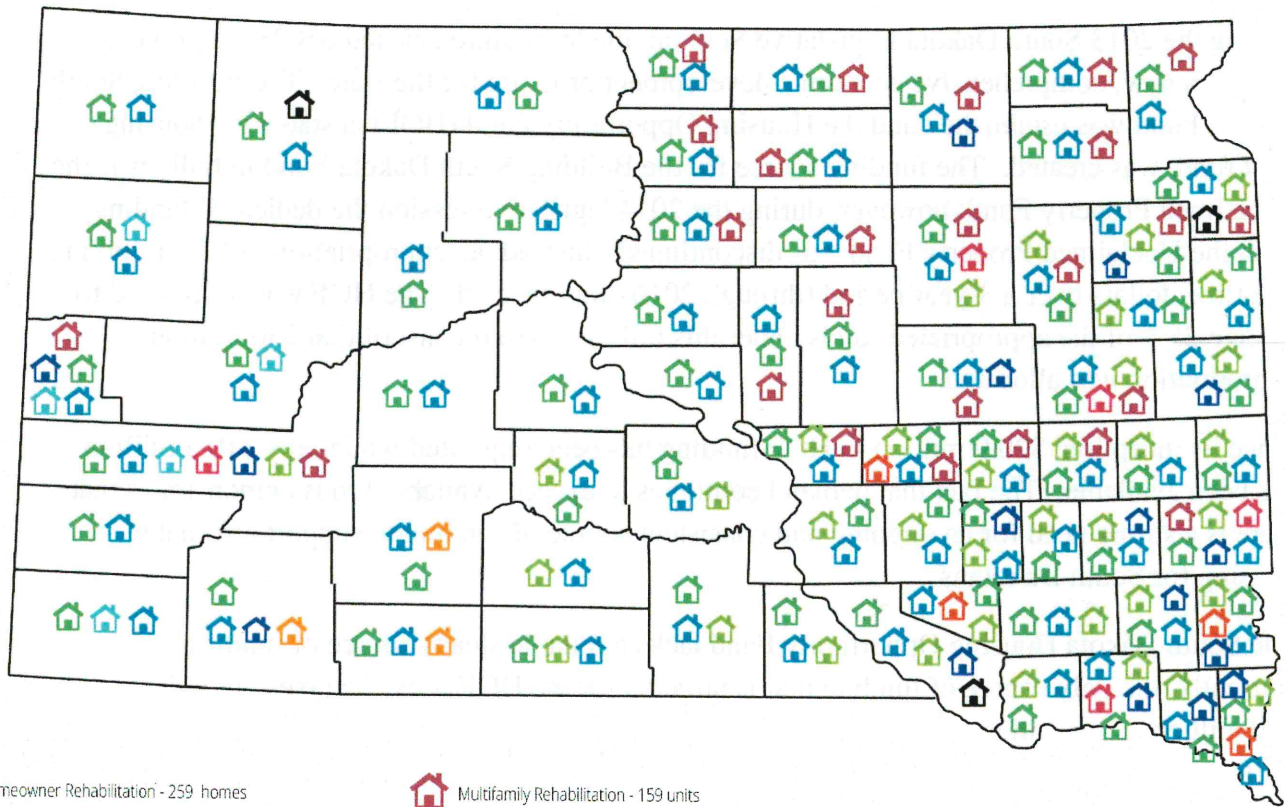
The South Dakota Housing Opportunity Fund lacks a reliable steady source of funding. Currently, the only source of funding that is targeted for the HOF is excise taxes on projects over \$20 million. This will generate some funds year-to-year but is not consistent and is unreliable for long term planning. Many housing projects, especially those targeting lower income households, take years to plan and develop. Without assurance of ongoing funding for the HOF, those projects may be more challenging to develop.

South Dakota Housing Opportunity Fund Success in the Numbers

Year	Requests		Awarded		Assisted	Not Funded	
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SD Housing Opportunity Funds Awarded

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-  Homeowner Rehabilitation - 259 homes
-  Homebuyer Assistance - 489 individuals/families
-  Homelessness Prevention- 254 Individuals/families
-  Land Trust- 10 Lots
-  Multifamily New Construction - 239 units
-  Multifamily Rehabilitation - 159 units
-  Single Family New Construction - 70 homes
-  Single Family Acquisition / Rehabilitation - 5 homes
-  Single Family Rental New Construction - 45 homes
-  Discretionary Funds - 76 Individuals/families

*Numbers are based off of amounts awarded by SDHDA Board

Opening Doors to Homes for All



THE 2016 HOUSING TRUST FUND SURVEY REPORT

HOUSING TRUST FUND PROJECT

 CENTER *for*
COMMUNITY CHANGE

STATE HOUSING TRUST FUNDS

Overview

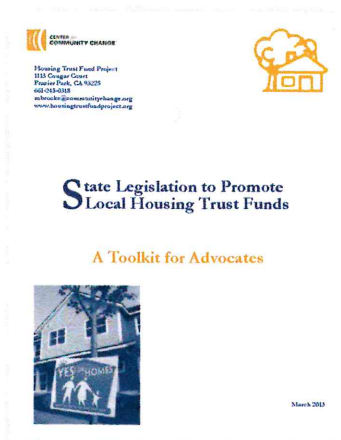
State housing trust funds have been the backbone of the housing trust fund movement with 47 states and the District of Columbia creating state housing trust funds. Begun in the mid-1980s, these funds have shown resilience and growth. A few states have actually created more than one state housing trust fund, including Connecticut, Illinois, Massachusetts, Nebraska, Oregon, and Washington. Not all have dedicated ongoing sources of revenue and four have yet to place any funds into their state trust funds (Alabama, California, Idaho, and Rhode Island).

Several states have passed legislation that enables, encourages or establishes local housing trust funds, including Arizona, Indiana, Massachusetts, New Jersey, Pennsylvania, South Carolina, Washington, and Wisconsin. And Iowa, Florida, Massachusetts, and Washington have state housing trust funds that directly fund or match local housing trust funds. State enabling legislation is described in greater detail elsewhere in this report and in a report on the Housing Trust Fund Project's website. <http://housingtrustfundproject.org/wp-content/uploads/2013/03/State-Enabling-htfunds-final.pdf>

Dedicated Revenue Sources

State housing trust funds collected more than \$790 million for their state housing trust funds in FY2015. Five states reported collecting more than \$50 million in FY2015: Florida; New York; New Jersey; Washington, D.C.; and Connecticut. Another five reported collecting more than \$20 million: Illinois; Ohio; Massachusetts; Hawaii, and Washington. Five states collected less than \$1 million.

The real estate transfer tax (including the documentary stamp tax) remains the most popular dedicated revenue source for state housing trust funds with fifteen states benefitting from this source. Another seven state housing trust funds receive dedicated revenue from document recording fees. Eight states continue to receive appropriations from the state general fund to support their state housing trust funds. Two states operate their state housing trust funds with revenues received from the state housing finance agencies and another two use interest from real estate escrow accounts. Other revenue sources reported from state housing trust funds include: state's Unclaimed Property fund; Smokeless Tobacco tax; Interest on Title Escrow Accounts; Foreclosure filing fees; Public Purpose charge (utility charge); Excise tax for large economic development projects that apply for sales tax refund; state capital budget (bond proceeds); and state income tax contributions—contributors receive a dollar for dollar state tax credit. Three states reported receiving initial capitalization funds but have not received any funds since then and another three states have never put funds into their state housing trust funds.



State housing trust funds reported an average of about \$7 dollars leveraged from other public and private sources for every \$1 dollar the housing trust fund commits to an activity. The highest reported was a \$1:\$16+ leverage ratio. A few state housing trust funds reported a less than 1:1 leverage ratio. Eight state housing trust funds reported leveraging, on average, more than \$10 dollars for every \$1 dollar invested by the trust fund.

State housing trust funds reported an average of about \$7 dollars leveraged from other public and private sources for every \$1 dollar the housing trust fund commits to an activity.

Reports since the survey show several states bumping up their revenues, including:

- Arizona passed HB2666 which adds all net revenue from the Arizona Housing Finance Authority's single-family mortgage programs to the state housing trust fund.
- Florida increased its commitment to \$175 million for the state's William Sadowski Housing Trust Fund for FY2016 and boosted it to \$200+ million for FY2017.
- Washington, D.C. dedicated an historic high of \$100 million for the Housing Production Trust Fund.
- Hawaii added \$40 million in bond revenues to their Rental Housing Trust Fund.
- North Dakota renewed the Housing Incentive Fund tax credit, approving an additional \$30 million in credits.
- Pennsylvania dedicated revenue from the future growth in the existing Realty Transfer Tax to the state's housing trust fund: Pennsylvania Housing Affordability and Rehabilitation Enhancement Act (PHARE) and estimates are that this could generate up to \$25 million.
- Virginia committed \$5.5 million per year for the next two years to the state Virginia Housing Trust Fund.

Glenstone Village Apartments in Tucson, Arizona was funded through the state housing trust fund. Compass Affordable Housing rehabilitated the 72 apartments for very low income persons in recovery. www.compassaffordablehousing.org



State Dedicated Revenue Sources

REAL ESTATE TRANSFER TAXES (OR DOCUMENTARY STAMP TAXES)

Connecticut (CIA)
District of Columbia
Florida
Hawaii
Illinois (AHTFund)
Iowa
Maine
Nebraska
New Jersey
Nevada
Pennsylvania
South Carolina
Vermont
West Virginia

DOCUMENT RECORDING FEES

Delaware
Kentucky
Massachusetts (CPA)
Missouri
Ohio
Oregon (General Hsng Acct Program)
Washington

STATE'S UNCLAIMED PROPERTY FUND

Arizona

NET REVENUE FROM SINGLE FAMILY MORTGAGE PROGRAMS

Arizona

SMOKELESS TOBACCO TAX

Indiana

INTEREST ON TITLE ESCROW ACCOUNTS

Maryland

INTEREST ON REAL ESTATE ESCROW ACCOUNTS

Minnesota
Wisconsin

FORECLOSURE FILING FEES (EXCESS, NOT USED IN ANOTHER STATE PROGRAM)

North Carolina

PUBLIC PURPOSE CHARGE (UTILITY CHARGE)

Oregon
(Housing Development Grant Program)

CONTRACTOR'S EXCISE TAX ON PROJECTS OVER \$20 MILLION

South Dakota (state also guarantees set fund balance)

STATE BOND REVENUES

Connecticut
Hawaii
Maine
Massachusetts

STATE CAPITAL BUDGET (BOND PROCEEDS)

Washington

STATE INCOME TAX CONTRIBUTIONS

North Dakota

FUNDED THROUGH APPROPRIATION OR GENERAL FUNDS

Colorado
Connecticut (HTFund)
Georgia
Kansas
Massachusetts (AHTFund)
Michigan
New Hampshire
New Mexico
New York
Tennessee (THDA funds)
Texas
Utah
Virginia

INITIAL CAPITALIZATION ONLY

Louisiana
Montana
Oklahoma

NO STATE TAX FUNDS

California
Idaho
Rhode Island

2017 STATE HOUSING PROFILE

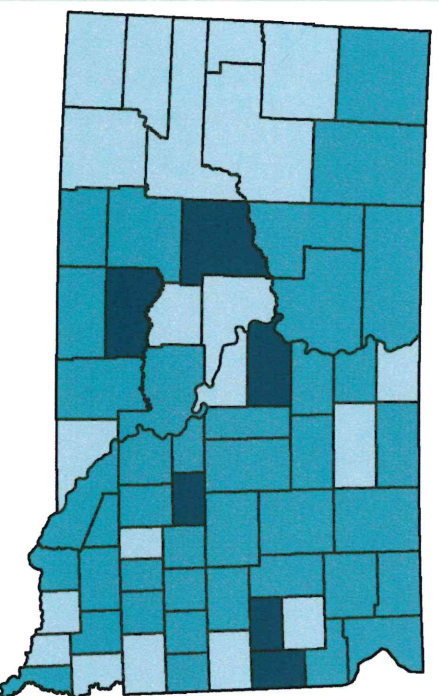
South Dakota

Senators: John Thune and Mike Rounds

Many renters in South Dakota are extremely low income (ELI), i.e. households with income less than the poverty guideline or 30% of area median income (AMI), whichever is higher. Across the state, there is a deficit of rental homes both affordable and available to ELI households, many of whom face significant housing cost burdens.

Last updated: 2/23/17

AFFORDABLE & AVAILABLE HOMES FOR ELI RENTER HOUSEHOLDS

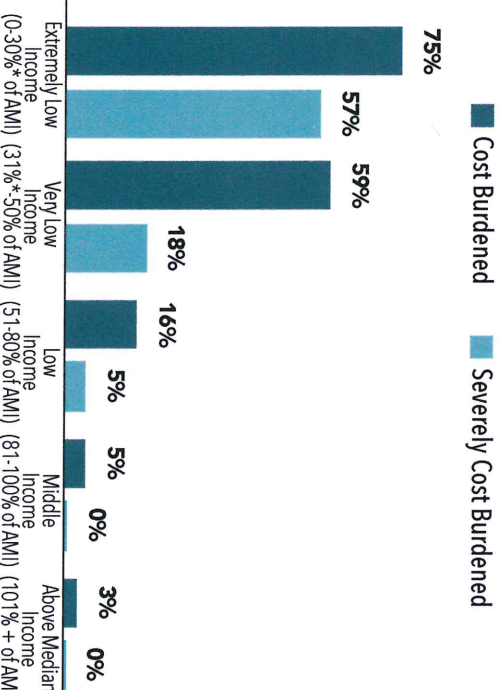


- Less than 60 homes per 100 ELI households
- Between 60 - 100 homes per 100 ELI households
- More than 100 homes per 100 ELI households

Source: NLIHC tabulations of 2009-2013 Comprehensive Housing Affordability Strategy (CHAS) data.

HOUSING COST BURDEN BY INCOME GROUP

Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.



Source: NLIHC tabulations of 2015 American Community Survey Public Use Microdata Sample (PUMS) housing file. Note: *Or poverty guideline, if higher.

AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: NLIHC tabulations of 2015 American Community Survey Public Use Microdata Sample (PUMS) housing file. Note: *or Poverty Guideline, if Higher.

KEY FACTS

32%
Households in this state that are renters

31,950
OR

30%

Renter households that are extremely low income

\$24,250

Maximum state level income for a 4-person household

15,782

Shortage of homes affordable and available for extremely low income renters

\$13.77

State Housing Wage

The hourly amount a full-time worker must earn to afford a two-bedroom rental unit at HUD's Fair Market Rent



NATIONAL LOW INCOME HOUSING COALITION

1000 Vermont Avenue, NW, Suite 500, Washington, DC 20005

WWW.NLIHC.ORG



BANKEasy

June 9th 2017

Dear Representative Lust and Senator Maher,

I am writing you to provide input to the Workforce Housing Study committee. I am a lifelong resident of Brookings and I am in my 31st year as a community banker. Over the years, I have observed the ebbs and flows of the economy and Brookings has generally enjoyed solid, steady growth. However, a persistent theme has developed in Brookings and is also being experienced in other communities throughout South Dakota. Although many businesses have been expanding, I see my customers continually struggle to attract new employees due to the lack of affordable housing. The number of affected business is diverse ranging from Manufacturing to Retail, to Professional, and others.

Some may say the market will respond accordingly but that has not been the reality. There are a number of variables but, as often is the case, it boils down to the dollars. Housing developers simply lack a sufficient profit margin to justify focusing on affordable housing.

Since 2013, the South Dakota Housing Fund (HOF) has bridged the profitability gap by providing a reliable source of funding to assist worthwhile projects. Unfortunately, HOF does not have a dedicated funding source which threatens its viability going forward. As a member of Homes for South Dakota (a statewide coalition of diverse entities providing a unified voice for housing needs in our state), I urge you to consider how we might prioritize finding a reliable and sustainable funding source for HOF.

Myself, or others members of the Homes Coalition, would certainly be available at your convenience to discuss the future of HOF and help illustrate the critical value it provides for our state.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff I. Lee'.

Jeff I. Lee

Executive VP

Jeff.Lee@bankeasy.com

605-696.2226

Cornerstone Rescue Mission, Rapid City

\$100,000

Reserved to help prevent homelessness, rental deposits, rental assistance and case management.

Rural Office of Community Services, Lake Andes

\$35,144

Reserved to help prevent homelessness in south eastern and south central SD, rental deposits, rental assistance and case management.

Yankton Homeless Shelter, Yankton

\$52,938

Reserved to acquire Starbrite Inn, to use it as a homeless shelter, providing emergency housing for individuals and families.



Impact of
SD Housing
Opportunity Funds –
SDHOF

Homelessness Prevention

- ⇨ 254 Individuals/families have avoided becoming homeless
- ⇨ Security deposits are a challenge for those experiencing homelessness
- ⇨ Many families are one paycheck away from becoming homeless
- ⇨ A little help can often times prevent homelessness