

South Dakota Housing Development Authority

- Created in 1973 as an independent instrumentality
- Investment of private capital for affordable housing
- Authorized to issue Bonds and Notes
- 7 Commissioners appointed by the Governor and confirmed by the Senate



South Dakota Housing Development Authority

- Informational Budget
- No State General Funds
- \$416,907 decrease in FY 2011 budget
- Lower income guidelines and stricter loan underwriting requirements have decreased estimated number of Governor's House sales



SDHDA Programs

- First-time Homebuyer Program
 - Funded through the sale of tax-exempt bonds
 - FY09, 1,709 loans, \$181.4 million
 - \$4.3 billion in loans purchased
 - Rank #2 in Nation in loans per capita
 - Rank #2 in Nation in Rural Development delinquencies (lowest rate)



SDHDA Programs

- Housing Tax Credit Program
 - IRS Housing Program started in 1987
 - Method of funding for low-income households
 - Tax credits are determined by development costs
 - Credits are generally sold via syndicators and proceeds are used as equity in project



SDHDA Programs

- HOME Investment Partnership Program
 - Funded through US Department of Housing and Urban Development (HUD)
 - Provides low interest rate loans for rental and homeownership opportunities
 - Provides forgivable loans and grants for homeowner rehab and security deposits



SDHDA Programs

- Neighborhood Stabilization Program
 - \$19.6 million for South Dakota
 - Eligible activities
 - Financing mechanisms for homeownership assistance
 - Purchase and rehab properties that have been abandoned or foreclosed upon
 - Demolish blighted structures
 - Redevelop demolished or vacant property



SDHDA Programs

- Tax Credit Assistance Program
 - \$5.4 million for funding of Tax Credit projects
- Tax Credit Exchange Program
 - Allows Tax Credits to be exchanged for grant funding
- Homeless Prevention and Rapid Re-Housing
 - \$3.2 million allocated to South Dakota



SDHDA Programs

- Multifamily Housing Management
 - \$22.9 million in housing assistance in FY 09
 - 12,137 units monitored by conducting compliance and physical reviews
 - Provides decent, safe and affordable rental housing to citizens with annual incomes ranging from \$0 to \$27,960



SDHDA Priorities

- Continue First-time Homebuyer Program at an affordable interest rate
- Preserve rent subsidized multifamily housing developments
- Effectively utilize Federal Stimulus Funds
- Retain the Performance Based Contract Administration for HUD housing assistance

