



City of Rapid City

Community Development Block Grant

FY 2013- FY 2017 Consolidated Plan &

FY 2013 Annual Action Plan

300 Sixth Street
Rapid City, SD 57701
(605) 394-4181



5-YEAR CONSOLIDATED PLAN

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EXECUTIVE SUMMARY

ES-05 EXECUTIVE SUMMARY

1. Introduction

Rapid City, South Dakota has been an entitlement community under the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG) since 1975. The Community Development Block Grant Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons. Entitlements are based on a dual formula under Section 106 of the Act using statistical factors. The CDBG program is authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C.-5301 et seq.

The Community Development Block Grant program is a flexible program that provides Rapid City with resources to address a wide range of unique community development needs. However, the City must give maximum feasible priority to activities that benefit low- and moderate-income persons. Activities may also be carried out which aid in the prevention or elimination of slums or blight, or certified activities that meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community where other financial resources are not available to meet such needs. CDBG funds may not be used for activities that do not meet these broad national objectives.

The CDBG program works to ensure decent affordable housing, provide services to the most vulnerable in our communities, and to create jobs through the expansion and retention of businesses.

As a HUD entitlement community, Rapid City is required to prepare a five-year Consolidated Plan (CP) in order to implement Federal programs that fund housing, community development and economic development within the community for the period of April 1, 2013 to March 31, 2017. Each year, the City will prepare an Annual Action Plan, that will outline the activities and services that will be supported, in an effort to meet the goals and priorities set out in the Consolidated Plan.

The Consolidated Plan has required Rapid City to state in a single document its plan to pursue goals for all the housing, community development, economic development, and planning programs. It is these goals against which HUD will evaluate the Annual Action Plan and Rapid City's performance under the Consolidated Plan.

The Consolidated Plan serves the following functions for Rapid City: A planning document that enables Rapid City to view its HUD funding, not in isolation, but as one tool in a comprehensive strategy to address housing, community development, and economic development needs; an application for Federal funds under HUD's formula grant programs, in particular the CDBG program; a strategy to be followed in carrying out HUD programs, and an action plan that provides a basis for assessing performance.

Each year the City of Rapid City creates an Annual Action Plan to address the housing, public service, community development, and economic development needs of the City, as outlined in the Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City's objective in utilizing CDBG funding is to provide support to those projects and activities that address the needs of low income people, especially those in crisis, living in poverty, or suffering from mental illness or substance abuse who need help getting stabilized so they can once again be self-sufficient. Additionally, everyone deserves a safe, warm, affordable place to live, no matter what their circumstances, so funding will be used to provide housing that is safe, decent and affordable to people at all income levels at all housing needs levels.

Cost burden, paying more than 30% of gross income for housing, affects almost 1/3 of our population and is the number one housing issue in our community. Cost burden is greatest for those making less than 30% of the Area Median Income (AMI) and disproportionately so for Native Americans, who make up 24% of those with a cost burden. More renters are affected than homeowners. Eleven percent (11%) of all households pay more than 50% of their income for housing and are constantly at risk of homelessness with any one unexpected problem, like a car repair or illness. Minimum wage is not enough to cover the cost of housing without putting households at risk of hunger, and leaving little or no money for transportation, clothing, medications, or other life necessities. While we have adequate housing stock, it is not affordable for income levels at poverty level or minimum wage. A living wage income for a single person would be \$7.96 an hour (rent +utilities = \$498), \$21.06 per hour for a single adult with 2 children (rent +utilities = \$732), and \$17.67 for 2 adults and 2 children (rent +utilities = \$732).

The City will support the pursuit of more loveable wage jobs and activities that provide financial education, asset building programs, and job training, retraining and higher education to provide people with the tools needed to increase their incomes.

We will also support through CDBG funding activities that fill the gaps in "safety net" services to help keep people moving forward and to avoid homelessness or move out of homelessness.

Federal funding is likely to decrease significantly over the next few years, so the City will look for projects that maximize the impact of CDBG by leveraging other funding from private, state or federal sources.

3. Evaluation of past performance

The City made good progress over the past five years in accomplishing the high priority goals set out in the 2005-2012 Consolidated Plan with the use of CDBG and other government and private funding available to the community. All of the projects funded have met a high priority need identified in the Consolidated Plan. Rapid City focused its efforts on homelessness, affordable housing, sustaining existing affordable housing, mental health and substance abuse, removal of accessibility barriers, youth services, domestic violence, legal services for low income people, counseling and other public services.

The Community exceeded goals for developing new low-to moderate income housing for homeownership and rental housing in spite of the economic downturn and difficulties in getting homebuyer qualified once banks raised the borrower's contribution.

- Owner Occupied Rehab: Goal 30 homes - Accomplishment 31
- Home Ownership New Construction: Goal 10 homes - Accomplishment 14
- Home Ownership Down Payment/Closing Costs: Goal 50 homes - Accomplishment 54
- Handicap Accessibility: Goal 40 homes - Accomplishment 44 homes
- Subsidized Rental Units: Goal 20 apartments - Accomplishment 10 new
- All Other Homeless and Social Services funded - 83,692 people benefitted from services provided - Avg. 16,738 per year

4. Summary of citizen participation process and consultation process

The Citizen Participation plan for the Community Development Block Grant program endeavors to provide the citizens of Rapid City every opportunity to comment on the Annual Action Plans, Consolidated Plans and Consolidated Annual Performance and Evaluation Reports. Reports are published on the City web site and hard copies are displayed in the City administration building, the Community Development Division's office, the Public Library's main office and General Beadle School satellite, and the lobby of the Pennington County Housing and Redevelopment Commission's office building. Display ads and public notices are run in the Rapid City Journal and the Native Sun News, both local papers with large distributions locally as well as statewide. A thirty-day comment period and two public meetings were held to collect public input on the Consolidated Plan and FY 2013 Annual Action Plan. Fifteen day public comment periods are held for the Consolidated Annual Evaluation Reports (CAPER). Citizens have the opportunity to offer their comments regarding the CDBG program in writing to the Rapid City Community Development Division, by phone or in person at public hearings or City Council meetings. In addition, public comments were collected throughout the year from agency monthly meetings, task force meetings, and collaborative organization meetings, community surveys and focus groups.

5. Summary of public comments

Public comments received throughout the year and during public listening sessions and meetings mirrored the results of the community needs assessments and homeless surveys. Key issues raised included:

Need for more emergency shelter beds for women and children, and family units so families don't have to be split up.

Safe Haven housing for chronic inebriates.

Affordable housing for single people and couples without children.

Larger apartments for mobility and wheelchairs;

Transportation – difficult to get around;

Very few 1 bedrooms available, have to live in substandard apartment.

Substandard rentals with mold, mildew bed bugs, and roaches – landlords won't do anything;

Access signage not visible to let you know where accessible bathrooms are;

There is fair housing discrimination against people with disabilities in Pennington County Housing;

Doors to buildings are not automatic and too heavy to open;
HUD doesn't support transitional housing in our area.
Permanent housing with disabilities still can't be afforded on a set income – need gap assistance.
Need more housing units for severe and persistent mentally ill with supportive services staff on site.
A few management companies have control of most of the housing and leave no options if they deny you.
Rapid City apartments don't pass Section 8 inspections so have to spend more money for apartment.
Don't have money for rent and deposits to be able to secure an apartment.
Section 8 charges a fee of \$32.50, but I don't have an income so I can't pay the fee.
The waiting list is over 2 years for subsidized housing. I am 83 and can't afford my apartment anymore because I have cancer and can't work part-time; what am I supposed to do? Where can I go?
The City needs a housing coordinator to spearhead housing projects and gain public support.
We need 1 bedroom and efficiency apartments with rents in the \$350-\$500 range.
We need community case managers to coordinate services between the non-profits.
We need jobs that pay more than minimum wage.
We need more affordable childcare for low income people.

The buses don't run out far enough to go to the new mall areas or businesses and the hours aren't late enough or long enough on the weekends.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views were accepted except for those pertaining to areas outside the corporate limits of Rapid City, where we have no jurisdiction. Comments received that were not accepted pertained to Belle Fourche, Sturgis, Spearfish, Lead, Deadwood and Box Elder, South Dakota.

No comments were received during the 30 day public comment period or public hearing prior to final approval.

7. Summary

The Strengthening Families Platform adopted by the City provided the collaborative efforts that allowed for our success in meeting so many of the goals with the funding received.

We will continue to build on the momentum from the previous 5 years success to address the highest priority needs. With funding reductions we will be narrowing our focus to concentrate on the highest needs and support projects that are collaborative, have proven results, are cost effective, and are successful programs with proven results.

THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	RAPID CITY	

Table 1 – Responsible Agencies

Narrative

The City of Rapid City receives Community Development Block Grant (CDBG) Entitlement Funds from the U. S. Department of Housing and Urban Development (HUD). The Community Development Block Grant funds are administered by the City under the Community Resources Department and the Community Development Division.

The City is not a recipient of HOME, Emergency Shelter Grant (ESG), or Homeless People with Aids (HOPWA) grant funds. However, the State of South Dakota is a recipient, and developers, non-profits and faith-based organizations in Rapid City may apply for Homeless Prevention and Rapid Rehousing Program (HPRP), HOME, ESG and HOPWA funds through the State program offerings.

Consolidated Plan Public Contact Information

Barbara Garcia, Community Development Manager, City of Rapid City, manages the Community Development Block Grant program and managed the Consolidated Plan process.

Her contact information is: 300 6th Street, Rapid City, SD 57701; Telephone Number (605) 394-4181; Email address: Barbara.Garcia@rcgov.org

PR-10 CONSULTATION**1. Introduction**

Rapid City has developed a single, consolidated planning and application documents in consultation with public and private agencies and the general public. This Consolidated Plan encompasses the application for the Community Development Block Grant (CDBG) Program.

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

The City adopted the National League of Cities Strengthening Families for Better Outcomes for Children platform in 2008 to coordinate efforts within the city and encourage more collaboration on high priority issues. The City established a Strengthening Families Task Force to identify existing service organizations, services provided, and gaps in services. The task force was then challenged with identifying and prioritizing issues and setting goals for achieving them through collaborative efforts. Initiatives resulting from the high priority goals set include:

- Housing - affordable workforce housing, transitional housing, single occupant residents
- Homelessness - Ending Chronic Involuntary Homelessness,
- Offender Reentry
- Mental Health and Substance Abuse Collaborative
- Truancy and Dropout Rate
- Early Childhood Education and Child Care
- Transportation
- Authentic Youth Civic Engagement (AYCE)
- Poverty Reduction Through Asset Building - Bank on Rapid City
- Substandard Housing

Over 54 agencies are working in collaboration on the various initiatives. The collaborations have enabled better leveraging of funds, reduced duplication of services, and have produced more success in shorter periods of time.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City participates in the South Dakota Housing for the Homeless Consortium, a statewide organization consisting of service providers, individuals, city/county governments, faith-based organizations and state government all working together to address homelessness through a coordinated statewide Continuum of Care. The Consortium believes that housing and other basic human needs should be within everyone's reach

in an affordable and dignified manner. Its vision is to empower homeless individuals and families to regain self-sufficiency to the maximum extent possible.

The Consortium works together to develop plans for addressing homeless needs and gaps in service and to access HUD Continuum of Care funding. The Community Development Manager attends Consortium meetings and is currently a voting member of the Policy and Advisory Committee. Rapid City has 3 voting board member positions on the PAC and one of the 3 at-large voting member positions is held by a Rapid City formerly homeless community member.

City staff works closely with and periodically attends meetings of the Rapid City Continuum of Care service providers, organizations, and other interested people who offer programs and services to people who are homeless or at risk of becoming homeless. Our local continuum includes programs that provide emergency shelter and services, transitional housing and services, and permanent supportive housing.

The City also facilitated housing development exploratory meetings between the Black Hills Area Homeless Coalition and the Department of Veterans Affairs for the creation of housing that would meet the needs of homeless veterans and other community members.

The Community Development Manager serves as an advisor to the board for the Black Hills Area Homeless Coalition and the City funded consultant services to aid in the creation of a plan to end chronic involuntary homelessness in our community. The Coalition developed a plan and is in the early stages of implementing the plan.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City does not receive Emergency Solutions Grant (ESG) funds as an entitlement; they are managed by South Dakota Housing Development Authority for the state. Therefore the city does not develop performance standards, evaluate outcomes or develop funding, policies or procedures for the administration of HMIS. However, as an active member of the South Dakota Homeless Consortium and Policy Advisory Board, we are able to provide input on such things to the group.

The City Community Development Manager is very active with the local continuum of care agencies as a funder, an advisor to boards, and through providing technical assistance for program development and implementation. All agencies were invited to participate in listening sessions and public comment sessions for this plan. In addition, the manager attends many agency and community meetings in order to hear public and agencies' concerns, discussions and plans for addressing emergency shelter issues. Funding recommendations based on the information collected locally is shared with the Homeless Consortium for the annual application process.

The HMIS data system is used by the state and local agencies participating in the Emergency Solutions Grant to gather information and evaluate outcomes.

2. Agencies, groups, organizations and others who participated in the process and consultations

Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Teton Coalition, Inc.	Housing Service-Fair Housing Services - Housing	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans	Agency was invited to participate in housing, homeless and fair housing listening sessions for the City with other non-profit housing agencies. Information provided has been included in this plan.
Black Hills Area Habitat For Humanity	Housing Service-Fair Housing	Housing Need Assessment	Agency was invited to participate in a housing needs listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Rapid City Community Development Corporation	Housing Private Sector Banking / Financing	Housing Need Assessment	Agency was invited to participate in a housing needs and banking/financing listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Western Resources For Dis- Abled Independence	Housing Services-Persons with Disabilities Services-Education Service-Fair Housing	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Disabled Needs	Agency was invited to participate in a housing needs listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Volunteers Of America	Housing Services-Children Services-Persons with	Housing Need Assessment Homelessness	Agency was asked to participate in listening sessions for housing, homelessness, fair housing, services for persons with HIV/AIDS

Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	HIV/AIDS Services-homeless Service-Fair Housing Services - Housing	Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy	
Neighborworks Dakota Home Resources	Housing Services-Education Service-Fair Housing Services - Housing Community Development Financial Institution Grantee Department Neighborhood Organization	Housing Need Assessment Public Housing Needs	Agency was invited to participate in a housing needs listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Wavi	Housing Services-Children Services-Victims of Domestic Violence Services-Education Service-Fair Housing Child Welfare Agency Services - Victims Grantee Department	Housing Need Assessment Public Housing Needs	Agency was invited to participate in listening sessions for housing, homelessness, fair housing, and services for domestic violence clients.
Pennington County Housing And Redevelopment Comm.	Housing Service-Fair Housing Other government - County Neighborhood Organization	Housing Need Assessment Public Housing Needs	Agency was invited to participate in a housing needs listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.

Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
South Dakota Housing Development Authority	Housing Service-Fair Housing Other government - State Regional organization Community Development Financial Institution	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs	Agency was invited to participate in a housing needs listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Black Hills Community Loan Fund	Housing Service-Fair Housing Community Development Financial Institution	Housing Need Assessment Public Housing Needs	Agency was asked to participate in listening sessions for housing, homelessness, fair housing, and services for banking and financial institutions.
Cornerstone Rescue Mission	Housing Services-homeless Service-Fair Housing Services - Victims Neighborhood Organization	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs -	Agency was asked to participate in listening sessions for housing, homelessness, fair housing and other services with other non-profit organizations.

Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
		Veterans Homelessness Needs - Unaccompanied youth	
Black Hills Special Services	Housing Services-Health Service-Fair Housing Publicly Funded Institution/System of Care Neighborhood Organization	Housing Need Assessment Public Housing Needs	Agency was invited to participate in listening sessions for services offered through the various non-profit housing agencies. Information provided has been included in this plan.
Black Hills Board Of Realtors	Housing Service-Fair Housing	Public Housing Needs	Agency was invited to participate in a housing needs listening session for the City with non-profit housing agencies. Information provided has been included in this plan.
Accessible Space, Inc.	Housing Service-Fair Housing	Public Housing Needs	Agency was invited to participate in a housing, homeless and fair housing listening sessions for the City with non-profit housing agencies. Information provided has been included in this plan.
Fountain Springs Senior Apartments	Housing Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing	Public Housing Needs	Agency was invited to participate in a housing, homeless and fair housing listening sessions for the City with non-profit housing agencies. Information provided has been included in this plan.
Star Village	Housing Service-Fair Housing	Public Housing Needs	Agency was invited to participate in a housing, homeless and fair housing listening sessions for the City with non-profit housing agencies. Information provided has been included in this plan.
Golden Acres Mobile Home Park	Housing Service-Fair Housing	Public Housing Needs	Agency was invited to participate in a housing, homeless and fair housing listening sessions for the City with non-profit housing agencies. Information provided has been included in this plan.

Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			included in this plan.
Meadowlark Hills Mobile Estates	Housing Service-Fair Housing	Public Housing Needs	Agency was invited to participate in a housing, homeless and fair housing listening sessions for the City with non-profit housing agencies. Information provided has been included in this plan.
Pleasant Acres Mobile Home Park	Housing Service-Fair Housing	Public Housing Needs	Agency was invited to participate in a housing, homeless and fair housing listening sessions for the City with non-profit housing agencies. Information provided has been included in this plan.
Prairie Acres Estates	Housing Service-Fair Housing	Public Housing Needs	Agency was invited to participate in a housing, homeless and fair housing listening sessions for the City with non-profit housing agencies. Information provided has been included in this plan.
Green Tree Servicing Center	Housing Service-Fair Housing Financing Private Sector Banking / Financing	Public Housing Needs	Agency was invited to participate in a housing, homeless and fair housing listening sessions for the City with non-profit housing agencies. Information provided has been included in this plan.
Black Hills Area Multi- Housing Association	Housing Service-Fair Housing	Public Housing Needs	Agency was invited to participate in a housing, homeless and fair housing listening sessions for the City with non-profit housing agencies. Information provided has been included in this plan.
Lakota Community Homes	Housing Service-Fair Housing	Housing Need Assessment Public Housing Needs	Agency was invited to participate in a housing, homeless and fair housing listening sessions for the City with non-profit housing agencies. Information provided has been included in this plan.
Wellspring	Services-Children Services-Education Service-Fair Housing	Non-Homeless Special Needs	Agency was invited to participate in listening sessions for housing, fair housing and youth services with other non-profit housing agencies. Information provided has been

Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Child Welfare Agency Services - Victims Grantee Department Neighborhood Organization		included in this plan.
Canyon Lake Senior Center	Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Grantee Department	Non-Homeless Special Needs	Agency was invited to participate in listening sessions for housing and elderly services for the City with other non-profit housing agencies. Information provided has been included in this plan.
Minneluzahan Senior Center	Services-Elderly Persons Services-Persons with Disabilities Services-Education Service-Fair Housing Grantee Department Neighborhood Organization	Non-Homeless Special Needs	Agency was invited to participate in listening sessions for housing and elderly services for the City with other non-profit housing agencies. Information provided has been included in this plan.
Patti Martinson	Housing Service-Fair Housing	Public Housing Needs	Agency was invited to participate in listening sessions for housing, fair housing and rental services with other non-profit housing agencies. Information provided has been included in this plan.
Lutheran Social Services	Housing Services-Health Service-Fair Housing Publicly Funded Institution/System of Care Grantee Department	Non-Homeless Special Needs	Agency was invited to participate in listening sessions for housing, fair housing and youth services with other non-profit housing agencies. Information provided has been included in this plan.
Senior Companions Of South Dakota	Services-Elderly Persons Services-Persons with Disabilities	Non-Homeless Special Needs	Agency was invited to participate in a housing and elderly services listening sessions for the City with other non-profit housing agencies. Information provided has been

Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Service-Fair Housing Neighborhood Organization		included in this plan.
Salvation Army Of The Black Hills	Housing Services-Education Service-Fair Housing Grantee Department Neighborhood Organization	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs	Agency was invited to participate in a housing, homeless, fair housing and other services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Rural American Initiatives/Dak. Trans Headstart	Services-Children Services-Education Service-Fair Housing Grantee Department Neighborhood Organization	Housing Need Assessment Non-Homeless Special Needs	Agency was invited to participate in housing, homeless, fair housing and youth services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Youth And Family Services - Counseling	Services-Children Services-Health Services-Education Service-Fair Housing Child Welfare Agency Grantee Department Neighborhood Organization	Non-Homeless Special Needs	Agency was invited to participate in housing, homeless, fair housing and youth services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Addiction Recovery Centers Of The Black Hills	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Service-Fair Housing Grantee Department	Non-Homeless Special Needs	Agency was invited to participate in a housing, homeless, fair housing and drug/alcohol rehab services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Behavior Management Systems	Services-Health Services-Education	Housing Need Assessment	Agency was invited to participate in a fair housing and client services listening session for the City with other

Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Service-Fair Housing Health Agency Grantee Department	Non-Homeless Special Needs	non-profit housing agencies. Information provided has been included in this plan.
Hope Center	Housing Services-Health Services-Education Service-Fair Housing Publicly Funded Institution/System of Care Neighborhood Organization	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth	Agency was invited to participate in a housing, homeless, fair housing and client services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Dakota Plains Legal Services	PHA Services-Education Service-Fair Housing Services - Victims with legal needs Grantee Department	Non-Homeless Special Needs	Agency was invited to participate in a fair housing and client legal services session for the City with other non- profit housing agencies. Information provided has been included in this plan.
North Point Childcare Center	Services-Children Services-Education Service-Fair Housing Grantee Department	Housing Need Assessment Homeless Needs - Families with children	Agency was invited to participate in a housing, fair housing and client childcare services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
South Dakota West River Spay-Neuter Coalition	Services-Health Services-Education Service-Fair Housing	Non-Homeless Special Needs	Agency was invited to participate in a housing, fair housing and client services listening sessions for the City with other non-profit housing agencies. Information

Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Grantee Department		provided has been included in this plan.
Consumer Credit Counseling Services	Services-Education Service-Fair Housing Services - Housing Community Development Financial Institution	Housing Need Assessment Non-Homeless Special Needs	Agency was invited to participate in a housing needs and banking/financing listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Wesleyan Health Care Center	Services-Health Service-Fair Housing	Non-Homeless Special Needs	Agency was invited to participate in a housing needs and health services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Black Hills Center For Equality	Services-Education Service-Fair Housing	Non-Homeless Special Needs	Agency was invited to participate in a housing, fair housing and financial services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Rapid City Human Relations Commission	Services-Education Service-Fair Housing	Non-Homeless Special Needs	Agency was invited to participate in a housing, fair housing and financial services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Native American Heritage Association	Services-homeless Services-Education Service-Fair Housing Publicly Funded Institution/System of Care Neighborhood Organization	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Families with children Homelessness Needs - Veterans Homelessness Needs -	Agency was invited to participate in a housing, fair housing and financial services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.

Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
		Unaccompanied youth Non-Homeless Special Needs	
Rapid City Chamber Of Commerce	Housing Services-Education Service-Fair Housing Other government - Local Civic Leaders	Housing Need Assessment Non-Homeless Special Needs	Agency was invited to participate in a housing, fair housing and financial services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Black Hills Special Services	Services-Persons with Disabilities Services-Health Services-Education Service-Fair Housing	Non-Homeless Special Needs	Agency was invited to participate in a housing, fair housing and financial services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Rapid City Area Schools	Services-Children Services-Education Service-Fair Housing Parent education	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs	Agency was invited to participate in a housing, fair housing and youth services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
South Dakota School Of Mines & Technology	Services-Education Service-Fair Housing	Housing Need Assessment Non-Homeless Special Needs	Agency was invited to participate in a housing, fair housing and education services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Western Dakota Technical Institute	Services-Education Service-Fair Housing	Non-Homeless Special Needs	Agency was invited to participate in a housing, fair housing and education services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
University Center Of Rapid City	Services-Education Service-Fair Housing	Non-Homeless Special Needs	Agency was invited to participate in a housing, fair housing and education services listening session for the

Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			City with other non-profit housing agencies. Information provided has been included in this plan.
National American University	Services-Education Service-Fair Housing	Non-Homeless Special Needs	Agency was invited to participate in a housing, fair housing and education services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Oglala Lakota College	Services-Education Service-Fair Housing	Non-Homeless Special Needs	Agency was invited to participate in a housing, fair housing and education services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
United Way Of The Black Hills	Services-Education Service-Fair Housing Foundation	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs	Agency was invited to participate in a housing, fair housing and other services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
John T Vucurevich Foundation	Services-Education Service-Fair Housing Planning organization Business Leaders Civic Leaders Funding Source Foundation	Housing Need Assessment Non-Homeless Special Needs Economic Development	Agency was invited to participate in a housing, fair housing and other services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Catholic Social Services	Services-Children Services-Education Service-Fair Housing Planning organization	Non-Homeless Special Needs Anti-poverty Strategy	Agency was invited to participate in a housing, fair housing and youth services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Black Hills Council Of Local Governments	Housing Service-Fair Housing	Housing Need Assessment	Agency was invited to participate in a housing, fair housing and other client based services listening session

Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Other government - Local Regional organization	Public Housing Needs Non-Homeless Special Needs Economic Development Government	for the City with other non-profit housing agencies. Information provided has been included in this plan.
Pennington County Dept. Of Equalization	Service-Fair Housing Other government - County	Non-Homeless Special Needs Economic Development	Agency was invited to participate in a housing, fair housing and other services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Pennington County Health & Human Services	Housing Service-Fair Housing Other government - County	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development	Agency was invited to participate in a housing, fair housing and health/education services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Pennington County City/County Alcohol & Drug Program	Housing Services-Health Service-Fair Housing Other government - County	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs	Agency was invited to participate in a housing, homeless, fair housing and drug/alcohol rehab services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
Pennington County Treasurer's Office	Other government - County	Economic Development	Agency was invited to participate in a housing, homeless, fair housing and other services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.

Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Rapid City Dept Of Labor & Regulations	Other government - State	Employment Services	Agency was invited to participate in a housing, homeless, fair housing and other services listening session for the City with other non-profit housing agencies. Information provided has been included in this plan.
South Dakota Dept. Of Social Services	Housing Services-homeless Services-Education Service-Fair Housing Other government - State	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Family Assistance	Agency was invited to participate in a housing, homeless, fair housing and other client based services listening session for the City with non-profit housing agencies. Information provided has been included in this plan.
South Dakota Division Of Human Rights	Services-Education Service-Fair Housing Other government - State	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Human Rights	Agency was invited to participate in a housing, homeless, fair housing and other services listening sessions for the City with other non-profit housing agencies. Information provided has been included in this plan.
Black Hills Federal Credit Union	Housing Services-Education Service-Fair Housing Business Leaders Banking/Financing Private Sector Banking / Financing	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development	Agency was invited to participate in a housing, homeless assessment, fair housing and financial services listening session for the City with non-profit housing agencies. Information provided has been included in this plan.
First Interstate Bank	Housing	Housing Need	Agency was invited to participate in a housing, homeless

Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Services-Education Service-Fair Housing Business Leaders Banking/Financing Private Sector Banking / Financing	Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development	assessment, fair housing and financial services listening session for the City with non-profit housing agencies. Information provided has been included in this plan.
Great Western Bank	Housing Services-Education Service-Fair Housing Business Leaders Banking/Financing Private Sector Banking / Financing	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development	Agency was invited to participate in a housing, homeless assessment, fair housing and financial services listening session for the City with non-profit housing agencies. Information provided has been included in this plan.
Us Bank	Housing Services-Education Service-Fair Housing Business Leaders Banking/Financing Private Sector Banking / Financing	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development	Agency was invited to participate in a housing, homeless assessment, fair housing and financial services listening session for the City with non-profit housing agencies. Information provided has been included in this plan.
Wells Fargo Bank	Housing Services-Education Service-Fair Housing	Housing Need Assessment Public Housing Needs	Agency was invited to participate in a housing, homeless assessment, fair housing and financial services listening session for the City with non-profit housing agencies.

Agency/Group/ Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Business Leaders Banking/Financing Private Sector Banking / Financing	Homelessness Strategy Non-Homeless Special Needs Economic Development	Information provided has been included in this plan.
Pioneer Bank And Trust	Housing Services-Education Service-Fair Housing Business Leaders Banking/Financing Private Sector Banking / Financing	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Economic Development	Agency was invited to participate in a housing, homeless assessment, fair housing and financial services listening session for the City with non-profit housing agencies. Information provided has been included in this plan.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

We did mailings, broadcast emails to our full community distribution list, one-on-one sessions with agencies, public notice ad invitations, public meetings and hearings.

We are not aware of any agency types who were not invited to comment.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	South Dakota Housing Development Authority	Rapid City agencies participated in the development of the State Continuum of Care plan and priorities so the plan for addressing and eliminating chronic involuntary homelessness includes many of the same goals.
Rapid City Future Land Use Plan	City of Rapid City	The Land Use Plan describes growth areas and projected uses for housing, types of housing, commercial and retail space.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In agreement with 24 CFR 91.100(4), Rapid City notified the adjacent units of government that it is completing this Consolidated Plan. Copies of the letters are contained in the Appendix. Rapid City also has sent a copy of the completed Consolidated Plan to the State Agency, South Dakota Housing Development Authority. A copy of that letter is also included in the appendix.

Narrative

Through this process, Rapid City was able to gather data on the needs of the community, funding resources and strategies for addressing needs. The input from the groups, agencies, individuals, and organizations cited throughout the Rapid City Consolidated Plan.

PR-15 CITIZEN PARTICIPATION**Summary of citizen participation process/Efforts made to broaden citizen participation****Summarize citizen participation process and how it impacted goal-setting**

The City provides for and encourages the submission of citizen's views and proposals regarding the Community Development Program, the Consolidated Plan, Annual Action Plan and the Community Annual Performance and Evaluation Report through:

- assessments and surveys;
- public notices;
- public information meetings;
- public hearings; and
- listening sessions.

Citizen Participation for the 2013-2017 Consolidated Plan

- Public hearings and listening sessions to gather information regarding community needs were held to solicit input from the public.
- Outreach for Citizen Participation

Public participation in public meetings and response to requests for comments on the Community Development Block Grant Program has been minimal over the years, consisting mostly of non-profit service organizations. In order to solicit more community input from residents of the community for the plan, the Community Development Manager attended non-profit board meetings, community service connections meetings, and Neighborhood Watch, Neighborhood Association, and Town Hall meetings to inform the public about the CDBG program, how it can be used in the community, and to solicit comments from the attendees, in addition to the public meetings and listening sessions. Additionally, the City asked local non-profit organizations to co-host meetings, inviting their clientele to come and discuss issues affecting them and that they see as high priority issues for the community to address.

A copy of the full Citizen Participation Plan is included in the Appendices.

NOTE: MISSING IN FIRST PUBLICATION DUE TO SYSTEM ISSUE

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Newspaper Ad	Minorities Non-targeted/broad community	No public comments were received.	No public comments were received.	No public comments were received.	
Newspaper Ad	Non-targeted/broad community	No public comments were received.	No public comments were received.	No public comments were received.	
Internet Outreach	Non-profit service providers	Two email responses were received from service providers.	Comments stated that there are a greater number of homeless seeking emergency shelter, exceeding the capacity of the shelters. There is a need for emergency funding to assist people during those periods, especially women, children and families. Other comments addressed the high rate of suicides in the community and how public trainings in the community and schools provided a dramatic 36% decrease in suicides in 2011, but since that funding ran out the numbers have increased again. The past two Black Hills Needs Assessment surveys noted the concern of the community in the high rate of suicide and the growing number of mental health and substance abuse concerns. These factors plus other community problems such as juvenile arrests, low-income households,	All comments were accepted and included in plan.	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			affordable transportation, medical care and increases in depression, anxiety and traumatic deaths contribute to higher suicide risks. It was stated that there needs to be continued efforts in suicide prevention through education and intervention training.		
Other	Minorities, Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing Non-profit agencies	Personal invitations were extended for one on one meetings - attendance was lower than expected except for persons with disabilities.	Comments included need for more handicap accessible housing, rents are too high, not affordable, need better paying jobs, can't build homes in range affordable for low income - gap is too big for funds available. Need resident services for youth 15+ with mental development issues like fetal alcohol syndrome, detachment disorders, etc.	All comments accepted, including ones from outside community as the issues are the same for residents.	
Other	School District, Lenders, Developers, Government Agencies	76 letters were mailed out.	No comments were received		

Table 4 - Citizen Participation Outreach

NEEDS ASSESSMENT

NA-05 OVERVIEW

Needs Assessment Overview

The Housing Needs Assessment provides a profile of the housing needs for Rapid City as they pertain to low-to-moderate income, homeless, and special needs persons.

This needs assessment is based on statistical data from the 2010 Census, the 2005-2009 American Community Study (ACS) (most recent year available for Rapid City), the 2010 American Community Survey 1-year Estimates, the 2011 Black Hills Community Needs Assessment and homeless needs surveys from 2011 and 2012 homeless point in time counts. The data between the different studies varies slightly due to the estimates and models that often represent conditions in much larger urban communities that can skew data for smaller rural communities.

The needs analysis encompasses disproportionate housing problem needs, substandard housing, overcrowding and cost burden, public housing, homeless needs, non-homeless special needs and non-housing community development needs.

The 2005-2009 ACS shows 26,124 households in Rapid City with twenty-seven percent (27%) of them reporting at least one of the HUD targeted housing problems of substandard housing, overcrowding, housing cost burden (paying more than 30% of household income for housing), or having zero or negative income. Of those reporting housing problems, 63.9% are renters and 36.1% are homeowners. The assessment indicates although area median income (AMI) increased 18% from 2000 to 2009, and 36% to 2013, the greatest housing problem is cost burden, which affects 30.4% of all Rapid City households. The housing burden is greatest for those with incomes below 30% of the area median income, and disproportionately so for Native Americans. Renters making less than 50% of the area median income (AMI) are disproportionately affected.

Housing needs identified in the 2013-2017 plan include: affordable housing for LMI households, rental units for single persons, couples, and large families; handicap accessible units for the disabled and elderly; land trust properties for permanent affordability; transitional housing for the homeless; supportive services housing for chronic substance abusers, the mentally ill, and veterans, with emphasis on serving the Native American population.

NA-10 HOUSING NEEDS ASSESSMENT**Summary of Housing Needs**

Although the Rapid City residential housing market has been slow since the economic housing crisis in 2008, housing prices have not declined at the rates of the rest of the country, and they have started moving up again. The City has also seen fewer foreclosures and bankruptcies than the rest of the country, and vacancy rates are still low. Our housing stock is adequate for the population, however wage scales for the area do not provide a livable wage and housing cost burden affects almost 25% of all households, owners and renters alike. Severe cost burden (paying more than 50% of gross household income) affects 11% of the cost burdened, putting households at risk of homelessness.

In order to meet the needs of the community over the next 5 years we must address the following housing needs:

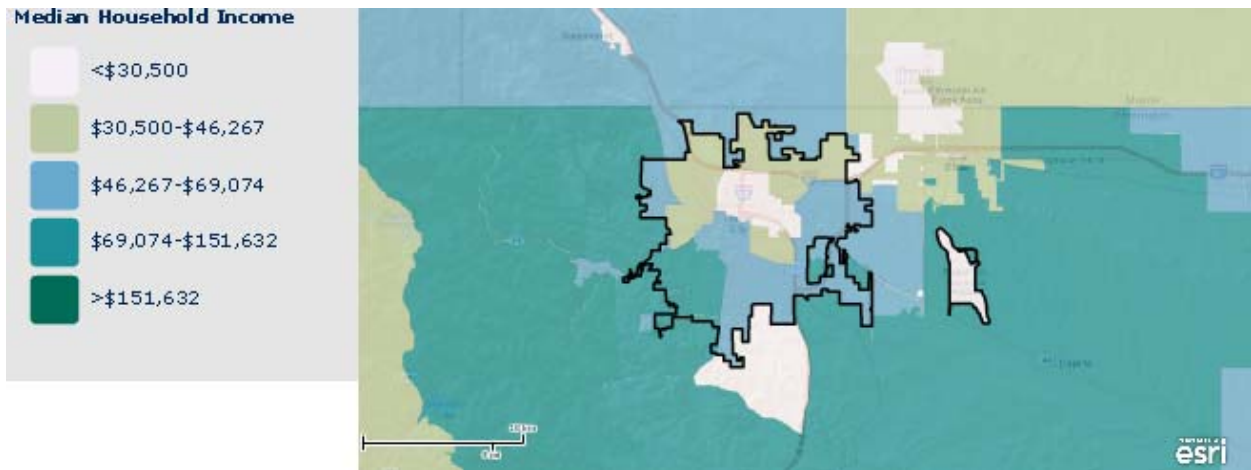
- Single Resident Occupancy units for single persons
- Efficiency apartments for couples without children
- Rehabilitation of existing housing stock for sustainability of affordable housing
- Homeownership to encourage asset building and stability
- Neighborhood Revitalization of deteriorating neighborhoods
- Construction or conversion of housing units for handicap accessibility
- Emergency shelter for homeless youth
- Emergency shelter "suites" for homeless families with children
- Transitional housing units for persons exiting institutions
- Transitional housing units for persons displaced/evicted from substandard housing
- Transitional housing units for homeless youth
- Permanent housing with supportive services for persons with severe mental illness or substance abuse issues, developmentally disabled, and veterans
- Permanent housing units to be placed in the Dakota Land Trust for permanent affordability - rentals and ownership
- Rehab or demolish substandard housing

Demographics	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Population	59,586	64,604	8%
Households	25,090	26,124	4%
Median Income	\$35,978.00	\$42,378.00	18%

Table 5 - Housing Needs Assessment Demographics

Data

Source: 2005-2009 ACS Data
2000 Census (Base Year)
2005-2009 ACS (Most Recent Year)



Median Household Income - Rapid City, SD

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3,235	2,890	4,815	3,190	
Small Family Households *	1,100	965	1,670	7,740	
Large Family Households *	195	75	165	1,055	
Household contains at least one person 62-74 years of age	315	330	720	505	1,945
Household contains at least one person age 75 or older	410	610	795	365	1,115
Households with one or more children 6 years old or younger *	925	685	845	2,200	

* the highest income category for these family types is >80% HAMFI

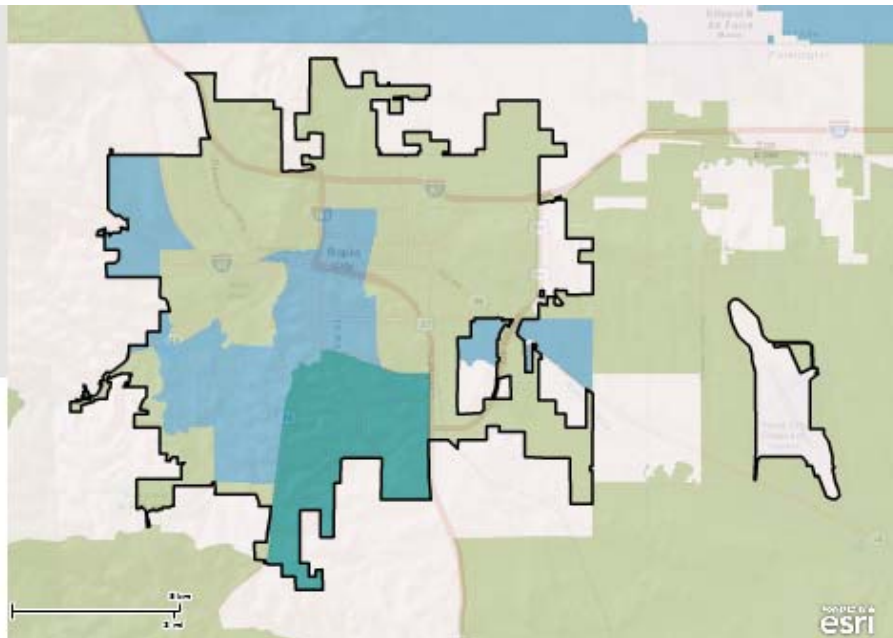
Table 6 - Total Households Table

Alternate Data Source Name:
Number of Households by Income

Data Source Comments:

Total Households

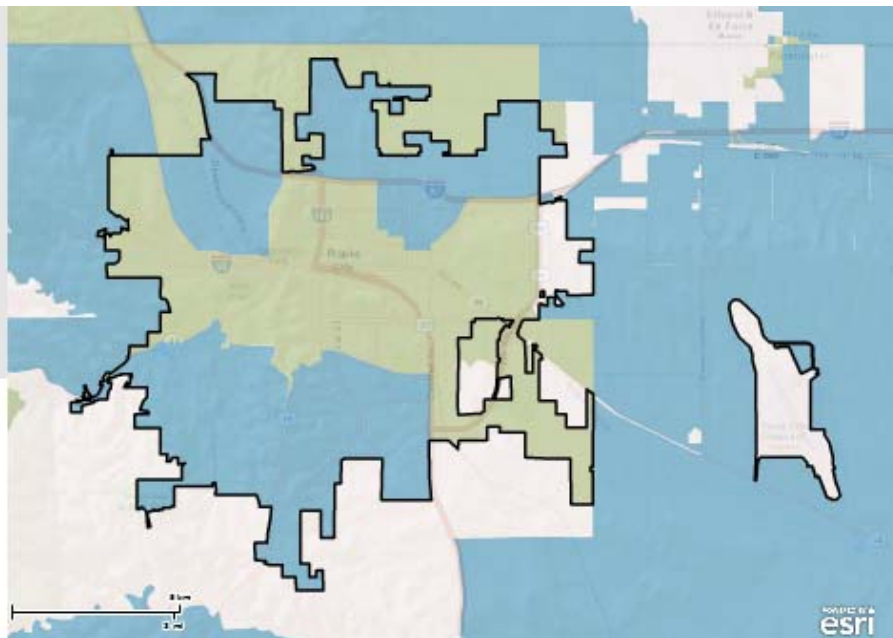
- <588 Households
- 588-1543 Households
- 1543-2977 Households
- >2977 Households



Total Households - Rapid City, SD

Average Household Size

- <1 People
- 1-2.59 People
- 2.59-4 People
- >4 People



Average Household Size - Rapid City, SD

Income	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,235	2,890	4,815	3,190	
Small Family Households*	1,100	965	1,670	7,740	
Large Family Households*	195	75	165	1,055	
Household contains at least one person 62-74 years of age	315	330	720	505	1,945
Household contains at least one person age 75 or older	410	610	795	365	1,115
Households with one or more children 6 years old or younger*	925	685	845	2,200	
*the highest income category for these family types is >80% HAMFI					

Table 6A - For Rapid City (Place) - Household Types by Income

Housing Needs Summary Tables for several types of Housing Problems

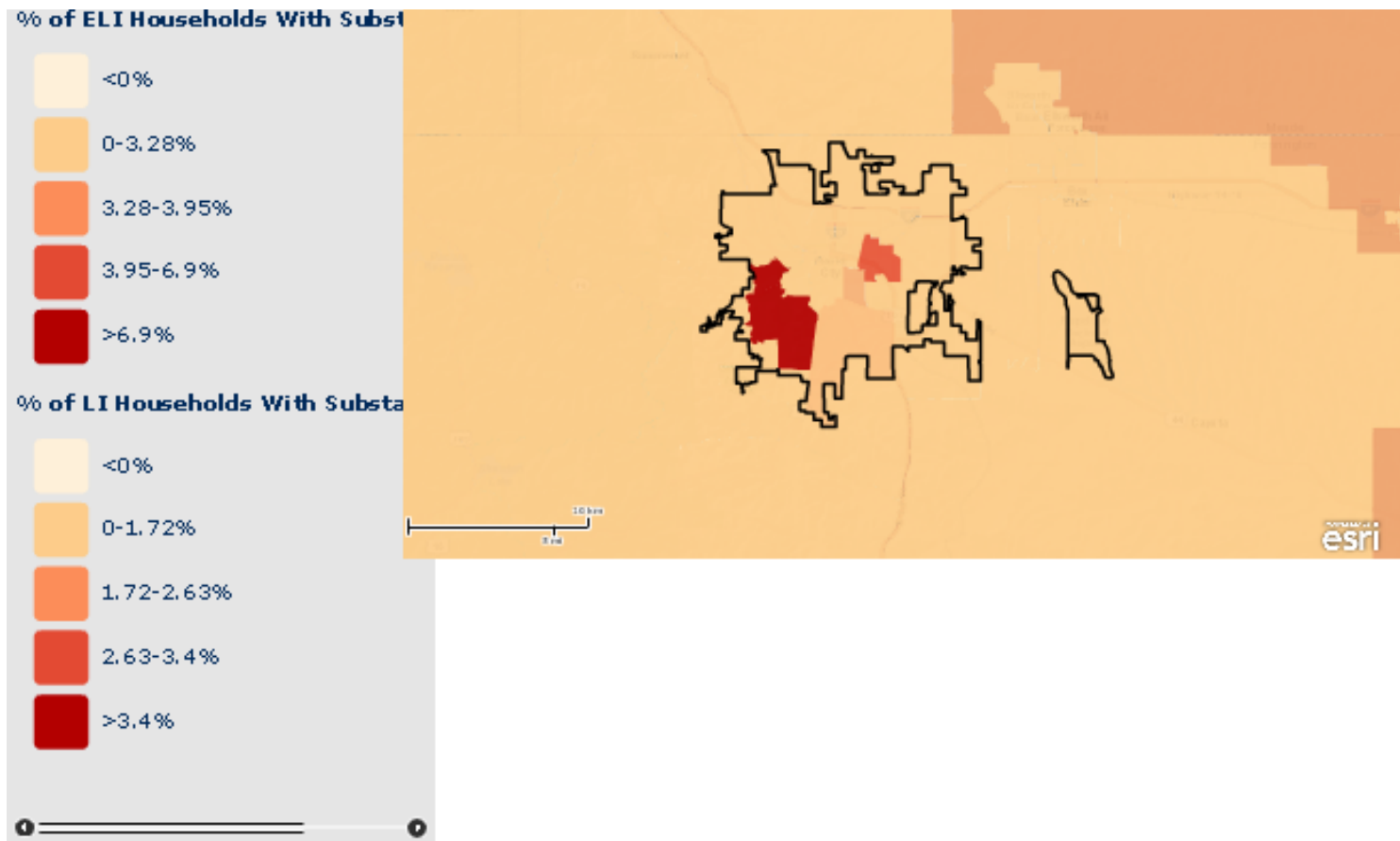
1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80- 100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80- 100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	55	0	25	0	80	0	15	15	0	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	80	0	0	0	80	0	0	0	0	0
Overcrowded - With 1.01- 1.5 people per room (and none of the above problems)	25	100	35	10	170	20	0	60	25	105
Housing cost burden greater than 50% of income (and none of the above problems)	1,355	530	160	20	2,065	300	160	230	110	800
Housing cost burden greater than 30% of income (and none of the above problems)	355	780	780	65	1,980	110	235	590	660	1,595
Zero/negative Income (and none of the above problems)	175	0	0	0	175	45	0	0	0	45

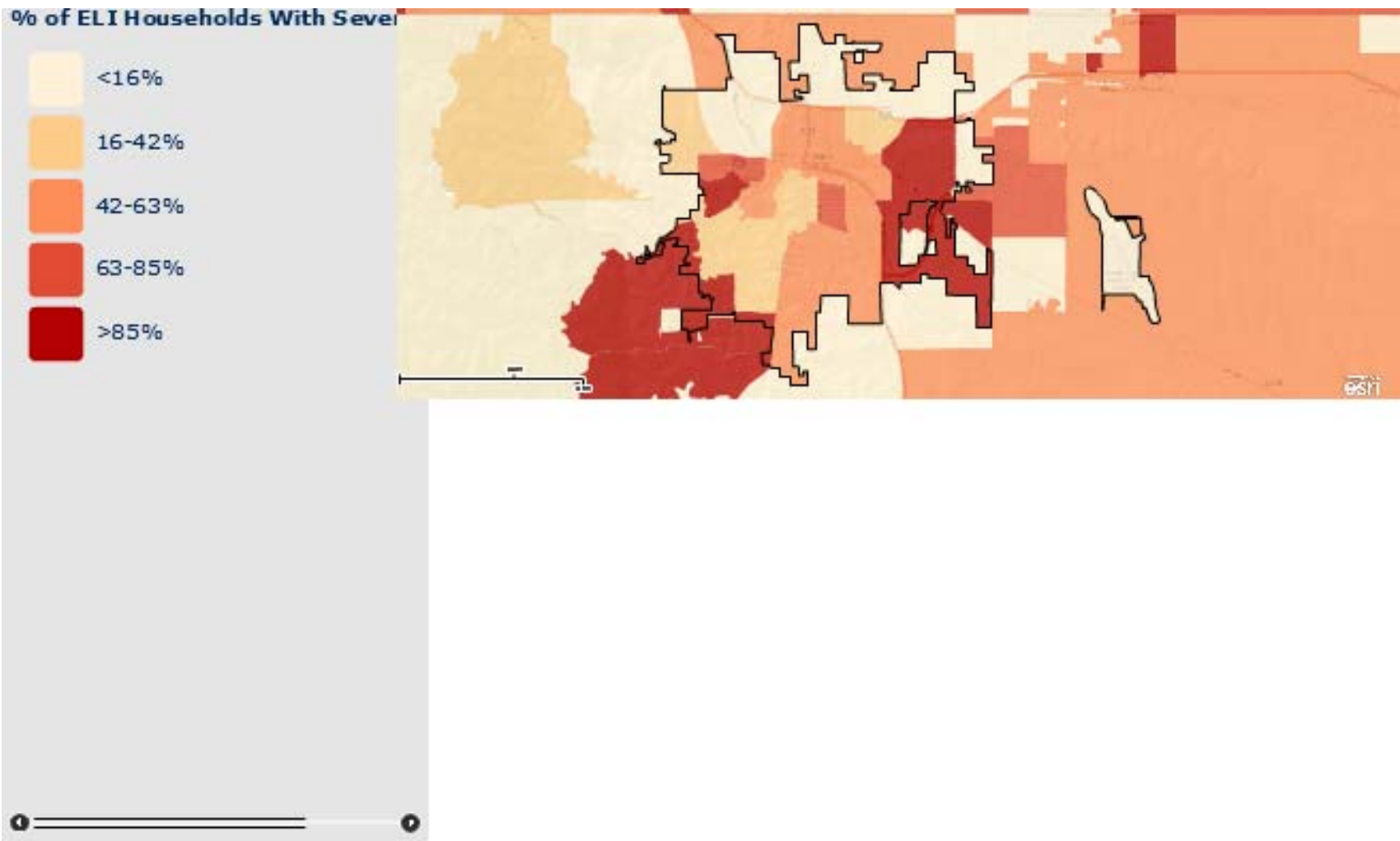
Table 7 - Housing Problems Table

Data

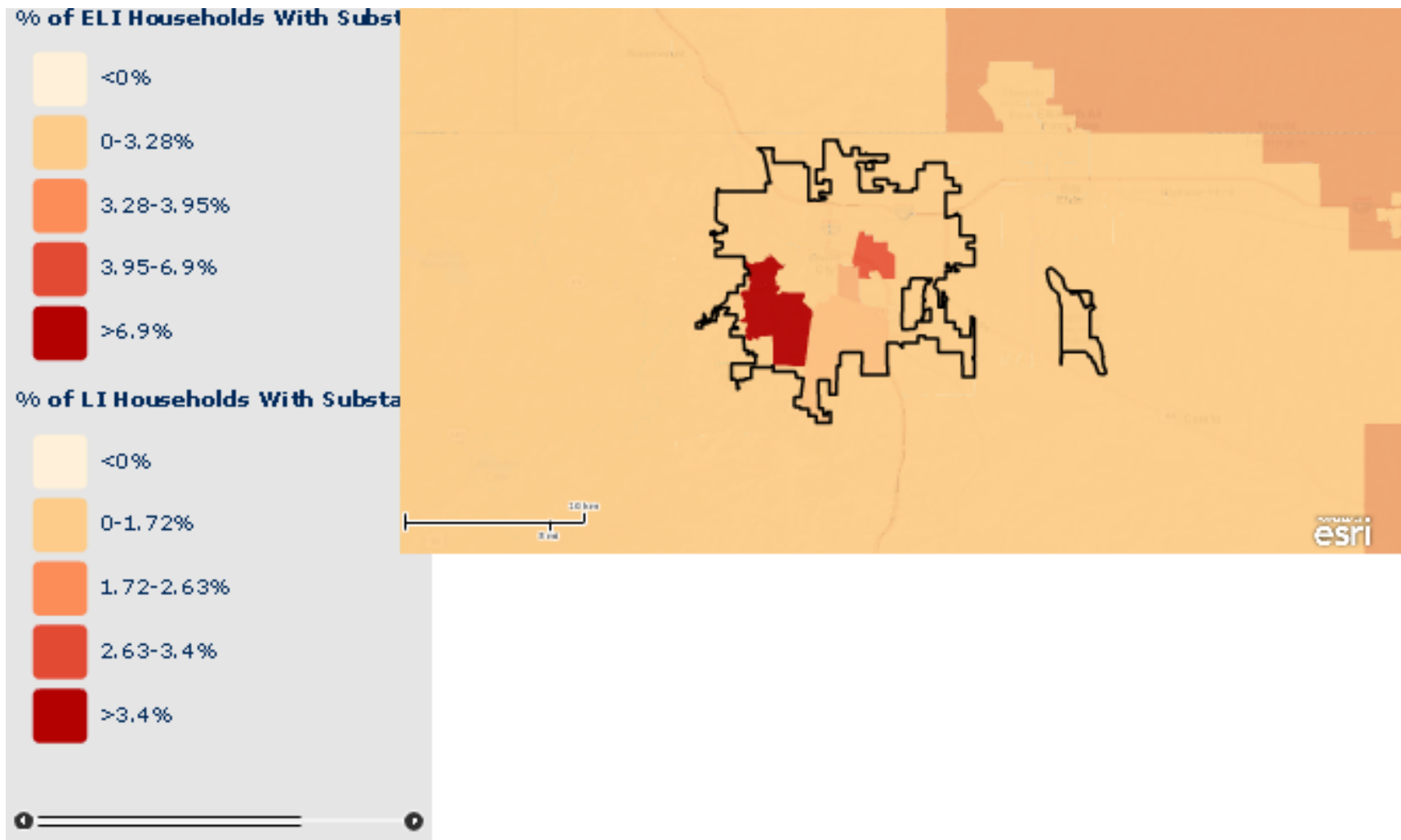
Source: 2005-2009 CHAS



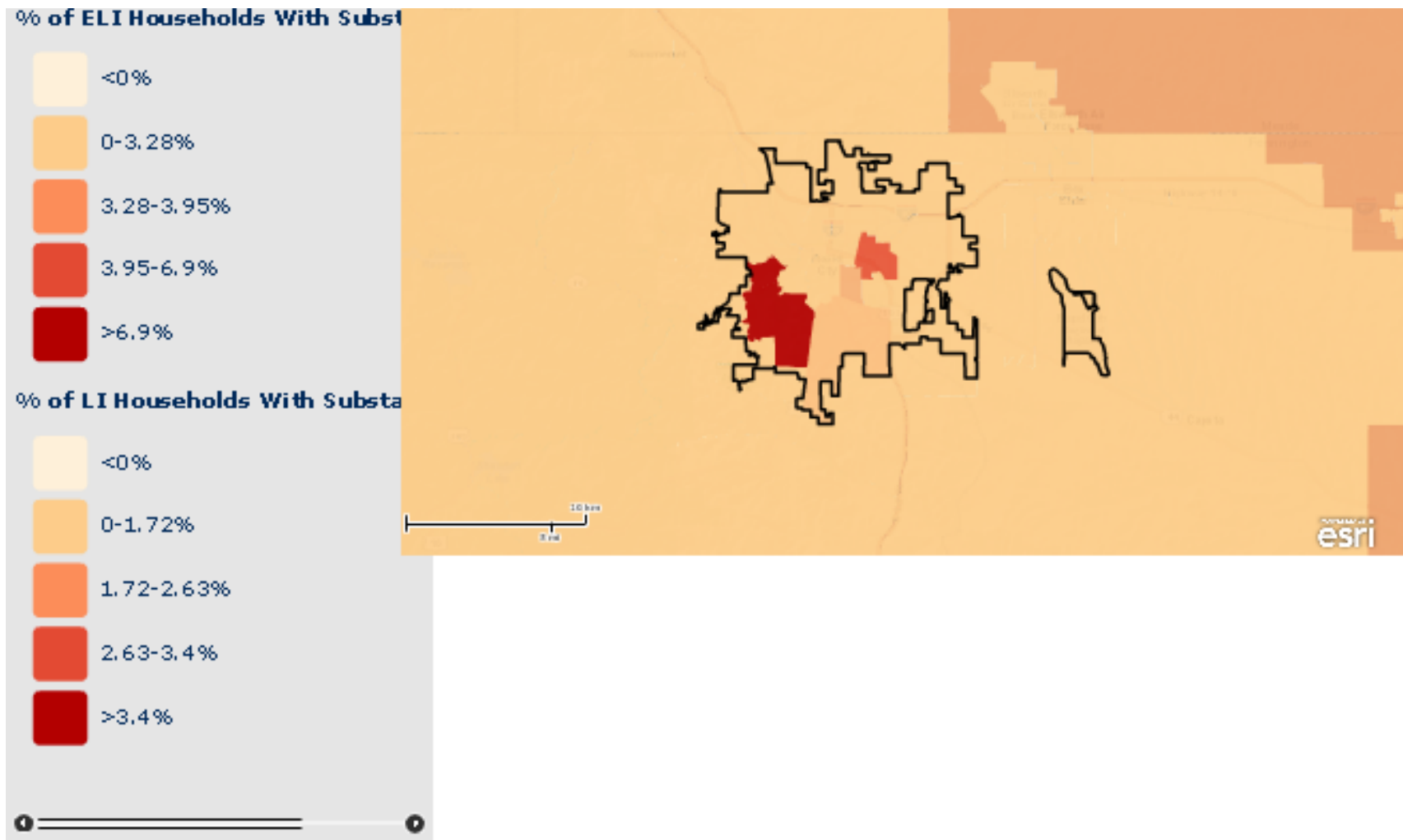
Percent Extremely Low Income with Any of 4 Housing Problems



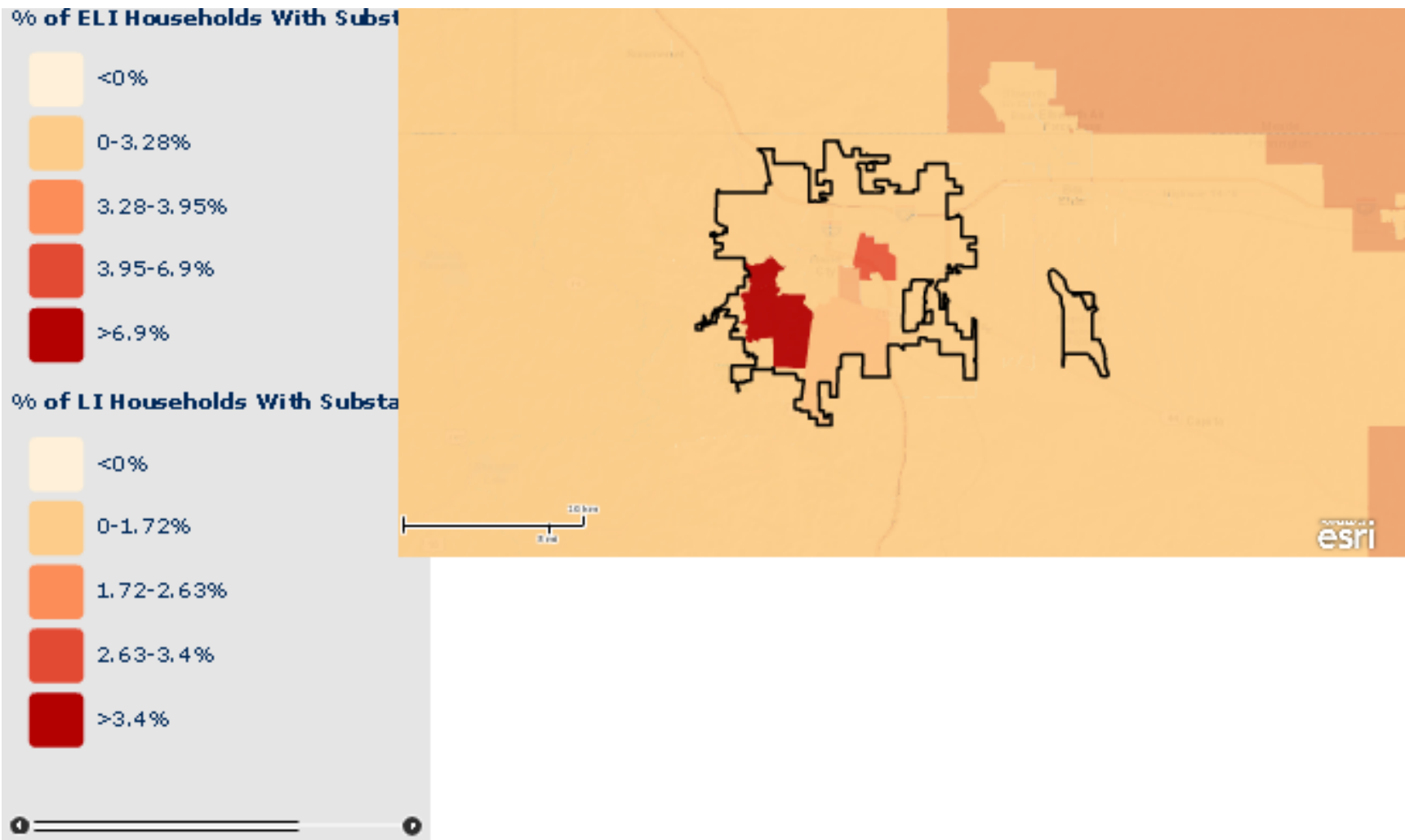
Cost Burden Paying >30% Income



% LI Severe Cost Burden Paying >50% Income



Percent ELI-LI Households



% ELI-LI Households with Substandard Conditions

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	1,510	625	215	30	2,380	325	175	305	135	940
Having none of four housing problems	970	1,450	2,340	970	5,730	210	635	1,955	2,050	4,850
Household has negative income, but none of the other housing problems	175	0	0	0	175	45	0	0	0	45

Table 8 - Housing Problems 2

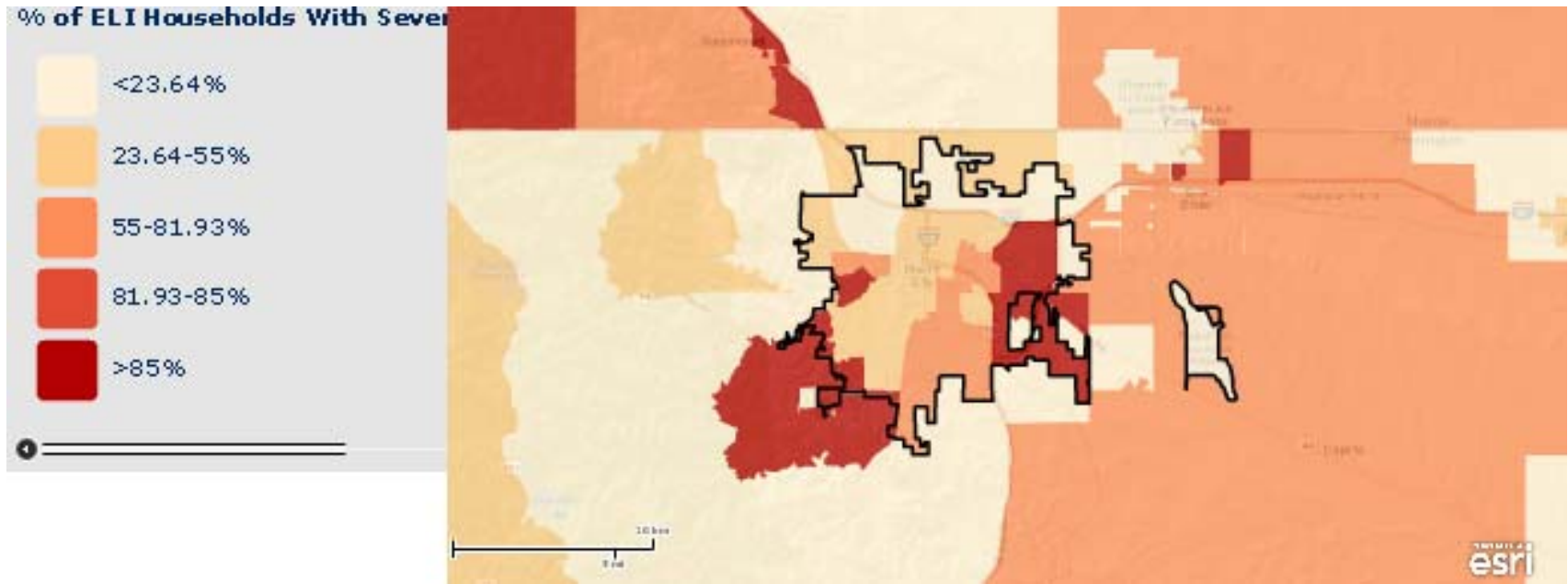
Data Source: 2005-2009 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	660	555	355	1,570	80	65	355	500
Large Related	145	30	0	175	20	45	80	145
Elderly	250	305	290	845	175	130	175	480
Other	780	465	320	1,565	155	155	255	565
Total need by income	1,835	1,355	965	4,155	430	395	865	1,690

Table 9 - Cost Burden > 30%

Data Source: 2005-2009 CHAS



Cost Burden 30% - Rapid City, SD

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	615	235	20	870	50	15	100	165
Large Related	105	0	0	105	0	45	0	45
Elderly	150	150	130	430	95	40	100	235
Other	580	140	15	735	155	55	40	250
Total need by income	1,450	525	165	2,140	300	155	240	695

Table 10 - Cost Burden > 50%

Data

Source: 2005-2009 CHAS

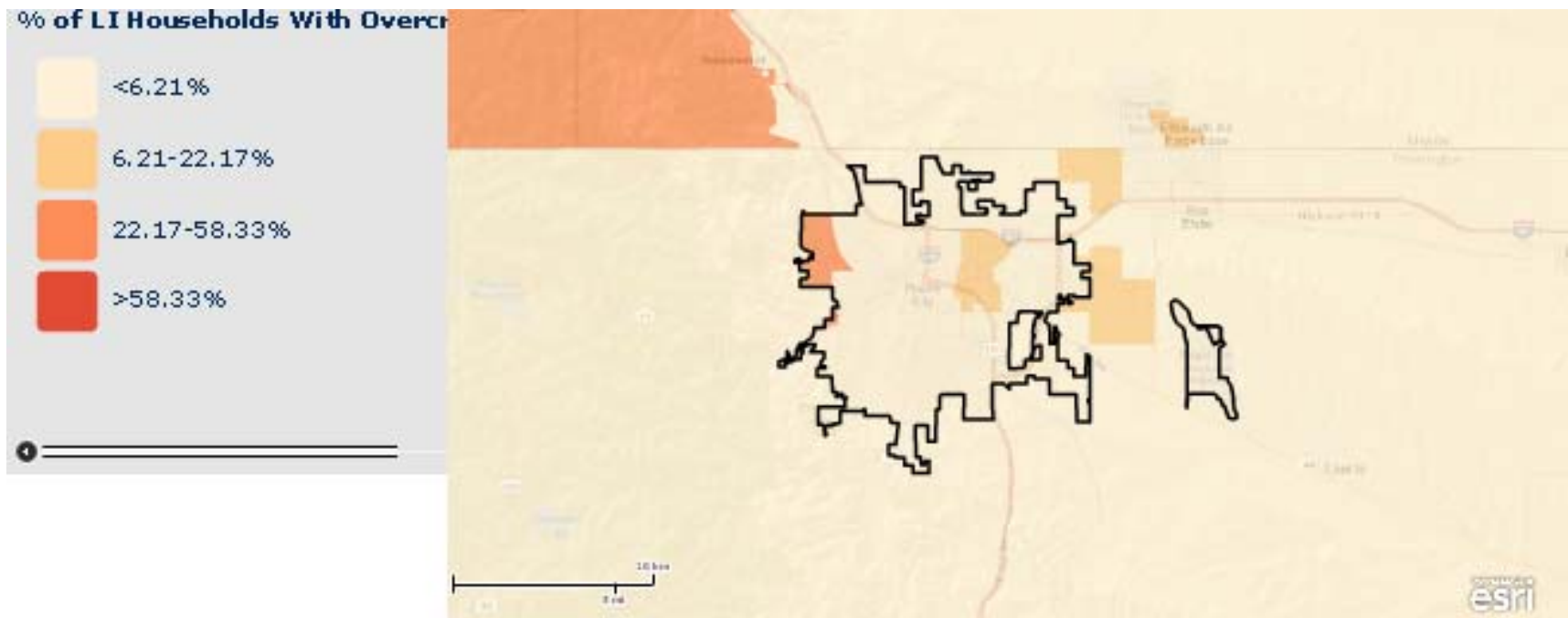
5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	90	100	35	0	225	20	0	10	0	30
Multiple, unrelated family households	15	0	0	0	15	0	0	40	0	40
Other, non-family households	0	0	0	0	0	0	0	10	0	10
Total need by income	105	100	35	0	240	20	0	60	0	80

Table 11 - Crowding Information

Data

Source: 2005-2009 CHAS



Low Income Households with Overcrowding - Rapid City, SD

What are the most common housing problems?

Housing statistics from the 2005-2009 CHAS show us that 27.3% of all households in Rapid City experience at least one of the HUD tracked housing problems of 1) substandard housing lacking complete plumbing or kitchen facilities; 2) overcrowding >1.01 people per room 3) housing cost burden paying > 30% of income for housing; 4) having zero or negative income.

The greatest housing problem for renters and owners is the cost burden of paying more than 30% of their income for housing. Cost burden affects 6,440 families, who make up 24.7% of all households in Rapid City. Eleven percent (11%) of them are cost burdened paying more than 50% of their household income for housing. Households with cost burdens are located in all areas of town, but predominately the northeast, southeast and old Canyon Lake housing areas. The most severely affected area is in Rapid Valley, outside the corporate limits and jurisdiction of Rapid City. Households paying more than 30% of their income for housing make up 50.2% of those who are cost burdened and severely cost burdened households paying more than 50% of their income make up 40.2% of the cost burdened.

Rapid City/Pennington County has the highest fair market rental housing cost in South Dakota and a disproportionately lower mean hourly wage. The Fair Market Rent for a two-bedroom apartment in Rapid City is \$779. In order to afford this level of rent and utilities without paying more than 30% of income for housing, a household must earn \$2,597 per month or \$31,160 per year. Assuming a full-time 40-hour work week, 52 weeks per year, a wage of \$14.98 per hour would be needed. A single head of household worker making minimum wage of \$7.25 per hour would need 2.1 full-time jobs to afford the 2-bedroom apartment without being cost burdened. Fifty-one (51%) per cent of all households in Rapid City have a single head of household.

Are any populations/household types more affected than others by these problems?

All types of households are affected by cost burden due to the low wage/high rent market in Rapid City. The cost burden is greatest for:

- renters making less than 80% of AMI;
- homeowners making between 50% and 100% of AMI;
- small related families (renters and owners)
- the elderly (renters and owners);
- other households (renters and owners).

Overcrowding primarily affects single family renter households making less than 50% of AMI.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Low-income individuals and families most at risk of homelessness include veterans, the elderly, disabled persons, persons with persistent mental health or substance abuse issues, and single-parent households. Native Americans make up 47% of the homeless, a disproportionate number since Native Americans account for only 12.4% of the population.

Low-income individuals and families with children who are at imminent risk of becoming unsheltered or residing in shelters are typically “doubled-up” with family or friends, jeopardizing their host’s housing due to lease or Section VIII regulations. If they have their own lease, the risk is due to lack of adequate wages to cover the rent for more than a couple of months. The families typically have minimum wage jobs or a fixed income that is extremely-low or low-income, making less than 50% of AMI and cannot afford market rents without gap assistance, so they often have to settle for substandard housing (faulty plumbing, lack of utility service, mold, mildew, lack of efficient heating, structural issues).

There may also be issues of alcohol and substance abuse that cause them to lose their housing.

Cost burden often remains a challenge for persons who received assistance, especially single persons or single head of households. The need for 2.1 full-time minimum wage jobs to meet rent costs is very difficult for a single person or single head of household to maintain for any length of time. In order to break out of the cycle of homelessness to permanent, but unaffordable or substandard housing, to homelessness again households need either rental gap assistance or job training to improve their skills and increase their earning ability.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

At-risk populations in Rapid City susceptible to substandard housing, homelessness, or cost burden include: veterans, offenders returning to the community, persons with felony records, persons with chronic alcohol and/or substance abuse issues, persons with severe persistent mental illness, physically or developmentally disabled persons, and victims of domestic violence, the elderly, and persons with incomes below 50% of the area median income. Estimates for these populations are based on the 2010 Census, the 2005-2009 American Community Study, and the Rapid City Homeless Point-in-Time count and surveys for 2012.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Substandard housing issues are a high priority of the City due to health and safety issues that affect the inhabitants and surrounding neighborhoods.

Instability in neighborhoods is caused by vacant and abandoned housing, failing infrastructure for water and sewer lines, and housing stock that has not been maintained.

Aging housing stock requiring major repairs and upgrades can cause loss of house, or *non-occupancy* orders due to structural issues, foundation instability, lack of complete or functional plumbing, and outdated electrical wiring.

Family instability resulting in risk of homelessness includes low wages, lack of job skills, domestic violence, and substance abuse issues.

Affordability of housing is an issue that affects the ability of households to access and retain permanent housing. Persons making less than 80% of the area median income pay more than 30% and in many cases more than 50% of their income on housing, leaving no funds for food, gas, transportation, etc.

Describe the number and type of single person households in need of housing assistance.

There are 9,406 single person households in Rapid City [1]. Single person households consist of 4,172 male households, with 814 of them persons 65 years or older and 5,234 female households with 2,385 of them persons 65 years or older.

The 2012 Rapid City homeless count shows that 165 of the homeless, 80% of those surveyed, were single persons. Additionally, nine of the respondents were married couples with no children.

In 2012, 134 single women victims of domestic violence sought shelter at Working Against Violence, Inc. (WAVI).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disabled

Federal laws define a person with a disability as *Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment.* In general, a physical or mental impairment includes hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, and mental retardation that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

Disabled persons represent 15% of the population. A shortage of affordable handicap accessible rentals was identified as a need in public meetings for Fair Housing and the consolidated plan; however there are no statistics available at this time to determine the level of need. Housing in Rapid City is predominately split foyer style homes, and homes with basements, making it difficult for persons with mobility issues to find homes without stairs, both for rentals and ownership. The Census shows that 19.6% of the population is over 60 years old, with an additional 13.3% attaining that age within the next 7 years. Between the elderly and disabled populations, accessibility will be an issue that needs to be addressed. We will undertake a survey to determine the needs and amend this plan accordingly.

White residents make up 84.68% of the disabled and Native Americans make up the second largest group at 10.11%. These rates are proportionate to the general population.

Domestic Violence/Dating Violence/Sexual Assault/Stalking

Working Against Violence, Inc. (WAVI) provides emergency shelter, counseling, and housing assistance for transition out of the shelter to victims of domestic and dating violence, sexual assault and stalking. In 2012 they assisted 538 women with shelter, 134 families that included 273 children. Domestic violence clients increased each year from 2009 (500) to 2011 (583) and experienced a 7.4% decline in 2012.

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The following information provides information on the populations that experience a “disproportionately greater need” due to housing problems in Rapid City. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in category as a whole.

“Housing Problems” would involve one or more of the following issues: 1) *Lacks complete kitchen facilities*; 2) *Lacks complete plumbing facilities*; 3) *More than one person per room*; 4) *Cost burden greater than 30% of income*.

American Indian/Alaska Natives making less than 30% of the area median income disproportionately experience one or more of the four housing problems outlined previously. American Indians/Alaska Natives make up 12.4% of the population but are 23.7% of residents making less than 30% of the AMI that are experiencing one or more of the four housing problems.

Whites making between 50% and 80% of AMI do not meet the 10 percentage points higher criteria for having one or more of the four housing problems, but are approaching that point at 7.1%.

All racial or ethnic groups in the other income brackets (31-50% AMI, 51-80% AMI, 81-100% AMI) experience difficulties proportionately to their community racial/ethnic makeup.

0%-30% of Area Median Income

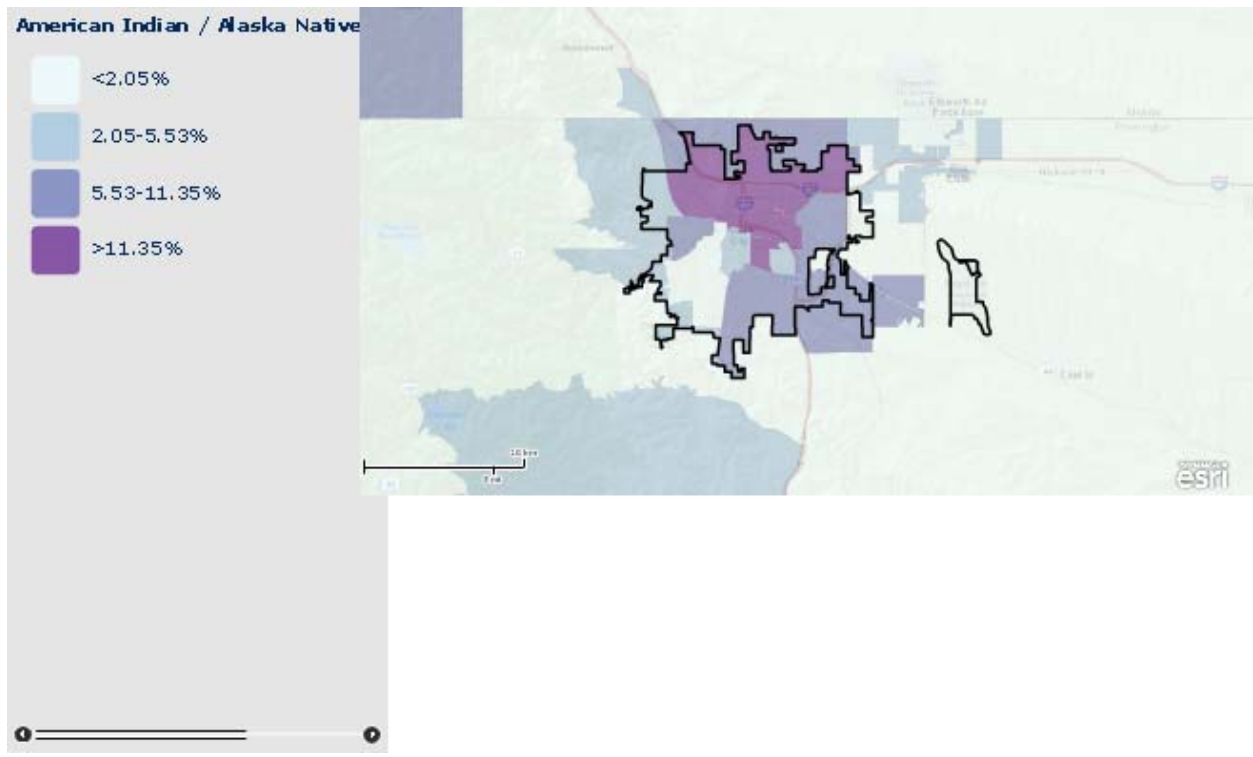
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,295	725	220
White	1,530	430	210
Black / African American	45	0	0
Asian	10	0	0
American Indian, Alaska Native	545	190	10
Pacific Islander	0	0	0
Hispanic	95	70	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

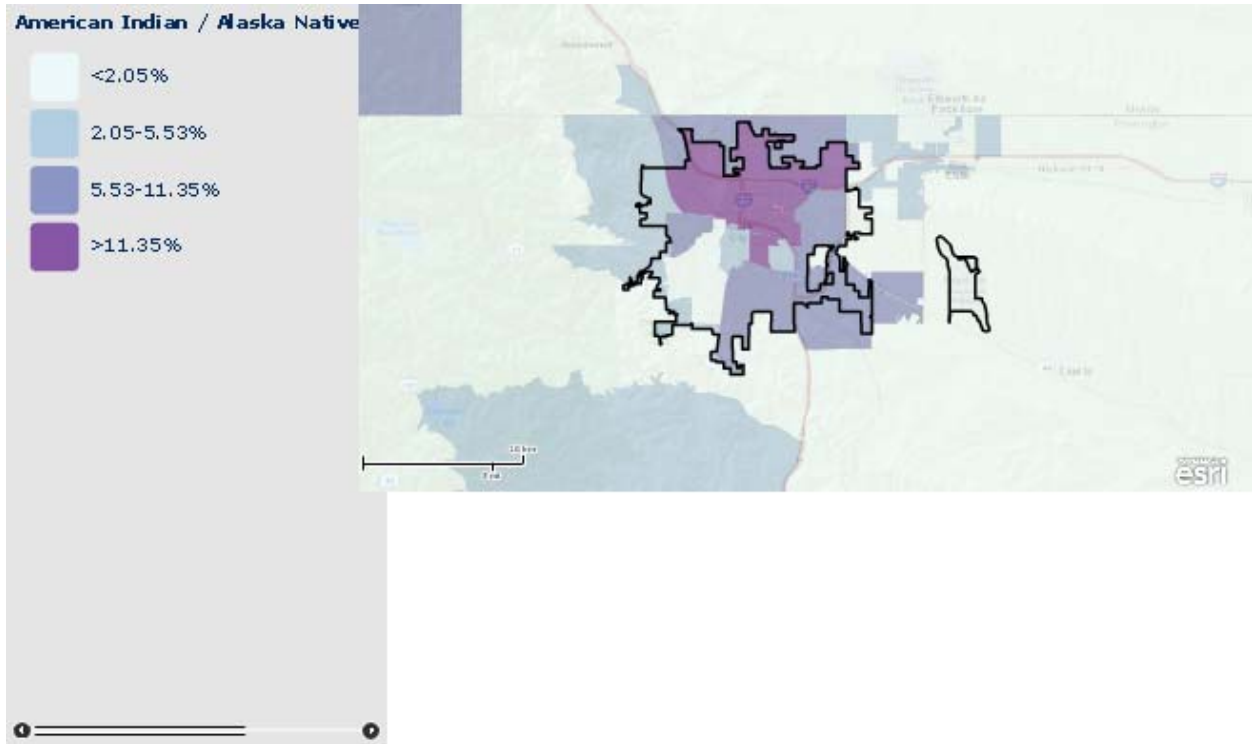
Data
Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%



White alone (Not Hispanic)



American Indian-Alaska Native Population

30%-50% of Area Median Income

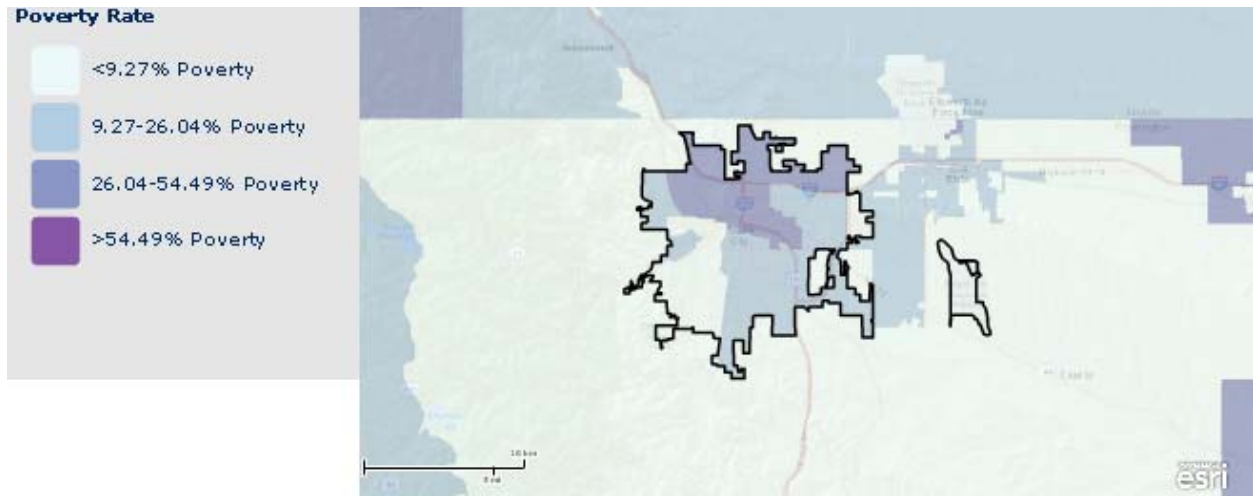
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,815	1,075	0
White	1,425	945	0
Black / African American	30	30	0
Asian	4	0	0
American Indian, Alaska Native	170	30	0
Pacific Islander	0	0	0
Hispanic	110	30	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%



Poverty Rate

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,885	2,930	0
White	1,650	2,440	0
Black / African American	30	30	0
Asian	0	24	0
American Indian, Alaska Native	100	270	0
Pacific Islander	0	0	0
Hispanic	85	90	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	890	2,300	0
White	760	2,065	0
Black / African American	0	30	0
Asian	35	20	0
American Indian, Alaska Native	70	80	0
Pacific Islander	0	0	0
Hispanic	0	90	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI**Data**

Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room,
4. Cost Burden greater than 30%

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The following information provides information on the populations that experience a disproportionately greater need due to severe housing problems in Rapid City. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten (10) percentage points higher than the percentage of persons in category as a whole.

Severe Housing Problems would involve one or more of the following issues: 1) *Lacks complete kitchen facilities*; 2) *Lacks complete plumbing facilities*; 3) *More than 1.5 persons per room*; 4) *Cost burden greater than 50% of income*.

American Indian/Alaska Natives making less than 30% of the area median income disproportionately experience one or more of the four severe housing problems outlined previously. American Indians/Alaska Natives make up 12.4% of the population but are 22.6% of residents making less than 30% of the AMI that are experiencing one or more of the four (4) severe housing problems.

Asians making 80-100% of the AMI experience one or more of the four severe housing problems disproportionately at 18.2% while they make up only 1.2 % of the Rapid City population.

All racial or ethnic groups in the other income brackets (31-50% AMI, 51-80% AMI, 81-100% AMI) experience difficulties proportionately to their community racial/ethnic makeup.

0%-30% of Area Median Income

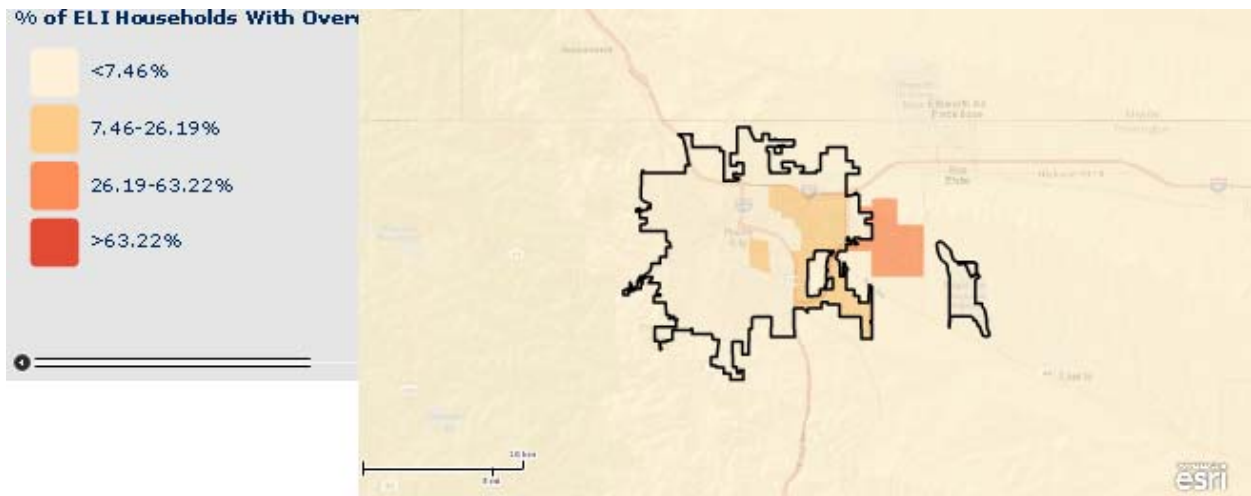
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,835	1,180	220
White	1,200	760	210
Black / African American	45	0	0
Asian	10	0	0
American Indian, Alaska Native	415	320	10
Pacific Islander	0	0	0
Hispanic	95	70	0

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%



% ELI Households with any of 4 Severe Housing Problems

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	800	2,085	0
White	575	1,790	0
Black / African American	30	30	0
Asian	0	4	0
American Indian, Alaska Native	100	100	0
Pacific Islander	0	0	0
Hispanic	85	55	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

50%-80% of Area Median Income

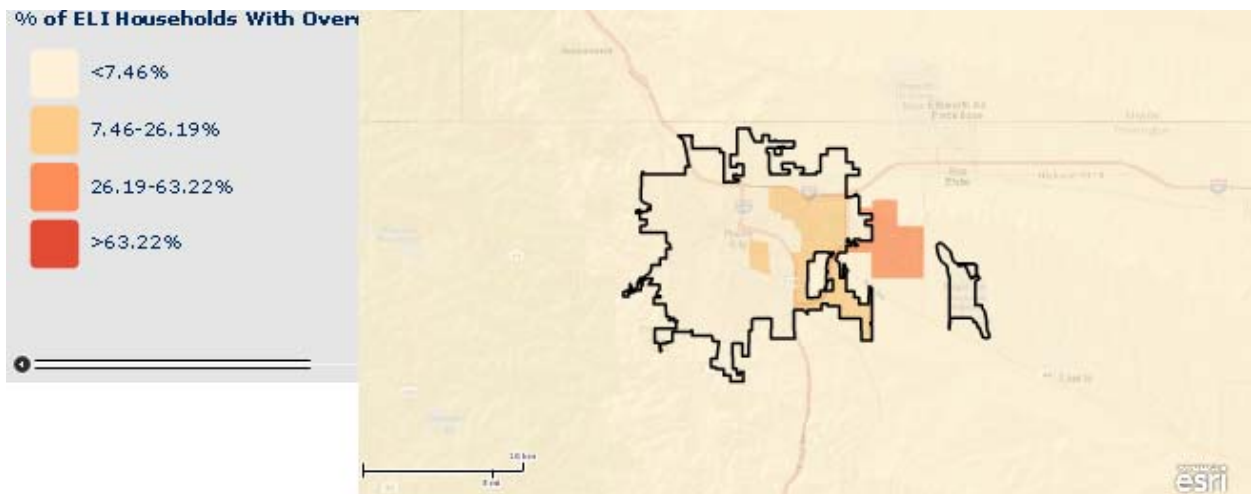
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	520	4,295	0
White	440	3,650	0
Black / African American	15	45	0
Asian	0	24	0
American Indian, Alaska Native	24	345	0
Pacific Islander	0	0	0
Hispanic	40	135	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%



% ELI Households with Overcrowding

80%-100% of Area Median Income

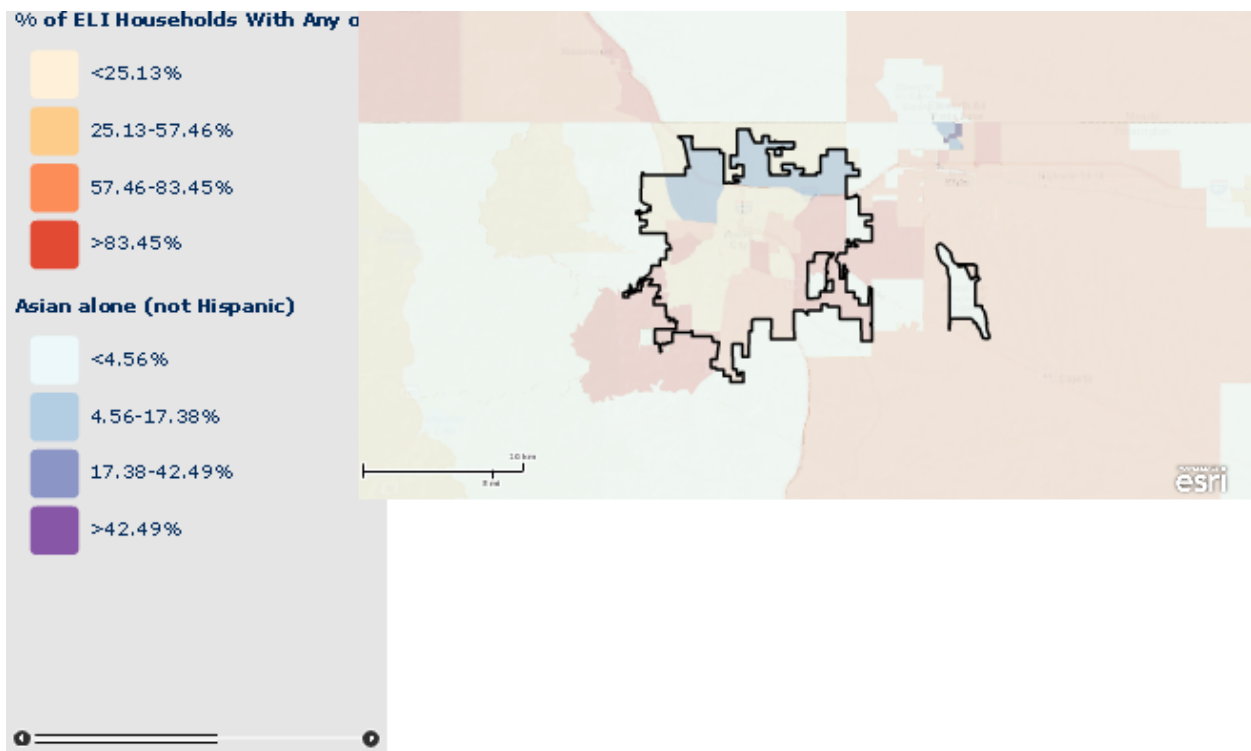
Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	165	3,020	0
White	125	2,705	0
Black / African American	0	30	0
Asian	30	24	0
American Indian, Alaska Native	10	140	0
Pacific Islander	0	0	0
Hispanic	0	90	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%



Asian with 1-4 Housing Problems - Rapid City, SD

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Housing cost burdens exist when a household pays more than 30% of their income for housing. A severe housing cost burden exists when a household pays more than 50% of their income for housing. A disproportionately greater need exists when members of a certain racial or ethnic group experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

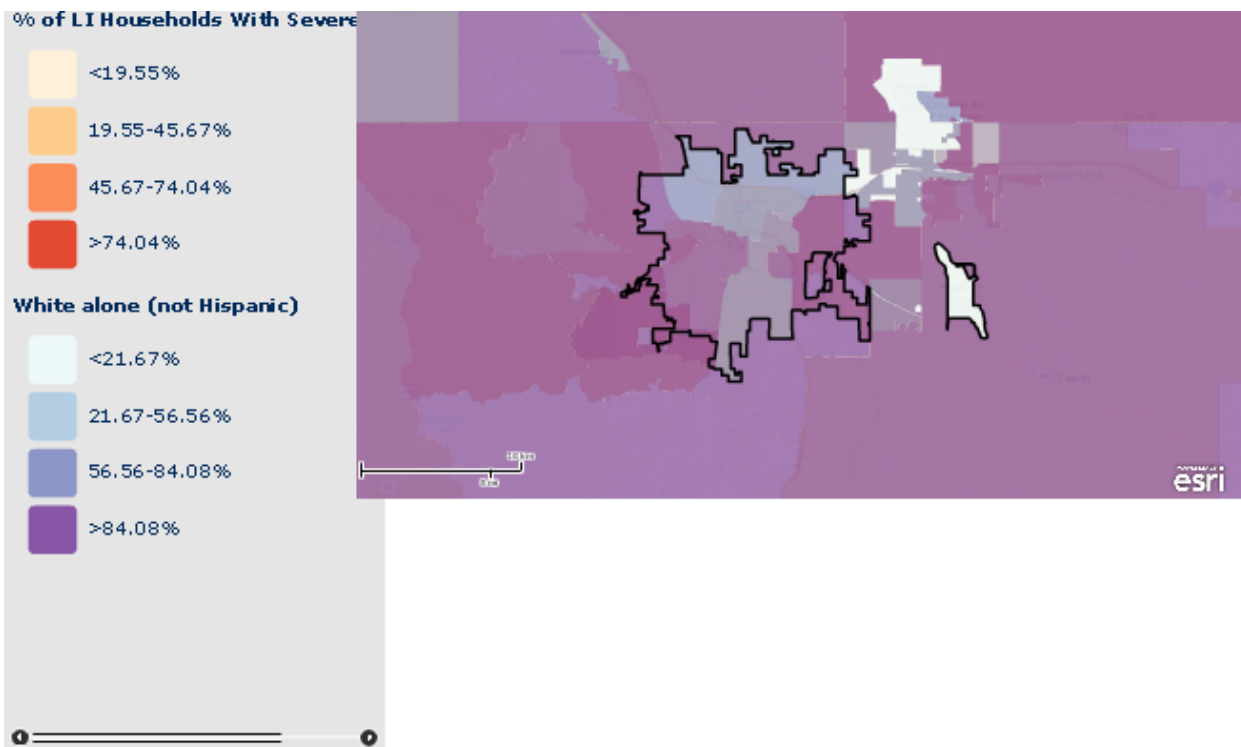
A disproportionately greater need exists for White households making less than 30% of AMI.

Housing Cost Burden

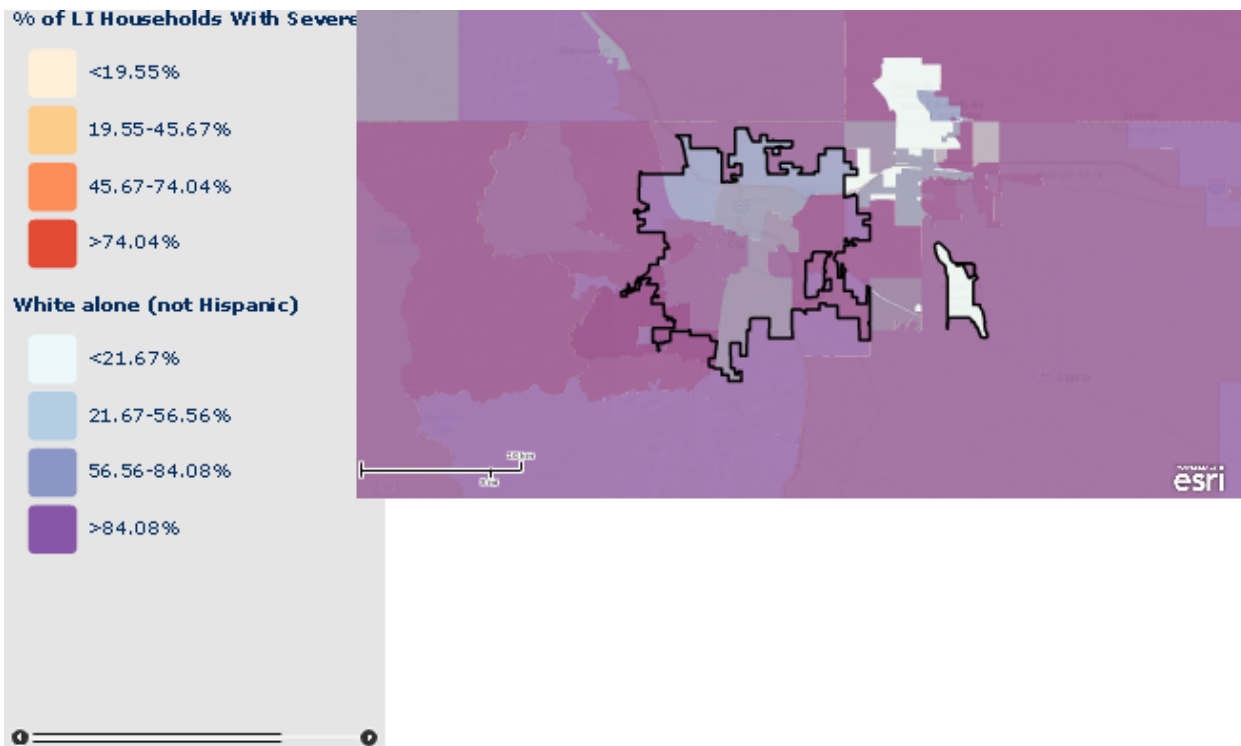
Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,445	4,390	3,070	220
White	16,610	3,705	2,260	210
Black / African American	165	60	45	0
Asian	110	8	40	0
American Indian, Alaska Native	915	395	460	10
Pacific Islander	0	0	0	0
Hispanic	430	110	180	0

Table 20 – Greater Need: Housing Cost Burdens AMI

Data
Source: 2005-2009 CHAS



Housing Cost Burden Areas - Asian



LI Housing Cost Burden-White Rapid City, SD

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION**Income categories in which a racial or ethnic group has disproportionately greater need**

Disproportionately greater *housing problem* needs exist for:

- American Indians/Alaska Natives with incomes less than 30% of AMI and
- Whites with incomes between 50% and 80% of AMI.

Disproportionately greater *severe housing problem* needs exist for:

- American Indians/Alaska Natives with incomes less than 30% of AMI, and
- Asians with incomes between 80-100% of AMI.

Disproportionately greater housing cost burdens needs exist for:

- Whites with incomes less than 30% of AMI.

Needs not previously identified

N/A

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The largest concentrations of American Indians/Alaska Natives are found in North Rapid, the city center, the south east area of town, and the Canyon Lake/Sioux Park area of West Rapid.

Extremely low-income households with any of 4 housing problems are located in all areas of town, but the highest concentrations are located:

- in part of the old Robbinsdale area bordered by 5th Street on the west, South Street on the north, Elm Ave. on the east and Fairmont on the south;
- the old Canyon Lake area bordered on the north Range Rd., 44th Street on the west, Jackson Blvd. on the south and Sioux San Hospital on the east; and
- The Chapel Valley area that is bordered on the north and west by Hwy. 44, Chapel Lane on the east and Steamboat Circle on the south.

NA-35 PUBLIC HOUSING**Introduction**

The City of Rapid City does not typically fund public housing improvements or resident initiatives.

The Pennington County Housing and Redevelopment Commission (PCHRC) owns and manages public housing in Pennington County, including Rapid City, and receives Public Housing Capital Program Funds, Section 8 Tenant Based Assistance Funds, and Shelter Plus Care funds to maintain its properties in safe and sanitary conditions for low-income tenants. Rapid City has a joint cooperation agreement with PCHRC that provides for collaboration on the development of affordable housing units. The Executive Director of PCHRC works closely with Rapid City's Community Development Specialist in reviewing needs for housing development, public housing tenant needs within the community and jointly working to further additional affordable housing locally. PCHRC/s Agency Plan is on file with Rapid City and the City reviews projects and provides Certifications of Consistency with the Consolidated Plan.

PCHRC owns and manages a total of 498 units, 470 units are located in Rapid City with the remaining 28 units located outside of the City in the communities of Wall and Hill City. The PCHRC plays an important role in developing and managing housing for low-income households in Rapid City. Their mission is directed primarily to low-income rental households consisting of those with incomes between 0 and 80 percent of median income. The PCHRC's Board is appointed by the Pennington County Commissioners. Rapid City has a joint cooperation agreement with PCHRC that provides for collaboration on the development of affordable housing units.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	492	1,281	0	1,068	63	0	139

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 21 - Public Housing by Program Type

Data Source: PIC (PIH Information Center)

Public Housing Units Number Correction

There are now 500 Public Housing Units. In 2008 with 8 new units were built to replace units previously demolished. The new units include handicap accessible units. PCHRC currently has 1329 Housing Choice Voucher Units an increase of 48 units due to increased funding.

Vouchers Corrections for 2012

The total number of Vouchers available at the end of 2012 is 1329.

There are now 95 Veterans Affairs Supportive Housing Vouchers and 150 Disabled Vouchers.

The Disabled Vouchers are designated for non-elderly, disabled applicants.

Number of Accessible Public Housing Units

There are 32 Public Housing units that are accessible.

Characteristics of Residents

Program Type									
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	0	0	13,912	10,808	0	10,862	8,668	0	10,888
Average length of stay	0	0	5	4	0	4	0	0	7
Average Household size	0	0	1	2	0	2	1	0	1
# Homeless at admission	0	0	0	15	0	0	15	0	0
# of Elderly Program Participants (>62)	0	0	169	250	0	221	3	0	25
# of Disabled Families	0	0	186	319	0	176	24	0	114
# of Families requesting accessibility features	0	0	492	1,281	0	1,068	63	0	139
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0

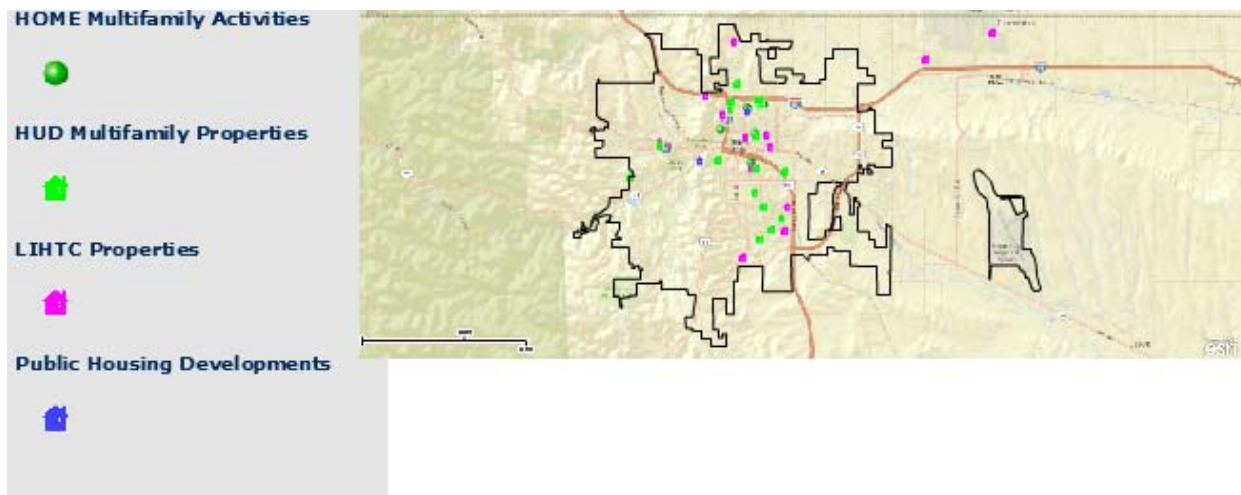
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Homeless Veterans Provided Vouchers

In 2012 15 homeless veterans received Veterans Administrative Supportive Housing (VASH) Vouchers and were able to access housing.



Public Housing-HUD-LIHTC-HOME Properties

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
							White	0	0
Black/African American	0	0	11	31	0	16	12	0	3
Asian	0	0	2	6	0	5	0	0	1
American Indian/Alaska Native	0	0	123	479	0	440	12	0	26
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Total	Project based	Tenant based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	20	52	0	46	2	0	4
Not Hispanic	0	0	472	1,229	0	1,022	61	0	135

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition**

Table 24 - Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment

Needs of public housing tenants and applicants on the waiting list for accessible units

Pennington County Housing and Redevelopment Commission have established a Fair Housing Committee made up of senior staff members that handles Reasonable Accommodation Requests received from their clients. Accommodations made to date include adding a handrail, bathroom grab bars, allowing a live-in Care Aide, companion animals, more than one companion animal, a single level dwelling, ADA Accessible Unit, eligibility requirement waived, no stairs, an apartment change, rent increase, second and third bedrooms, change in recertification requirement, lease from relative, and administrative procedure variances.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

There are 2600 people on the Public Housing waiting list. Eighty-one percent (81%) of them are extremely low-income, and predominately families with children. Families with disabilities make up the second largest group at nineteen percent (19%). American Indian/Alaska Natives make up sixty-one (61%) of the people waiting for housing. Only four percent (4%) are elderly.

The Section 8 waiting list totals 1619 people, with extremely low-income making up seventy-seven percent (77%) of the people waiting for assistance. Families with children (67%), single families (31%) and families with disabilities (21%) make up the majority of those seeking assistance.

People may put their names on both Public Housing and Section 8 waiting lists, so some of the numbers are duplicated.

There is no specific information available on other resident needs. Tenant requests for accommodations are, and have been, made whenever possible as listed above.

The most requested are the two bedroom apartments (51%) and three bedroom apartments (26%).

How do these needs compare to the housing needs of the population at large

The needs are in most cases comparable to the needs of the population at large. However, within the population at large, housing needs surveys show much higher numbers of single people or families without children needing efficiency or one-bedroom apartments. We believe the lower number in Public Housing reports is due to the large wait list and the reluctance of people without children to put their name on the waiting lists. Preferences are given to families and veterans, making it difficult for single individuals to rise to the top of the waiting list.

NA-40 HOMELESS NEEDS ASSESSMENT**Introduction**

As the largest city in western South Dakota, Rapid City is the retail, medical, supportive services, and employment hub for the region, and therefore attracts people from all over, including the homeless. People travel to Rapid City from all over the world to visit Mount Rushmore and from the rural communities and Indian Reservations in hopes of finding work. Some tourists decide they like the area and want to stay; some encounter financial difficulties and get stranded here. Most arrive in the area with limited resources and without jobs, and do not have funds for rent deposits or utility hook-ups needed to secure permanent housing, so they often reside in local motels or shelters and seek assistance from local agencies and churches.

Once a year, the Black Hills Regional Homeless Coalition conducts a point-in-time count and survey of homeless people in the region, in order to gain more accurate information about the homeless population and their needs. The homeless count attempts to capture people living in motels and doubled up with family and friends in addition to those living in emergency shelters, domestic violence shelters, transitional housing, jail, detox, outside, and in structures not meant for habitation. A count of homeless children in the Rapid City public schools is also maintained.

The Black Hills Regional Homeless Coalition serves as a linking organization to the local communities and service providers ensuring that the region's goals and priorities are considered in the South Dakota State Continuum of Care. The Black Hills Regional Homeless Coalition meets on a monthly basis to discuss the needs of the community and ways to address identified needs. The organizations have formed partnerships and referral systems in an effort to better coordinate the delivery of services and treatment to their mutual clients.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	24	1	100	25	0	0
Persons in Households with Only Children	409	0	400	0	0	0
Persons in Households with Only Adults	255	36	350	0	0	0
Chronically Homeless Individuals	22	0	20	0	0	0
Chronically Homeless Families	1	0	5	0	0	0
Veterans	48	4	45	0	0	0
Unaccompanied Child	0	0	12	0	0	0
Persons with HIV	0	0	5	0	0	0

Table 25 - Homeless Needs Assessment

Data Source Comments:

Years	Once	Twice	Three	Four+	No Response
2011	100	34	21	64	9
2012	77	33	18	66	15

Table 25A - Homeless Survey 2012 - How Many Times Have You Been Homeless in the Last 3 Years?

Population includes Rural Homeless: none

Jurisdiction's Rural Homeless Population

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction

According to the Rapid City 2012 Point in Time Count, approximately 514 men, women and children are experiencing homelessness on a given night. Of these individuals, 146 were in emergency shelters, and 20 were in transitional shelters, and 81 were unsheltered. In addition, 98 were staying in nightly motels, 48 in jail, and 14 in treatment programs. These numbers give just an estimate to the number of people experiencing homelessness throughout the year.

Native Americans make up a disproportionate number of the homeless. In both 2011 and 2012 Native Americans accounted for 51% of the homeless in Rapid City. Whites were the second largest group at 38% in 2011 and 35% in 2012. African Americans made up 3% of 2011 and 4% of 2012 homeless.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The Black Hills Area Homeless Coalition has created a plan, The Journey Home: A Community Partnership to Prevent and End Involuntary Homelessness. Their mission is to end involuntary homelessness by:

- Ensuring that adequate services (housing, social support, education, employment) are available and accessible;
- Reaching out and empowering homeless individuals to use available services to achieve self-sufficiency;
- Increasing the community's understanding and awareness of homelessness at all levels;
- Inspiring individuals, organizations, clubs, and groups to become actively involved in ending homelessness; and
- Creating long-term changes in attitudes and the way homelessness is viewed and addressed in our community/region/state.

Their initial goals are to address:

Housing – Creating an adequate supply of permanent, habitable, affordable housing;

- Incomes – Ensuring that homeless people have incomes to pay for housing and that they achieve living wage jobs to escape the cycle of homelessness; and
- Prevention – Establishing emergency prevention programs.

They have begun work on implementing their plan and have merged with Community Services Connections to better leverage human capital, knowledge and resources through their collaborative work.

	< 1 mo.	1-5 mo	6-9 mo	10-12mo	1-2 yrs	3-5 yrs	6-10 yrs	> 10 yrs.
# of Times	29	49	27	8	40	27	14	14
% Response	13.9%	23.6%	13.0%	3.8%	19.2%	13.0%	6.7%	6.7%

TABLE 26A. Homeless Survey 2012 - How long since your last permanent residence?

2010 Census

Race	2011	2012
White	38%	35%
American Indian	51%	51%
African American	3%	4%
Other	2%	1%
No Response	2%	6%
Ethnicity		
Hispanic	4%	3%

26B. Homeless Survey - Race & Ethnicity

2010 Census

Nature and Extent of Homelessness by Racial and Ethnic Group

There is limited data on number of persons becoming homeless and exiting homelessness each year and the number of days that a person experiences homelessness. The data is not broken down into the categories shown in *Table 21 Homeless Needs Assessment*. However, we conduct annual homeless counts and surveys, and have tracked the number of times a person has been homeless in the past 3 years and how long it has been since they have had permanent housing. *See Tables Above*.

Without more years of statistics on these two particular issues, it is not possible to draw a reliable conclusion, but our data shows an average of 88 people become homeless, using the “once” homeless in 3 years response. It would also appear that the number who became homeless in 2012 may have dropped, while the number of people experiencing multiple incidents of homelessness remained about the same.

The Homeless Survey for 2012 shows that out of 208 respondents 23.6% of the homeless had been homeless for 1-5 months and 19.2% for 1-2 years. It appears that for 13.3% of the respondents homelessness has become “a choice” because they have chosen not to access help, to work, or make changes in their lifestyle (drinking, drugs, taking medications, etc.) in order to access housing and/or employment.

For Victims of Domestic Violence, WAVI shows that the average length of stay is 11 days. The number of clients sheltered increased from 500 in 2009 to 583 in 2011, and then saw a 7.9% drop in 2012 to 540 women and children served.

Nature and Extent of Unsheltered and Sheltered Homelessness, including Rural Homelessness

There is limited data on number of persons becoming and exiting homelessness each year and the number of days that person experience homelessness. The data is not broken down into the categories shown in *Table 21 Homeless Needs Assessment*. However, we conduct annual homeless counts and surveys, and have tracked the number of times a person has been homeless in the past 3 years and how long it has been since they have had permanent housing. See the tables below.

Without more years of statistics on these two particular issues, it is not possible to draw a reliable conclusion, but an average of 88 people become homeless, using the “once” homeless in 3 years response. It would also appear that the number who became homeless in 2012 may have dropped, while the number of people experiencing multiple incidents of homelessness remained about the same.

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For Victims of Domestic Violence, WAVI shows that the average length of stay is 11 days. The number of clients sheltered increased from 500 in 2009 to 583 in 2011, and then saw a 7.9% drop in 2012 to 540 women and children served.

Discussion

The Black Hills Area Homeless Coalition has created a plan, *The Journey Home: A Community Partnership to Prevent and End Involuntary Homelessness*. Their mission is to end involuntary homelessness by:

- Ensuring that adequate services (housing, social support, education, employment) are available and accessible;
- Reaching out and empowering homeless individuals to use available services to achieve self-sufficiency;
- Increasing the community’s understanding and awareness of homelessness at all levels;
- Inspiring individuals, organizations, clubs, and groups to become actively involved in ending homelessness; and
- Creating long-term changes in attitudes and the way homelessness is viewed and addressed in our community/region/state.

Their initial goals are to address:

Housing – Creating an adequate supply of permanent, habitable, affordable housing;

- Incomes – Ensuring that homeless people have incomes to pay for housing and that they achieve living wage jobs to escape the cycle of homelessness; and
- Prevention – Establishing emergency prevention programs.

They have begun work on implementing their plan and have merged with Community Services Connections to better leverage human capital, knowledge and resources through their collaborative work.

Introduction

Non-homeless special needs continue to grow as households struggle to meet increasing costs with minimum wage jobs or fixed incomes.

Rapid City is a tourist area, borders Ellsworth AFB and is a regional health center which makes it an attractive retirement community. The Census American Fact Finder 2010 Demographic Profile Data estimates that 14.5% of the population are 65 year or older. Over the next 10 years an additional 11.5% will turn 65, increasing the elderly population to 26% of the population.

Rapid City conducted a Point-in-Time Homeless Count in January, 2013 that identified 8% of the homeless survey respondents as severely mentally ill and 5.85 % of the homeless respondents said that mental illness was the circumstance that caused their homelessness. Three mental health issues were rated as a concern within the Black Hills 2011 Community Needs Assessment: a lack of suicide prevention services, depression care and treatment service, and stress and anxiety care and treatment, and alcohol and substance abuse was stated as the second largest issue.

In the 2013 Rapid City Homeless Survey alcohol and substance abuse was the number one (22.2%) circumstance causing homelessness. The assessment also identifies drug and alcohol use and abuse as a problem in the schools.

The 2011 South Dakota Youth Risk Behavior Survey Report released in April, 2012 assessed the six priority health-risk behaviors that result in the greatest amount of morbidity, mortality and social problems among youth. Approximately 1,800 students in grades 9-12 were randomly surveyed throughout the state. The priority health-risk behaviors included:

- behaviors that contribute to unintentional injuries and violence;
- tobacco use;
- alcohol and other drug use;
- sexual behaviors that contribute to unintended pregnancy and sexually transmitted diseases (STDs), including human immunodeficiency virus (HIV) infection;
- unhealthy dietary behaviors; and
- physical inactivity.

The survey results showed that bullying was the number one issue, affecting 47% of the respondents and 18% of the respondents had considered suicide in the past year. Almost 25% of the respondents had engaged in episodes of binge drinking, sexual activity that included alcohol or drugs use prior to sexual intercourse, and wrongly believed that smokeless tobacco is safer than cigarettes.

Rapid City has a 580 bed county jail, and a new Minimum Security Prison that can house up to 400 people. There are over 800 persons released from the Pennington County Jail every month.

The state and federal prisons release approximately 50 inmates a month to the Rapid City area. Transition back into the community is challenging for persons with criminal records, no identification, no housing and no job.

The U.S. Census released Poverty Rates for *the American Indian and Alaska Native Alone Population in the 20 Cities Most Populated by this Group, 2007-2011 ACS* on February 20, 2013 showing that 50.9% of the American Indians and Alaska Natives in Rapid City are living in poverty, the highest rate in the country. American Indians and Alaska Natives experience poverty rates more than 10% higher than the national rate of 14.3 percent (27%). American Indians are disproportionately affected in multiple areas that include cost burdens for housing, incarceration, alcohol and substance abuse, suicide, and unemployment.

Characteristics of Special Needs Populations

Elderly & Frail Elderly-

- 20% of elderly are severely cost burdened, paying > 50% of income for housing.
- 38.8% of those 65+ have a disability
- 22.6% ambulatory difficulty
- 8.3% self-care difficulty
- 11.3% independent living difficulty
- 20.4% hearing difficulty
- 12.1% of the elderly affected by either Cognitive or self-care difficulties
- The 2011 ACS does not provide information specific to the frail elderly (requiring assistance with 3+ activities of daily living, such as bathing, walking, and performing light housework)

Mental Illness

- Suicide is the second leading cause of death in S.D. for people 15 to 34 years old, regardless of race or sex.
- Young Native American males die of suicide at 4- 5 times the rate of white males in S.D.
- Age 15-24 death rate is twice as high in S.D. as on average in the U. S.
- 7.31% adults in S.D. had a major depressive episode in the past year.
- 11.16% adults experienced serious psychological distress.
- Individuals had on average 2.41 poor mental health days in the past 30 days.

Persons with Disabilities (Physical and/or Developmental)

The 2011 ACS of Disability Characteristics estimates

- 8,897 (13.4%) residents have a disability with 38.8% being persons over 65.
- women (62.8%) out-number men (37.2%).
- whites (83%) and AI/AN (7.4%) are the largest groups with disabilities.
- the most prevalent disabilities across all age groups include
- cognitive (16%),
- ambulatory (28.4%),
- independent living (16.1%) and
- hearing (26.2%).

Housing and Supportive Service Needs and Determination

1. Owner Occupied and Rental Unit Low-Income Housing Rehabilitation
2. Rental unit handicap accessibility rehabilitation
3. More quality, affordable and single level housing
4. More nursing home beds
5. Assisted living and skilled care for elderly
6. Very Low (0-30% AMI)- and Low-income (30-50% AMI) and Moderate-income (50-80% AMI) Affordable Rental Units
7. Single Resident Occupancy and Efficiency Apartments (0-50% AMI)
8. Homeownership for low and moderate income households
9. Rent gap assistance for permanent housing extremely-low, and low-income households
10. Rent/utility assistance for permanent and transitional housing for the homeless, victims of domestic violence, incarcerated returning to community.
11. Blighted properties
12. Outreach to Native Americans for accessing education, housing and related services
13. Affordable housing for persons/families with HIV/AIDS
14. Transitional Housing for Homeless, Juveniles, Veterans, Victims of Domestic Violence, Reentry from Institutions, Low income people affected by Code Enforcement "Do Not Occupy" orders on substandard housing.
15. Land Trust properties - Permanent affordability for ownership or rental units
16. Rehabilitation for mobile homes
17. Larger units for large and multi-generational households

Housing Needs Determination

The needs have been determined using statistics from the Census, American Community Study, local surveys and needs assessments, sub-grantee accomplishments reports and public comments received throughout the year and Consolidate Plan preparation process.

Supportive Service Needs and Determination

1. Elderly and Disabled In-home based services and general housekeeping
2. Severe Persistent Mental Health Case Management
3. In-patient substance abuse treatment in Rapid City
4. Elderly programs to allow aging in place
5. Assistance for HIV/AIDS persons/families

Supportive Service Needs Determination

The needs have been determined using statistics from the Census, American Community Study, local surveys and needs assessments, sub-grantee accomplishments reports and public comments received throughout the year and Consolidate Plan preparation process.

Public Size and Characteristics of Population with HIV / AIDS

HIV/AIDS & Their Families – HIV/AIDS statistics are reported in the South Dakota 2011 Epidemiological Profile of HIV/AIDS by regions instead of cities due to the low incidence of HIV/AIDS in South Dakota. Rapid City is located in Pennington County, in the Western Region, which is made up of 11 counties. Pennington County has the largest population in the region at 100,948, and the second largest city in the state, Rapid City. The region also includes the most populous Tribal Nation in the state, the Oglala Sioux Tribe located in Shannon County, with a population of 13,586 (US Census 2010, American Fact Finder). From 1985 to 2010 there have been 203 cases of HIV/AIDS reported in the Western Region. As of December 31, 2010, 108 (27%) of living South Dakota HIV/AIDS cases resided in the Western region. Recent cases of HIV/AIDS reported from 2006-2010 in the Western Region total 45, with 16 being female and 29 male. Twenty-six (26) of the people were between 25 and 44 years of age at diagnosis and 14 between 45 and 65 years of age. The remaining 5 cases were less than 2 and older than 65 years old. American Indians, make up a disproportionate percentage of those infected at 57%, with Whites accounting for 19% and Blacks less than 5%. In 2009 only three other states had fewer newly reported HIV cases than South Dakota, making it one of the lowest incidence states in the nation and 319 cumulative AIDS diagnoses by State, the third lowest as of 2009, according to the South Dakota 2011 Epidemiological Profile of HIV/AIDS. In Western S.D. 45% of the people with HIV/AIDS are not in care. People with AIDS are more likely to be in care than individuals with HIV.

Public Facilities

1. Homeless Shelters
2. Senior Wellness Center
3. Senior Centers
4. Youth Centers
5. Neighborhood Community Facilities
6. Parks and Recreational Facilities (new and/or upgrades to existing)
7. Public facilities - General

Need Determination

Many of the local public facilities are in need of updates for safety improvements to bring them up to new code requirements including, but not limited to, fire protection, removal of architectural barriers, handicap accessibility, and energy efficiency improvements.

Need Determination

The needs have been determined using statistics from the Census, American Community Study, local surveys and needs assessments, City planning and development plans, and public comments received throughout the year and Consolidate Plan preparation process.

Public Improvements

1. Water & Sewer line replacements
2. A.D.A. Compliance
3. Energy Efficiency Improvements
4. Fire Sprinkler Systems
5. Street improvements
6. Parking
7. Drainage
8. Sidewalk installations and repairs

Need Determination

Public facilities and infrastructure is aging and is in need of updates, such as failing water and sewer lines, unsafe or lack of sidewalks, and the need to provide energy efficient upgrades to existing buildings.

Need Determination

The needs have been determined using statistics from the Census, American Community Study, local surveys and needs assessments, City planning and development plans, and public comments received throughout the year and Consolidate Plan preparation process.

Public Services

1. Alcohol and Substance Abuse Prevention and Treatment
2. Job Training Programs
3. Mental Health Treatment and Prescription Drug Access
4. Early childhood development programs, education, and affordable child care
5. Truancy & Drop-out Reduction programs
6. At-Risk Youth programs
7. Affordable dental care
8. Legal services for low-income, elderly, victims of domestic violence, fair housing issues, homelessness
9. Child safety programs for bullying, molestation, internet safety, and child abuse
10. Homeless programs
11. Reentry support programs
12. Handicap/Disability Services
13. Senior programs
14. Youth activities, services and counseling
15. Family counseling
16. Transportation assistance for low-income and very-low income people
17. Neighborhood Revitalization
18. Asset and Wealth Building programs
19. Food Programs
20. Financial Education
21. Elder Care Services

Need Determination

The needs have been determined using statistics from the Census, American Community Study, local surveys and needs assessments, sub-grantee accomplishments reports and public comments received throughout the year and Consolidate Plan preparation process.

Economic Development

1. Microenterprise Loan programs for low income business start-up or expansion
2. Individual Deposit Accounts

Need Determination

In order to move people out of poverty it is important to encourage post-secondary education, improved job skills, job training, business development and home ownership.

The needs have been determined using statistics from the Census, American Community Study, local surveys and needs assessments, City planning and development plans, and public comments received throughout the year and Consolidated Plan preparation process.

HOUSING MARKET ANALYSIS

MA-05 OVERVIEW

Housing Market Analysis Overview:

The Housing Market Analysis will provide a baseline for the City to use in measuring progress of the Consolidated Plan over the next five years. It will also help identify the areas where Community Development Block Grant funds and local resources should be directed to address the highest priority needs.

The 2010 American Community Survey 1-Year Report estimates that Rapid City has a total of 31,904 housing units, with 94.3% of them being occupied and 5.7% of them vacant houses.

The housing is primarily 1-unit detached (58.3%) homes and rental units that are fairly evenly 20 or more unit developments (10.3%). Homeowners occupy 57.5% of the housing and renters 42.5%.

From January 1, 2010 to December 31, 2012 the City issued building permits for 5,047 new residential dwelling units consisting of: 3,072 single family units and 1,975 units in multi-family properties of 2 or more.

Median home values have risen 64% and median rent has risen 31% since 2000. There is a need for more affordable housing in all areas of town for low- and very low-income residents. Rental housing currently available is not affordable to the low- and very low-income residents, even though the rents are at fair market rent level. Over 16% of the residents in Rapid City have incomes below the Poverty level. The majority of homeless persons and at-risk-of-homeless households make less than \$1,000 per month and need rent levels to be half of what the fair market rent levels are to not be cost burdened.

The homebuyers market is still slow due to tighter loan underwriting conditions and higher required buyer investment. The downturn in the economy and rising prices for gas, food, and utility bills makes it difficult for lower income people to save the funds needed to purchase a home and difficult for current homeowners to maintain their homes. Currently, there are approximately 70 foreclosures or bankruptcy homes in Rapid City.

Low-wage jobs and high rental rates create a housing cost burden that is putting more households at risk of homelessness.

The Tables below show the wage differences between the minimum wage, poverty wage and a living wage, based on family size and make-up.

2012 Living Wage Calculations - Rapid City, SD

Hourly Wages	1 Adult	1 Adult, 1 Child	1 Adult, 2 Children	1 Adult, 3 Children	2 Adults	2 Adults, 1 Child	2 Adults, 2 Children	2 Adults, 3 Children
Living Wage	\$7.96	\$17.14	\$21.06	\$26.32	\$13.25	\$16.33	\$17.67	\$20.76
Poverty Wage	\$5.21	\$7.00	\$8.80	\$10.60	\$7.00	\$8.80	\$10.60	\$12.40
Minimum Wage	\$7.25	\$7.25	\$7.25	\$7.25	\$7.25	\$7.25	\$7.25	\$7.25

Poverty in America Living Wage Calculator
©2013Dr. Amy K. Glasmeier and the Massachusetts Institute of Technology

Annual Wage Conversion

Annual Wages	1 Adult	1 Adult, 1 Child	1 Adult, 2 Children	1 Adult, 3 Children	2 Adults	2 Adults, 1 Child	2 Adults, 2 Children	2 Adults, 3 Children
Living Wage	\$16,557	\$35,651	\$43,805	\$54,746	\$27,560	\$33,967	\$36,754	\$43,181
Poverty Wage	\$10,837	\$14,560	\$18,304	\$22,048	\$14,560	\$18,304	\$22,048	\$25,792
**Minimum Wage	\$15,080	\$15,080	\$15,080	\$15,080	\$15,080	\$15,080	\$15,080	\$15,080

* Living wage is shown as hourly rate for person working full-time (2080 hours per year); Amount needed increases with number of people in household.
**NOTE: Minimum wage earnings are the same regardless of number of people in household.

***Wages that are less than the living wage are shown shaded grey.

Monthly Expenses	1 Adult	1 Adult, 1 Child	1 Adult, 2 Children	1 Adult, 3 Children	2 Adults	2 Adults, 1 Child	2 Adults, 2 Children	2 Adults, 3 Children
Food	\$242	\$357	\$536	\$749	\$444	\$553	\$713	\$904
Child Care	\$0	\$408	\$679	\$950	\$0	\$0	\$0	\$0
Medical	\$120	\$404	\$425	\$406	\$309	\$400	\$377	\$387
Housing	\$498	\$732	\$732	\$969	\$581	\$732	\$732	\$969
Transportation	\$306	\$595	\$686	\$736	\$595	\$686	\$736	\$748
Other	\$65	\$155	\$200	\$262	\$120	\$155	\$176	\$204
Required monthly income after taxes	\$1,231	\$2,651	\$3,258	\$4,072	\$2,049	\$2,526	\$2,734	\$3,212
Required annual income after taxes	\$14,772	\$31,812	\$39,096	\$48,864	\$24,588	\$30,312	\$32,808	\$38,544
Annual taxes	\$1,779	\$3,841	\$4,705	\$5,891	\$2,969	\$3,657	\$3,946	\$4,641
Required annual income before taxes	\$16,551	\$35,653	\$43,801	\$54,755	\$27,557	\$33,969	\$36,754	\$43,185

Poverty in America Living Wage Calculator
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Annual Wage Conversion

Annual Wages	1 Adult	1 Adult, 1 Child	1 Adult, 2 Children	1 Adult, 3 Children	2 Adults	2 Adults, 1 Child	2 Adults, 2 Children	2 Adults, 3 Children
Living Wage	\$16,557	\$35,651	\$43,805	\$54,746	\$27,560	\$33,967	\$36,754	\$43,181
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**Minimum Wage	\$15,080	\$15,080	\$15,080	\$15,080	\$15,080	\$15,080	\$15,080	\$15,080

* Living wage is shown as hourly rate for person working full-time (2080 hours per year); Amount needed increases with number of people in household.
 **NOTE: Minimum wage earnings are the same regardless of number of people in household.
 ***Wages that are less than the living wage are shown shaded grey.

Typical Hourly Wages - Rapid City, SD		
Occupational Area	Typical Hourly Wage	Annual Wage
Management	\$35.80	
Business and Financial Operations	\$23.70	
Computer and Mathematical	\$24.45	
Architecture and Engineering	\$25.57	
Life, Physical and social Science	\$20.97	
Community and Social Services	\$16.52	\$34,361
Legal	\$25.37	
Education, Training and Library	\$17.12	\$35,609
Arts, Design, Entertainment, Sports and Media	\$14.54	\$30,243
Healthcare Practitioner and Technical	\$22.88	
Healthcare Support	\$11.27	\$23,441
Protective Service	\$15.84	\$32,947
Food Preparation and Serving Related	\$8.69	\$18,075
Building and Grounds Cleaning and maintenance	\$10.10	\$21,008
Personal care and Services	\$9.88	\$20,550
Sales and Related	\$10.87	\$22,609
Office and Administrative Support	\$12.18	\$25,334
Farming, Fishing and Forestry	\$11.91	\$24,772
Construction and Extraction	\$14.83	\$30,846
Installation, Maintenance and Repair	\$17.21	
Production	\$13.51	\$28,100
Transportation and Material Moving	\$12.43	\$25,854

*These are the typical hourly rates for various professions in this location. Wages that are below the living wage one adult supporting one child are shaded/in red.
 ©Poverty in America Living Wage Calculator
 2013 Dr. Amy K. Glasmeier and the Massachusetts Institute of Technology

Table 27 – 2012 Living Wage Calculations – Rapid City, SD

Introduction

The population of Rapid City is 67,956, per the 2010 Census, and is comprised of 29,675 households. The total number of housing units reported for Rapid City varies widely between the 2010 Census (30,254), the 2010 American Community Survey – 1 Year Estimates (31,904), the 2005-2009 ACS Data report (37,761), and the 2007-2011 American Community Survey 5-Year Estimates (29,675) due to the estimate methods used.

The 2007-2011 ACS 5 Year Estimates numbers more closely reflect the total number of housing units that match the 2000 Census number plus the new construction units built from 2000 to 2012. The All Residential Properties by Number of Units table shown below reflects the Rapid City housing totals as of December 31, 2011.

The 2011 American Community Survey 5-Year Estimates of 29,675 total housing units represent an 18.1% increase since 2000. The housing stock in Rapid City is predominately single-family units (63.4%), with a fairly equal mix of 2-4 unit, 5-19 unit and 20+ unit complexes. Mobile homes make up a little over 5% of the housing inventory.

According to the 2007-2011 ACS 5 Year Estimate a little over half of the households (52.6%) own their own homes. Low interest mortgage rates and homebuyer assistance programs helped more people attain homeownership, which often provided a lower monthly payment than renting.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,473	59%
1-unit, attached structure	1,340	5%
2-4 units	3,020	10%
5-19 units	2,776	9%
20 or more units	3,318	11%
Mobile Home, boat, RV, van, etc	1,748	6%
Total	29,675	100%

Table 28 – Residential Properties by Unit Number

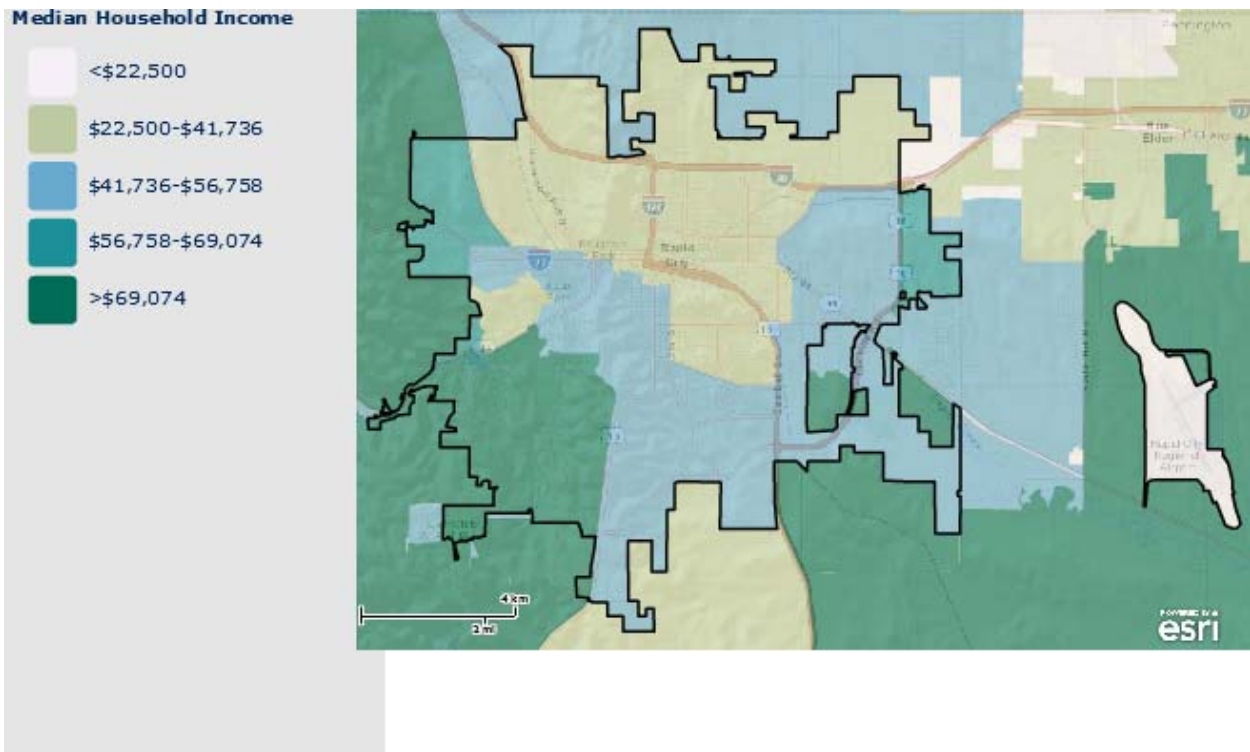
Alternate Data Source Name:
2007-2011 American Community Survey 5-Yr Estimates
Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	533	5%
1 bedroom	221	1%	2,530	24%
2 bedrooms	3,729	24%	4,587	44%
3 or more bedrooms	11,661	75%	2,863	27%
Total	15,611	100%	10,513	100%

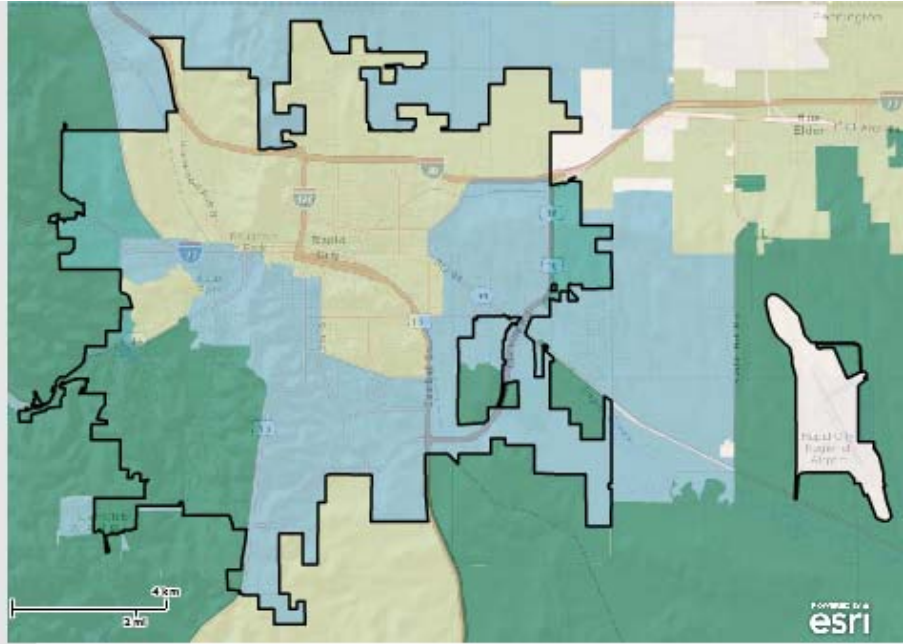
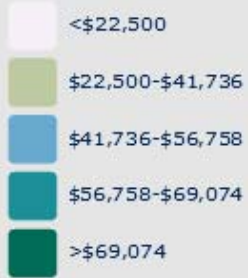
Table 29 - Unit Size by Tenure

Data 2005-2009 ACS Data
Source:



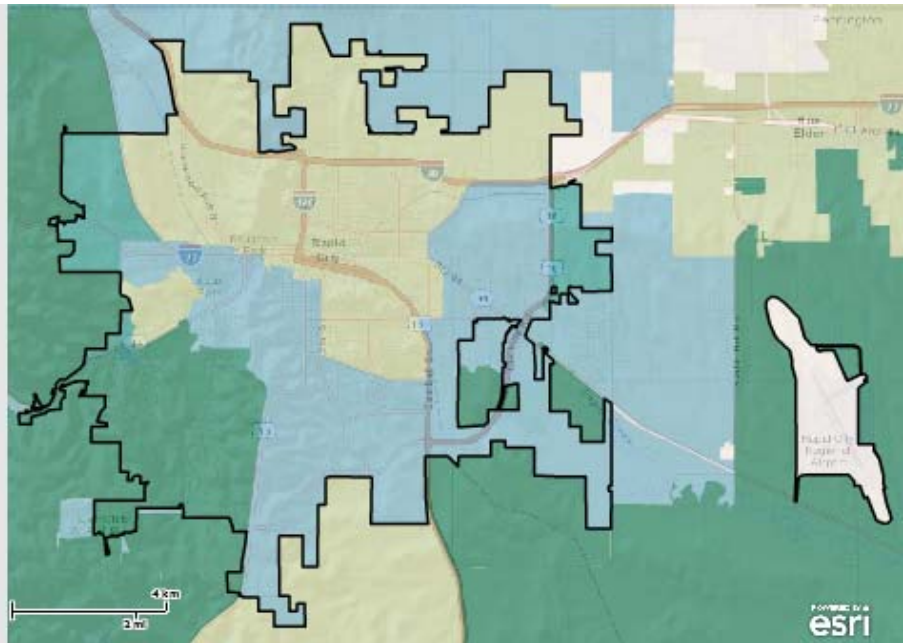
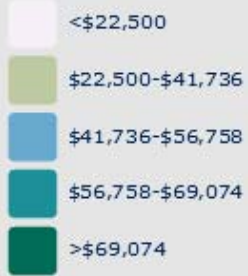
Percent Renter Occupied Housing - Rapid City

Median Household Income



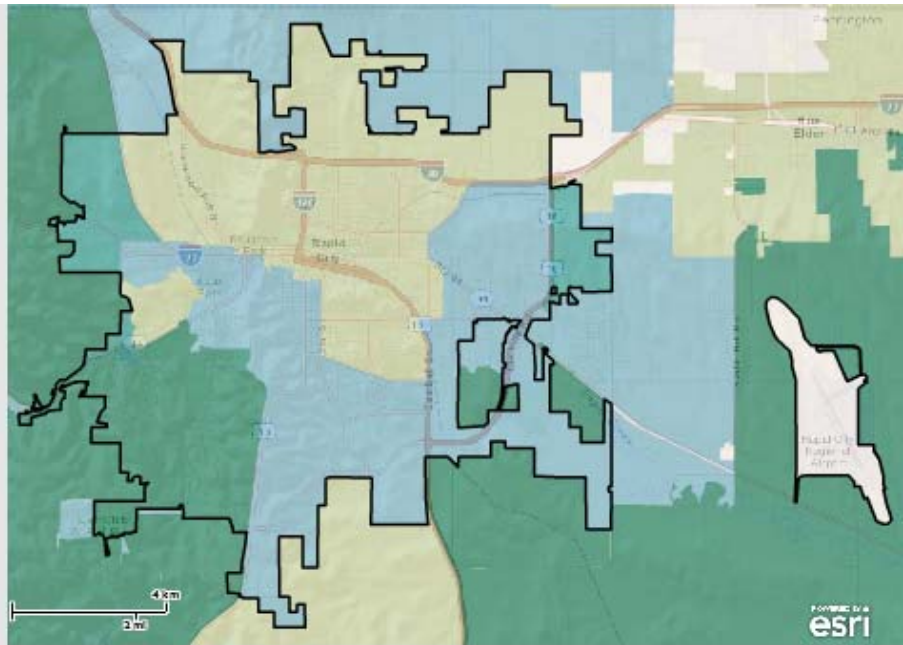
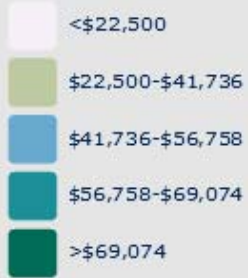
Percent Owner Occupied Housing - Rapid City

Median Household Income



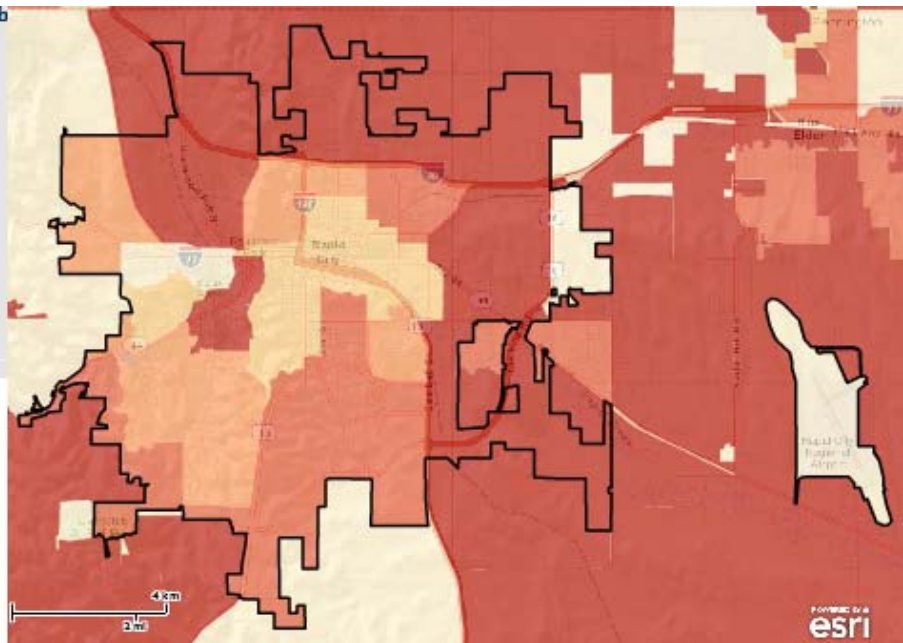
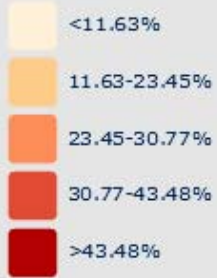
Vacancy Rate - Rapid City

Median Household Income



Median Household Income - Rapid City

% Renter units with 3 or more b



Percent Renter Units with 3+ Bedrooms

Property	Address	Type	Total Apts.	2 bdr	USDA Rental Assistance #Units	HUD Units
Meadow Ridge Apts.	5636 Meadow Ridge Dr.	Family	24	24	17	0

Table 29A - USDA Section 515 Properties

Property Name	Address	Expiration Date	# Assisted Units	Total # Apts.	# Efficiency Units	# 1 BR	# 2 BR	# 3 BR	# 4 BR
West Park	1018 11TH St	05/31/13	80	80	0	80	0	0	0
Churchill Apartments	304 Kinney Ave.	04/30/14	35	50	0	9	20	6	0
Northern Heights Explorer	906 Explorer St	07/31/14	48	96	24	24	0	0	0
Northern Heights Explorer	906 Explorer St	07/31/14	48	96	24	24	0	0	0
Cedar Ridge Townhomes	4302 Cedar Ridge Pl	07/31/14	55	68	0	10	33	12	0
Denver Terrace Apartments	110 Denver St	07/31/14	34	34	10	24	0	0	0
I-90 Pleasant Hill Village	1714 N Seventh St	05/31/15	15	48	0	0	12	3	0
I-90 Pleasant Hill Village	1714 N Seventh St	07/31/15	19	48	0	0	10	9	0
Totals			334	520	58	171	75	30	0
April 2012 National Housing Trust									

Table 29B - Section 8 Contracts Expiring 2013-2017

5 Year Comparison of Rapid City, SD HUD Metro FMR Area

Number and Targeting of Units

The largest minority population in Rapid City is American Indian/Alaska Native, making up 11.7% of the population, and they are the most disproportionately affected in many of the housing, needs, and cost burden categories.

North Rapid, Robbinsdale, and Sioux Park/Old Canyon Lake areas have the older housing stock that is in need of rehabilitation and the highest percentages of people suffering from housing cost burdens. North Rapid also has the highest populations of American Indians/Alaska Natives, very low- and low-income households, housing cost burden and people living below the poverty level. There are very few developable lots left in the North Rapid area south of I-90 due to the Haines Ave. Floodway. The area is however a high priority area for neighborhood revitalization.

Units Expected to be lost from Inventory

Approximately 10 privately owned units may be lost due to demolition of substandard and/or abandoned homes over the next 5 years.

Estimate that 25 substandard mobile homes will be demolished over the next 5 years.

Estimate that 10 homes will be lost to fire and not rebuilt over the next 5 years.

Does the availability of housing units meet the needs of the population?

No. Although there are enough housing units available to meet the needs of the City there are not enough housing units affordable to those in the extremely low- and very low- income ranges for individuals, families with children, large low-income families, and families with disabilities. There are also shortages in the types of homes needed, such as efficiencies, 1-bedrooms and 2-bedrooms. Two bedroom apartments of public housing have the greatest demand and largest waiting list at 1,009 (54%). Three bedroom apartments have the second largest waiting list at 487 (26%).

Need for Specific Types of Housing

The following types of housing have been identified as high priority needs:

Affordable efficiency and one bedroom rental apartments are needed for single persons and couples without children in the 0-30% AMI and 31-50% AMI income ranges.

- 158 homeless households without children were identified during the homeless point in time count in January 2013.
- 22 additional chronically homeless individuals were identified in the 2013 homeless count.

Additional 2-bedroom (1,009) and 3-bedroom (487) public housing rental units are needed to meet the needs of people on the waiting lists.

Ranch style homes with no steps for elderly and handicapped are needed.

- The public housing wait list for elderly is 98 and 361 for families with disabilities.
- The Section 8 wait list is 70 for elderly units and 300 for families with disabilities.

Single family Land Trust and Habitat for Humanity homes for low and moderate income homeownership to ensure permanent affordability

Smaller square footage homes and lots to bring housing costs down to an affordable rate for low- and very low-income households.

Replacement housing for substandard mobile homes.

Increase supply of 3+ bedroom homes affordable to low-income families.

Discussion

While there are an adequate number of housing units to house the number of households in the community, the rental cost and purchase cost are outside the reach of persons making minimum wage and even those making above minimum wage. Gap assistance is needed for the immediate housing needs; however for long term stability there needs to be job training, job skill or higher education in order to increase earning power to a livable wage. HUD Section VIII vouchers have a waiting list of over 2 years and the average apartment turnover rate is between 2-4 years. Federal funding cuts are likely to reduce the number of vouchers and add to the waiting time for one to become available.

Introduction

Median home values have risen 64% and median rent has risen 31% since 2000. There is a need for more affordable housing in all areas of town for low- and very low-income residents. Rental housing currently available is not affordable to the low- and very low-income residents, even though the rents are at fair market rent level. The majority of homeless persons and at-risk-of-homeless households make less than \$1,000 per month and need rent levels to be half of what the fair market rent levels are to not be cost burdened. Starter-home residential lot prices have increased from \$17,000 to \$35,000 over the past 10 years, a 105% increase, making starter home prices out of reach for most moderate income households.

More than 1,600 homes have been sold in the past two years with an average sale price \$180,000.

Cost of Housing

	2000 Census (Base Year)	2006-2010 ACS (Most Recent Year)	% Change
Median Home Value	85,500	150,100	76%
Median Contract Rent	436	571	31%

Table 30 – Cost of Housing

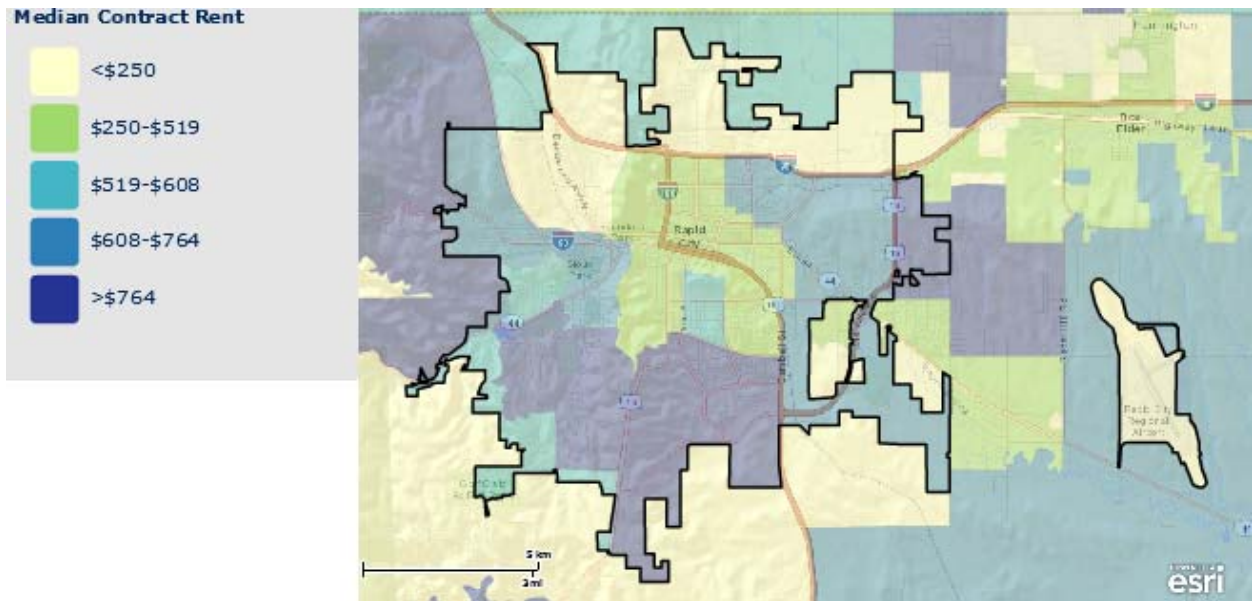
Alternate Data Source Name:
2006-2010 ACS
Data Source Comments:

Rent Paid	Number	%
Less than \$500	4,475	42.6%
\$500-999	5,387	51.2%
\$1,000-1,499	452	4.3%
\$1,500-1,999	103	1.0%
\$2,000 or more	96	0.9%
Total	10,513	100.0%

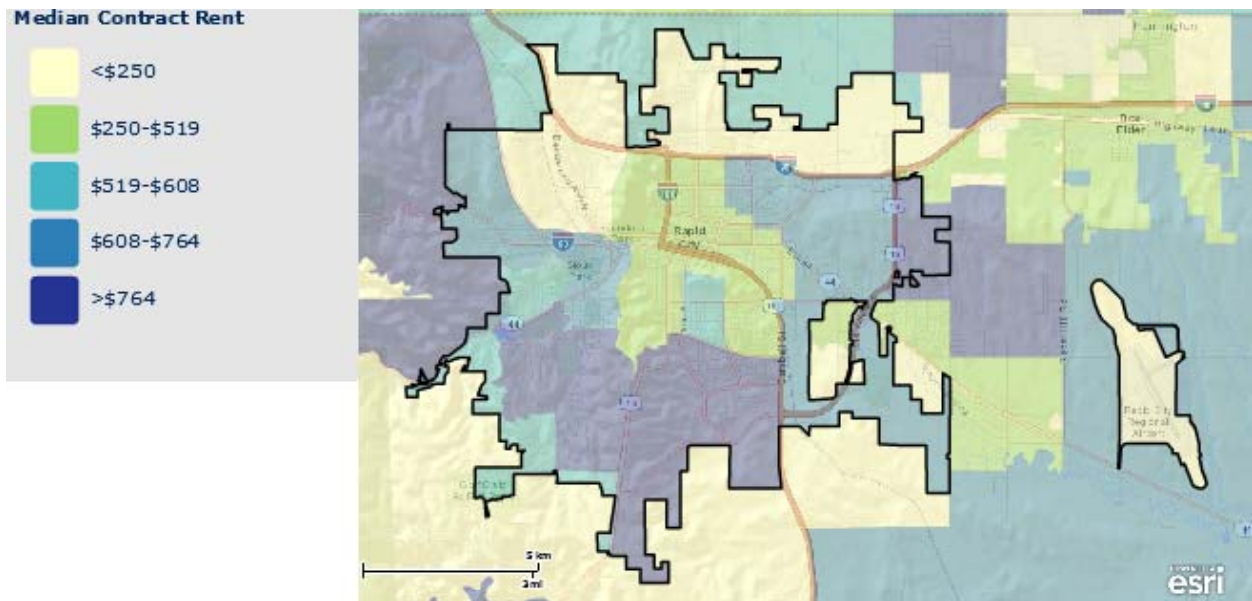
Table 31 - Rent Paid

2005-2009 ACS Data

Data Source:



Median Home Value - Rapid City

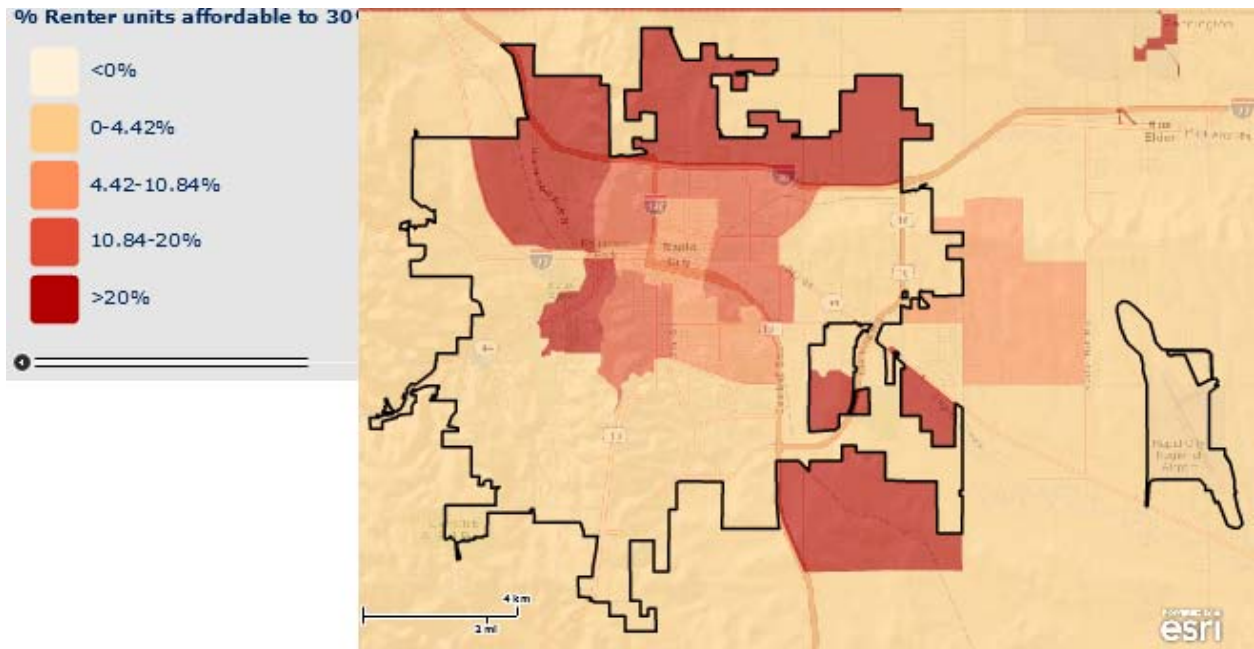


Median Contract Rent - Rapid City

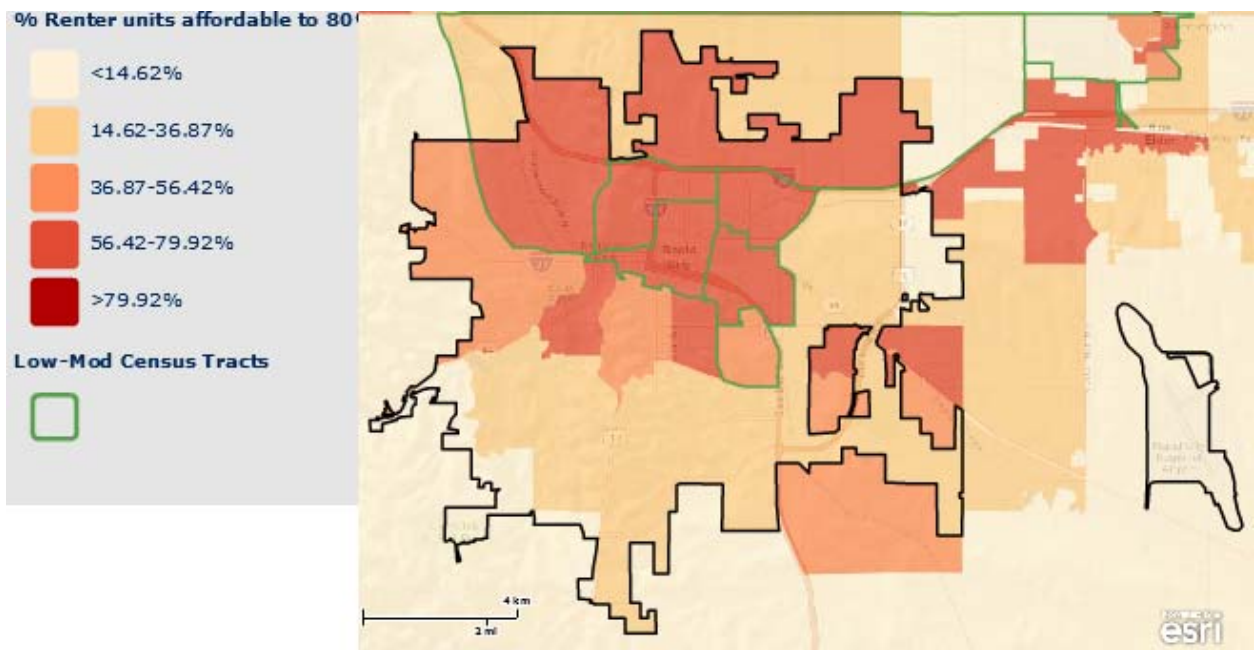
Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,055	No Data
50% HAMFI	2,950	830
80% HAMFI	5,970	2,090
100% HAMFI	No Data	4,080
Total	9,975	7,000

Table 32 - Housing Affordability



Percent Renter Units Affordable to 30% AMI



Percent Renter Units Affordable to 80% AMI

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	493	583	779	1,052	1,380
High HOME Rent	507	593	745	941	1,014
Low HOME Rent	507	545	653	755	842

Table 33 - Monthly Rent

Data Source Comments: For all HOME projects, the maximum allowable rent is the HUD calculated high HOME Rent Limit and/or Low HOME Rent Limit.

Rent Affordability

Rapid City HUD Metro FMR Area is comprised of the following counties: Pennington County, South Dakota.

All information here applies to the entirety of the Rapid City, SD HUD Metro FMR Area.

For a family to access a two bedroom apartment at the affordable rate of 30% of their gross income, they would need an income of \$2,597 per month, or \$31,160 per year. This would require a job that pays \$14.98 per hour

For a large family to access a 4 bedroom apartment at 30% of their gross income (to be affordable) a family would need a monthly income of at least \$4,600 or an annual salary of \$55,200. For a 2 working member household, each working full time on minimum wage jobs, (\$15,080 x 2) \$30,160 annual income, there is a \$25,040 annual shortfall for affordability. They would have to spend 55% of their income for housing.

Type of Rent	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom
Median Market Rent	\$363	\$627	\$705	\$840
Fair Market Rent	\$493	\$583	\$779	\$1,052
HOME High Rent	\$507	\$593	\$745	\$941
HOME Low Rent	\$507	\$545	\$653	\$755

Table 33A - Rent Comparison - Median Market/Fair Market/HOME Rents

YEAR	0 BR	1BR	2BR	3BR	4BR
2008	\$507	\$592	\$745	\$986	\$1,014
2009	\$492	\$573	\$722	\$956	\$983
2010	\$498	\$581	\$732	\$969	\$996
2011	\$507	\$592	\$745	\$986	\$1,014
2012	\$445	\$519	\$654	\$866	\$890
2013	\$491	\$632	\$783	\$1,073	\$1,195

Table 33B - 5 Year Comparison of Rapid City, SD HUD Metro FMR Area

Availability of Sufficient Housing

The 2010 Census shows Rapid City with a population of 67,956 people and sufficient housing stock of 30,254 units, with 28,586 of them occupied by 65,485 residents. That leaves 1,668 units not occupied. The units may be vacant pending sale, rent, or because they are being foreclosed, going through bankruptcy, abandoned, or not suitable for habitation due to substandard conditions. It is not possible to know the household make-up of the remaining un-housed 2,471 people. We do know that at any given time we have at least 400 homeless people of which over 200 of them are single individuals or adult only households. Additionally, we have estimated that there are over 300 people who rent rooms in motels on a nightly basis and an undetermined number who are doubled-up with family and friends who can't afford their own permanent housing, in most cases, due to affordability issues.

Expected Change of Housing Affordability

Housing costs are expected to continue climbing as our housing market recovers from the 2008 housing crisis. Housing in our area did not see the severe home foreclosure numbers or sustained value losses of other parts of the country, and has been slowly recovering since August, 2011. The median list price for homes dropped from \$178,900 in December 2008 to a low of \$159,900 in August 2011, and then began climbing up to the mid- to high-\$160,000's where it has remained, fluctuating slightly, since early 2012.

Homes in these price ranges remain unaffordable and out of reach for those in moderate and low income ranges. Increasing sale prices will affect not only the budgets of homeowners, but also renters as those costs are passed on. Those with the greatest cost burdens (residents making less than 50% of the Area Median Income) will have to spend even more to find safe, decent housing. Building costs for new units, for homeownership and rentals, are also expected to rise as the demand for materials continues to increase with all the national disasters that continue to affect areas around the country.

Fair Market Rents have continued to rise each year except for a small drop in 2009 and a more significant drop in 2012. The increase in 2013 was significant and brought most rents up to the highest rates in the six year period. *(See Table Above.)*

Rent Comparison

The Rent Comparison Table above shows that the Area Median rent is lower than the Fair Market rent, except for 2-bedrooms, which are in higher demand than the other size units. HOME Low rent rates are higher for efficiency apartments than either the Area Median or Fair Market rents, but are lower in the 1-to-3-bedroom units.

We will need to subsidize cost of units in order to get rents down to the level of the very-low-income person not able to access Section 8 or public housing.

Discussion

It is apparent from the rental rate comparisons that 2 and 3 bedroom rental costs are not affordable for single persons with children making minimum wage, who can only afford a payment of \$377 (at 30% of gross income). Even paying 50% of their gross income, they would only be able to afford \$628 per month, still short of the rent for a HOME Low rate.

Introduction

The condition of housing stock is evaluated on the basis of several different housing problems that will adversely affect the stability and safety of people living in Rapid City. Housing problems evaluated include substandard conditions (lack of complete plumbing or kitchen facilities), overcrowding (1.01-1.5 people per room), severe overcrowding (>1.51 people per room), cost burdens paying rent or mortgage payments at a rate greater than 30% of gross income or severe cost burden paying more than 50% of gross income, and having zero or negative income. Aging housing stock is also a concern. Deterioration of housing stock not only affects the structure itself, reducing its economic obsolescence, it can also have an adverse effect on the surrounding homes and neighborhood. Rundown homes and deferred maintenance have been associated with blight, higher crime rates, and lower housing values. Older housing also raises concerns about lead based paint health and safety issues.

Definitions

Housing Problems are defined, for purposes of this analysis as: Substandard Housing - Lacking complete plumbing or kitchen facilities; Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing); Overcrowded - With 1.01-1.5 people per room (and none of the above problems); Housing cost burden greater than 30% of income (and none of the above problems); Housing cost burden greater than 50% of income (and none of the above problems); Zero/negative Income (and none of the above problems).

Housing cost burden issues affect 50.2% of all households in Rapid City; with 40.2% of those cost burdened paying over 50% of their income for housing.

Sixty-two percent (62%) of the city's housing stock was built prior to 1979 and therefore potentially contains lead-based paint.

Homes built prior to 1940 have been found to contain up to three times as much lead based paint, and make up 11.2% of the housing stock. Most homes start requiring repair and replacement of major household systems between 30 and 40 years of age. The major systems typically are very expensive and the low-to-moderate income households, who are already cost burdened struggle to maintain their homes.

Lead is a powerful toxin that attacks the central nervous system and is particularly damaging to the brain, vital organs, blood, and developing nervous systems of young children under 7 years of age. High lead levels in the blood can result in behavioral problems, learning disabilities, seizures, and even death. Additional effects include reductions in intelligence and short-term memory, slower reaction times and poor hand-eye coordination. Some symptoms may include headaches, stomach aches, nausea, tiredness, and irritability; however children with lead poisoning may show no symptoms. Children may become lead poisoned by putting their hands or other lead contaminated-objects into their mouths, eating paint chips found in homes with peeling or flaking lead-based paint, or playing in lead-contaminated soil.

HUD *Guidelines* 2012 classifies a home as having a lead-based paint hazard if the measured lead concentration on any painted surface of 1.0 mg/cm², or greater. The likelihood of lead-based paint hazards or lead-based paint (whether hazardous or not) being present in a dwelling is closely associated with the age

of the structure. Only 8 percent of housing units built between 1960 and 1977 in the United States are estimated to have “significant” lead-based paint hazards, compared to 68 percent for units built before 1940 (Table 5.1). The report also states that while a majority of pre-1980 homes have lead-based paint, pre-1940 units have, on average approximately three times as much lead-based paint as units built between 1960 and 1979.

Rapid City’s housing stock can be classified as middle aged with the 2005-2009 ACS reports that 62% of the existing housing stock in Rapid City was built prior to 1979 and is now over thirty-four years old or approaching it and now requires repair and updating, which presents the high potential for disturbance of lead based paint. Thirty-eight point five (38.5) percent of the structures were built prior to 1960. Homes built before 1940 have three times as much lead-based paint and make up 11.2% of the housing stock.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,296	21%	4,231	40%
With two selected Conditions	84	1%	218	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,231	78%	6,064	58%
Total	15,611	100%	10,513	100%

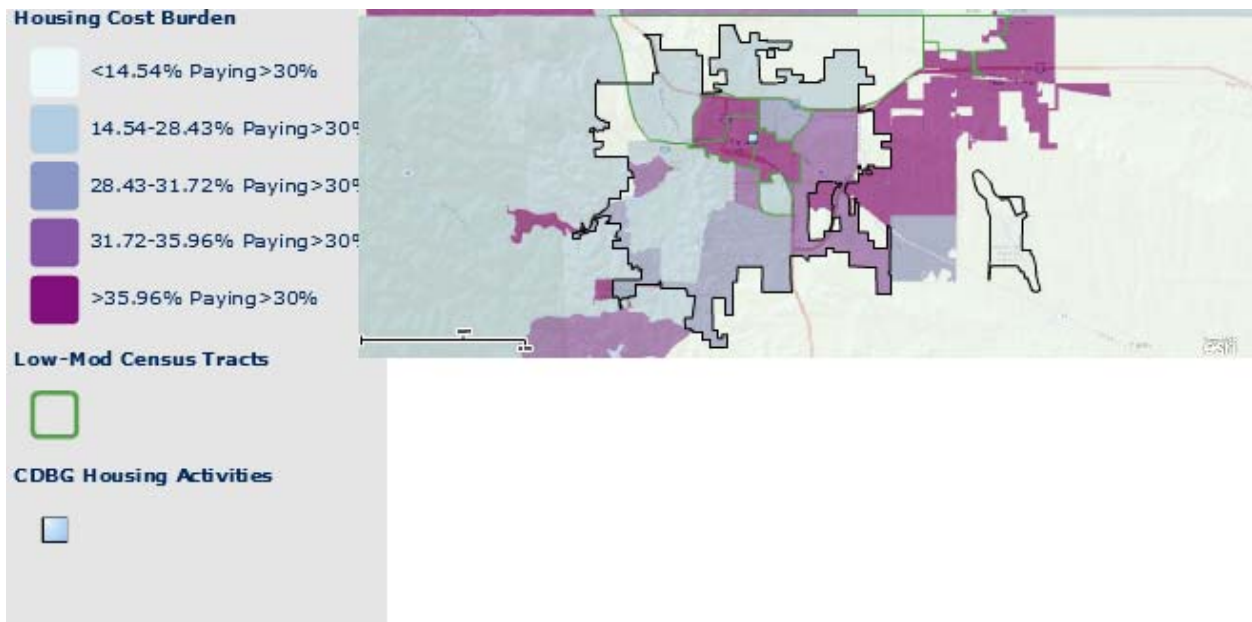
Table 34 - Condition of Units

Data Source: 2005-2009 ACS Data

Number of occupied housing units by tenure and presence of selected housing conditions*	Owner	Pct	Renter	Pct	Total	Pct
None of the selected housing conditions	4,177	76.18	2,784	55.90	6,961	66.53
1 selected conditions	1,284	23.42	2,122	42.61	3,406	32.55
2 selected conditions	22	0.40	74	1.49	96	0.92
3 selected conditions	0	0	0	0	0	0
4 selected conditions	0	0	0	0	0	0
Total	5,483	52.40	4,980	47.60	10,463	

*Selected housing conditions = (1. lacks complete plumbing facilities, 2. lacks complete kitchen facilities, 3. housing costs greater than 30% of household income 4. more than one person per room) 2005-09 ACS

Table 34A - Housing Built Prior to 1980 - Number of occupied housing units by tenure and presence of selected housing conditions



Cost Burdened Households

Cost Burden > 30% (renter)	0-30% AMI	30-50% AMI	50-80% AMI	All Households
Small Related	304	340	140	784
Large Related	0	10	0	10
Elderly	174	84	69	331
Other	540	284	150	974
Total Households by Income	1,335	1,105	N/A	4,980
2005-09 CHAS				

Table 34B - Housing Built Prior to 1980 - Cost Burden > 30% (renter)

Cost Burden > 30% (owner)	0-30% AMI	30-50% AMI	50-80% AMI	All Households
Small Related	15	0	149	389
Large Related	20	50	4	164
Elderly	80	70	35	309
Other	85	65	79	379
Total Households by Income	240	309	760	5,485
2005-09 CHAS				

Table 34C - Housing Built Prior to 1980 - Cost Burden > 30% (owner)

Cost Burden > 50% (renter)	0-30% AMI	30-50% AMI	50-80% AMI	All Households
Small Related	304	160	0	464
Large Related	0	0	0	0
Elderly	109	50	4	163
Other	395	99	0	494
Total Households by Income	1,335	1,105	N/A	4,980
2005-09 CHAS				

Table 34D - Housing Built Prior to 1980 - Cost Burden > 50% (renter)

Cost Burden > 50% (owner)	0-30% AMI	30-50% AMI	50-80% AMI	All Households
Small Related	15	0	44	99
Large Related	0	50	0	50
Elderly	45	10	10	69
Other	85	55	4	194
Total Households by Income	240	309	760	5,485
2005-09 CHAS				

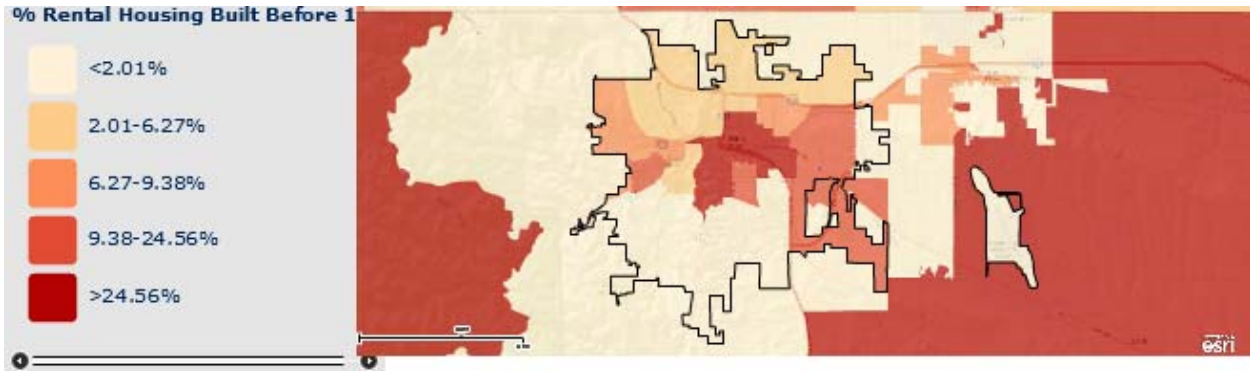
Table 34E - Housing Built Prior to 1980 - Cost Burden > 50% (owner)

Year Unit Built

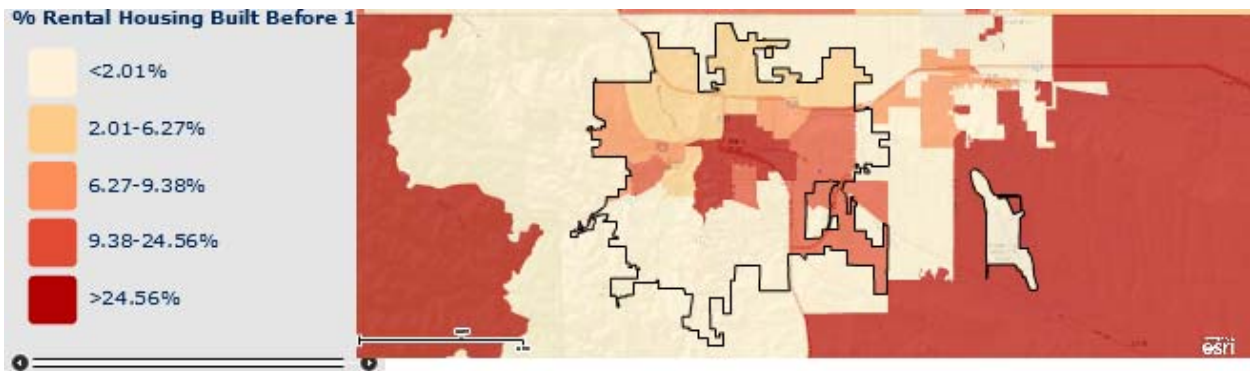
Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,714	11%	1,019	10%
1980-1999	3,619	23%	2,943	28%
1950-1979	8,397	54%	4,805	46%
Before 1950	1,881	12%	1,746	17%
Total	15,611	100%	10,513	101%

Table 35 - Year Unit Built

Data Source: 2005-2009 CHAS



Percent Rental Housing Built Before 1949



Percent Rental Housing Built Before 1980

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	10,278	66%	6,551	62%
Housing Units build before 1980 with children present	2,765	18%	1,275	

Table 36 - Risk of Lead-Based Paint

Data Source: 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	120	20	140
Abandoned Vacant Units	25	10	35
REO Properties	15	5	20
Abandoned REO Properties	10	5	15

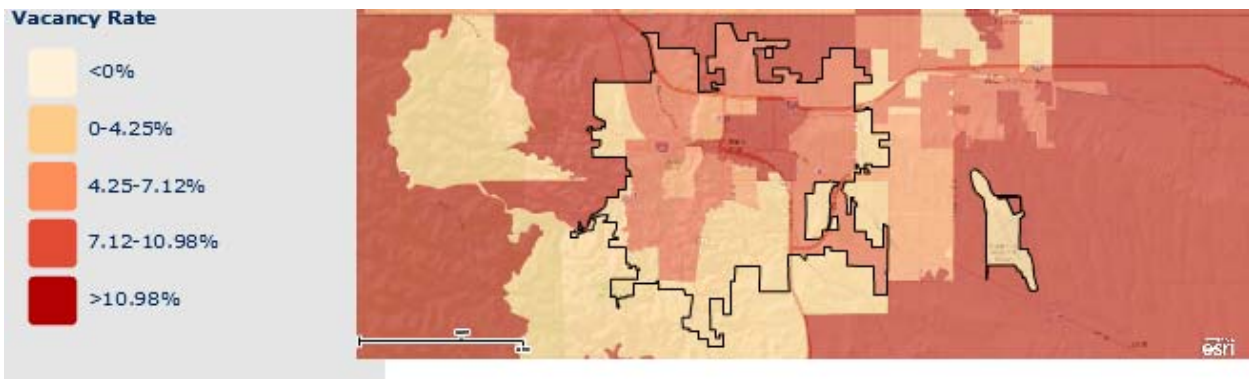
Table 37 - Vacant Units

Alternate Data Source Name:

Vacant Units

Data Source Comments:

MLS Data only shows how many units, not condition. Estimates made based on Code Enforcement estimates for not suitable for rehabilitation. It is estimated that approximately 17 of the homes are HUD homes and 15 of the homes are bank owned.



Vacancy Rate

Need for Owner and Rental Rehabilitation

According to the 2005-2009 ACS over 60% of all housing is over 33 years old, built prior to 1980. Homes over 40 years old are considered to have reached economic obsolescence, and will require major system and component updates, that typically are high cost items that become deferred maintenance. Deferred maintenance can become blight that adversely affects neighborhoods. There are over 16,000 homes that were built prior to 1980. Additionally, in the older areas of town water lines and sewer lines are starting to fail and will need to be replaced.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Homes built prior to 1980 are at risk of containing lead-based paint. Homes built prior to 1949 have the risk of containing a higher percentage of lead in the paint, as much as three times higher. Lead has been shown to be particularly dangerous for children under 6 years of age and pregnant women. Of the households built prior to 1980, 2,765 owner-occupied and 1,275 renter-occupied homes are estimated to have children in the homes.

Discussion

The City is putting a high priority on addressing substandard, abandoned, vacant, and blighted homes in the community. However, it is not a simple issue to address because of legal requirements for “due process,” which can be a long, drawn out process. Abandoned homes attract vagrants, criminal activity and can affect market values of homes in the vicinity.

The primary area of town where over 72% of the housing was built prior to 1980 includes the area bordered on the south by St. Patrick St., the north by Anamosa, the west by Canyon Lake Drive, and the east by Cambell St. Emphasis will be placed on addressing these areas.

Lead-based paint is a serious issue that may affect over half of the housing units in the community, but it is costly to abate. Encapsulation with non-lead based paint has minimized exposure, but it remains an issue that is especially critical for households with children under six and pregnant women. Current funding makes it impossible to fund projects requiring lead abatement, as tenant relocation is required for the duration of the project.

Cost burdens remain the most critical issue to address and the most difficult because it affects half of the residents in the community.

Introduction

Pennington County Housing and Redevelopment Commission manages 500 public housing units, of which 462 are located within the city limits of Rapid City in addition to 1,329 Section 8 vouchers and 25 Shelter Plus Care scattered site permanent housing units for dually diagnosed homeless people. In addition to performing routine maintenance, the Pennington County Housing and Redevelopment Commission continues to make capital improvements to its buildings and grounds using Capital Fund Program funds provided by HUD.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			500	1,329			95	0	150
# of accessible units			32						
# of FSS participants									
# of FSS completions									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 38 - Total Number of Units by Program Type

Alternate Data Source Name:
Public Housing Units Wait List 10/09/2012

Number of occupied housing units by tenure and presence of selected housing conditions*	Owner	Pct	Renter	Pct	Total	Pct
None of the selected housing conditions	12,231	78.35	6,064	57.68	18,295	70.03
1 selected conditions	3,296	21.11	4,231	40.25	7,527	28.81
2 selected conditions	84	0.54	218	2.07	302	1.16
3 selected conditions	0	0	0	0	0	0
4 selected conditions	0	0	0	0	0	0
Total	15,611	59.76	10,513	40.24	26,124	
*Selected housing conditions = (1. lacks complete plumbing facilities, 2. lacks complete kitchen facilities, 3. housing costs greater than 30% of household income 4. more than one person per room) 2005-09 ACS						

Table 38A - For Rapid City (Place) - Number of occupied housing units by tenure and presence of selected housing conditions

Supply of Public Housing Development

Pennington County Housing and Redevelopment Commission has 4 public housing developments, consisting of 258 Elderly units, 37 Family units for developmentally disabled, and an additional 167 single family scattered site homes.

PCHRC also has 2 HOME funds projects that provide 39 family units and a Low Income Housing Tax Credit project that provides 60 additional Elderly units.

The units are well maintained. PCHRC sets a five year plan for regular maintenance and capital improvement projects.

Public Housing Condition

Public Housing Development	Average Inspection Score
AMP SD045000011 (Elderly/Disabled Units)	REAC Score 90c
AMP SD045000016 (Family Units)	REAC Score 84c

Table 39 - Public Housing Condition

Restoration and Revitalization Needs

In addition to performing routine maintenance, the Pennington County Housing and Redevelopment Commission Continues to make capital improvements to its buildings and grounds using Capital Fund Program funds provided by HUD. Rehabilitation to the various units will include for:

High-rises: exterior painting and Section 504 accessibility upgrades; Parking lot and plumbing upgrades, flooring in common areas;

Scattered Sites: Furnaces, central air conditioning; window blinds;

Edwards Manor: Parking lot lighting upgrades

Strategy of Improving the Living Environment of low- and moderate Income Families

The PCHRC implements and coordinates various programs and services to benefit families, including the elderly. To encourage public housing residents to become more involved in management PCHRC has established an authority-wide Resident Advisory Board. The Resident Advisory Board assists and makes recommendations to the PCHRC in both long range strategic planning and implementation of many policies and procedures specified in the Agency Plan. Additionally, a public housing resident is a member of the public housing authority governing board, which further provides resident input into management. The PCHRC works closely with local law enforcement agencies to provide crime prevention activities at the public housing developments in Rapid City.

Introduction

Rapid City has available emergency shelter services for individuals and families through the Cornerstone Rescue Mission and Working Against Violence, Inc.

Cornerstone Rescue Mission manages three emergency shelters for the homeless:

- Cornerstone Rescue Men's Mission for homeless men;
- Cornerstone Women and Children's Home for women and children; and
- The Veterans Shelter

In addition, Cornerstone provides affordable child care through their Dear One's Day Care center, clothing and housing vouchers through their Cornerstone Thrift Store and permanent supportive housing in 24 apartments at the Cornerstone Apartments.

Working Against Violence, Inc. provides emergency shelter to victims of domestic violence along with counseling and supportive services, advocacy and community education.

The missions provide the homeless with a safe, warm place to sleep, food and case management to connect them to the supportive services they need. The missions provide on-site medical care, mental health counseling, Veteran's services counseling and assistance with clothing and other personal care needs.

In addition to the emergency shelters, there are transitional housing programs to provide support to the homeless transitioning out of the shelter, but needing supportive services or care.

Transitional housing is available for the severely, persistently mentally ill, and women and children recovering from alcohol and/or drug addiction through Behavior Management Systems. The Cornerstone Veterans wing provides transitional housing for veterans and Lutheran Social Services provides apartments and supportive services to youth aging out of the foster care system or juvenile detention.

Permanent supportive housing is available for Behavior Management Systems clients with seriously and persistent mental illness and the homeless who are dually diagnosed.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	65	17	15	0	0
Unaccompanied Youth	58	20	0	37	0
Households with Only Adults	0	0	24	0	0
Chronically Homeless Households	60	0	8	0	0
Veterans	0	0	15	0	0

Table 40 - Facilities Targeted to Homeless Persons

Alternate Data Source Name:
Facilities Targeted to Homeless Persons
Data Source
Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Cornerstone's Shelters and Working Against Violence, Inc. (WAVI) staff provide case management, assistance with clothing, personal care needs, life skills training and vocational development through job and employment training. They also provide food and transportation to work, school and other service providers.

The shelters also have available on-site medical clinics staffed by Community Health of the Black Hills, mental health counseling with Behavior Management Systems, and Veteran's services with an on-site VA coordinator. Clients are referred to Pennington County Health and Human Services or Western SD Community Action for various services or assistance, such as transportation passes, funding for work clothes, rent deposits, and utility deposits and the Department of Labor for assistance with resumes, job applications, interview skills and testing for Vocational Rehabilitation training, if applicable.

A variety of other agencies assist with the homeless, such as Rapid City Police officers, Rapid City First Responders, educators, medical professionals, and staff at the HOPE Center, a homeless drop-in center that provides a phone message center, mail box and small storage area for the homeless to use while trying to

access employment and housing. These “front-line” contacts help connect the homeless with needed services that include social workers with the Department of Social Services, alcohol and drug abuse treatment, including detoxification, inpatient and outpatient services, and the Crisis Care Center.

The Rapid City School District provides an education program for homeless youth. The main service is tutoring homeless students. The district liaison also ensures that students are enrolled without delays, assists with gathering required immunizations and school records, and arranging transportation. Rapid City also provides a summer reading program for homeless youth.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

In addition to the agencies and services discussed previously, Community Health of the Black Hills has a street outreach case manager who works with the chronic homeless to link them to shelters, medical and dental treatment, mental health counseling and medications, and substance abuse treatment.

The YMCA also has staff who do outreach to homeless youth to try to link them to safe shelter and services.

Please refer to *SP-40 Institutional Delivery Structure* and *MA-35 Special Needs Facilities and Services* for the listing of agencies and services in our community that support the homeless programs.

If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Rapid City’s service providers and agencies have become a strong collaborative entity that works very well together for the benefit of their mutual clients. There is a strong referral system in place and agencies that are part of the Black Hills Homeless Coalition and Black Hills Mental Health and Substance Abuse Collaborative meet regularly to discuss their client’s needs and develop a 360 degree support system where needed.

The Black Hills Homeless Coalition recently merged with the Community Services Connection. Both groups were working independently towards some of the same goals and determined that by combining their efforts each organization would gain the strength of skills that the other organization had and they would be able to achieve more without duplication. They are working to implement the plan to end chronic involuntary homelessness and fill housing gaps in the community.

Introduction

Persons with special needs and lower incomes often have more difficulty in finding and affording adequate housing or the additional services they need.

Assessments conducted by the City of Rapid City, the United Way and local non-profits identify needs for supportive housing and services for the following categories of non-homeless special needs in our community:

- Developmentally Disabled
- Domestic violence victims
- Drug, alcohol, and other addictions
- Elderly & Frail elderly
- Mental illness
- Persons threatened with homelessness
- Physically disabled

Supportive housing is defined as living units that provide a planned services component with access to a range of services identified as necessary for the residents to achieve personal goals. Various populations with special needs require supportive housing. The needs of these sub-populations are described below. It is not always possible to determine the number of persons with supportive housing needs, so this Consolidated Plan uses standards recommended by national agencies to determine the number of persons with supportive housing needs in Rapid City. The information is supplemented with information collected through interviews with service providers in Rapid City and used in developing this Consolidated Plan.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

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The Senior Needs Assessment & Service Gap Analysis and public comments identify the following needs:

- Affordable, quality health care targeted to seniors, including specialists
- Improved public transportation system (e.g. from bussing to sidewalk crossings)
- Access to health & wellness facilities
- One-level housing, affordable for LI, VLI & Moderate Income
- More assisted living & nursing home beds, respite care, and end-of-life care
- Services to support independent living and aging in place.

The Black Hills Mental Health & Substance Abuse Collaborative and public comments identify the following priority needs:

Adult Service Needs

- Open-ended tiered housing
- Outpatient substance abuse services
- Psychiatric services & medication management
- Counseling services for low income
- Prevention services for other than underage and binge drinking (tobacco, cannabis, inhalants, meth, other drugs, bullying)
- Nursing home beds for adults with mental illness
- Drop In Center for social interaction specializing in understanding issues of mental illness and substance abuse
- Gambling treatment
- More integrated treatment for DD clients that have MH/SA issues

Youth and Adolescent Service Needs

- Crisis Care System
- Therapeutic foster families
- Truancy reduction
- Alternatives to secure detention
- Alternatives to residential mental health treatment
- Alternatives to inpatient drug and alcohol treatment
- Alternative schools for youth who don't 'fit in' the public school system (charter schools)
- Services to transition a juvenile to adult (example independent living center)

Additional Needs Include:

Recruitment of more qualified mental health professionals

Increase informal & peer supports for families

Increase capacity for community case management

Client needs assessment/feedback to identify barriers to services

Community care plan for frequent users of service

Additional staff for applying to pharmaceutical companies for free medications for clients with no insurance or no/limited income.

Screening & early detection of suicide risk factors, early intervention with crisis options, and follow-up processes

Flexible funds to assist people in accessing basic human needs: housing, food, transportation, direct services

Developmental Disabilities needs include:

- supportive services housing in smaller group units
- affordable transportation with expanded hours of operation

Physical disabilities needs identified include:

- One level housing without entry stairs
- Apartments accessible for wheel chairs, including ramps
- In-home assistance
- Accessibility rehabilitation to owner-occupied and rental units.

Additional community needs identified that also apply to special needs persons include:

- Job training programs to access livable wage jobs
- Dental services
- Utility bills payment assistance
- Money management/counseling services
- Public transportation (bus, taxi, etc. costs)
- Health/wellness screenings
- Restorative justice processes/mediation
- Legal services

HIV/AIDs – Low priority - South Dakota has 4th lowest incidence of AIDS/HIV in U.S. 2006-2010, reported 45 cases of HIV/AIDS in Western SD's 11 counties. No high priority needs have been brought forward.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

There are no formal discharge coordination policies for the community. All of the health care facilities, foster care, youth facilities and corrections centers are under the jurisdiction of the state or county. Cornerstone Rescue Mission works closely with the Regional Hospital, State Department of Corrections, Health and Human Services in Yankton, the Detox Center in Rapid City and Court Services to coordinate services for people exiting state and local facilities. Pennington County Health and Human Services works with the County jail and exiting inmates on realistic discharge plans.

Pennington County Health and Human Services has established a program called Rebound that works with people prior to their release from jail, Passages, the City/County Alcohol and Drug Program and Rapid City Regional Hospital. Rebound makes contact with clients at the jail prior to their release to begin developing a discharge plan, and then maintains contact with them providing case management after their release to ensure that the plan is implemented and followed. PCHHS receives referrals to the program from the medical and mental health staff at the jail, for people who are likely to succeed if they receive intensive case management and assistance with finding supportive permanent housing. The key to its success is finding additional supportive housing. It is also the most difficult aspect of the program, as few landlords are willing to rent to people with criminal records.

The Rapid City Second Chance Act Reentry Coordinator (SCARC) works with the State Department of Corrections on discharge plans for persons on parole returning to Rapid City. The SCARC helps coordinate referrals to services and provides financial assistance for accessing transitional and permanent housing, jobs, transportation, work clothing, medical services and treatment programs.

The 24/7 Crisis Care Center works closely with the Black Hills Mental Health and Substance Abuse Collaborative to ensure that people being released have a case manager for follow-up and are connected to any other services needed.

For persons not able to live alone and needing assisted living, there are 27 assisted living and nursing home facilities in Rapid City.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

FY2013 Activities approved for funding that will address housing and supportive services are:

Housing:

- Rapid City Community Development Corporation - Funding will be used for down payment/closing cost assistance and/or property acquisition of properties for low-to-moderate income households. (\$40,000)
- Teton Coalition - Funding will be used for land acquisition and/or down payment and closing cost assistance for properties for low-to-moderate income households. (\$40,000)
- City of Rapid City Neighborhood Restoration Loan Program – provide home rehabilitation loans to homeowners making less than 80% of AMI. (\$50,070)

Supportive Services:

- *Addiction Recovery Centers of the Black Hills* - Intensive outpatient treatment program for adolescents in the North Rapid area which includes monthly weekend family program. Funding will be used to hire a family program specialist and tech to facilitate a monthly family day at the facility, for family recreational, social and clinical activities including psycho-educational group activities designed to increase communication between youth in recovery and their families, plus scheduled family therapy as requested. (\$2,000)
- *Behavior Management Systems Inc.* - Salary for staff members (1.125 FTE) to access free prescription drugs from pharmaceutical companies for low-income and homeless patients with serious, long-term mental illnesses such as schizophrenia, bi-polar disorders and severe depression. (\$39,903)
- Dakota Plains Legal Services - Program provides direct civil legal assistance, including services for the homeless, the elderly, and Rapid City residents who meet the income guidelines. (\$5,000)
- The Salvation Army - Financial assistance for utilities for low income households to prevent disconnection of services. (\$7,400)
- Volunteers of America, Dakotas - Program will provide short-term rental assistance to prevent homelessness or move people out of homelessness into stable housing. People will receive case management focused on stabilization. (\$7,400)
- Working Against Violence Inc. - \$17,000 to supplement salaries of shelter advocates and case managers; \$8,000 to supplement increasing cost of operations, specifically utilities; and \$1,500 to print 1,000 Survivors Handbooks for clients and community. (\$5,000)

Youth & Family Services, Inc. (YFS)/YFS Counseling Center - Gap assistance for the cost of counseling for 52 visits a year for indigent and very low-income individuals who lack insurance or other coverage and cannot afford to pay the full fee. (\$5,000)

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Same as above.

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Affordability of housing is determined, in part, by land acquisition costs, materials costs, construction costs, financing costs, property taxes, and transportation costs to access work and basic human needs from home. Codes, ordinances and regulations can affect some of these factors, driving costs up, such as minimum lot size, living space minimum square footage, occupancy limits, planning application fees, and permit fees, or through exclusionary zoning.

The City has adopted and enforces the Rapid City Municipal Code and:

- International Building Code, 2009 edition, chapters 1-27, 29-35 and Appendices B, C, I and J; adopted for all occupancies except 1- and 2 Family Dwellings;
- International Residential Code for One-and Two-Family Dwellings, 2009 edition; Chapters 1-11, 44, and Appendices E, J, K, & H.
- International Property Maintenance Code, 2009 edition, Chapters 1-8.
- International Existing Building Code, 2009 edition.
- And the ICC/ANSI A117.1-2003 American National Standard for Accessible and Usable Buildings and Facilities.

There are minimum lot size requirements for Low, Medium and High Density Residential; however the Planned Unit Development (PUD) Ordinance allows a mix of lot sizes and housing product with approval of City Council. The Planned Development Overlay District allows the lot sizes to be reduced with approval of the Planning Commission. Lot sizes can be reduced administratively by 20% by the Director of Community Planning and Development Services, and an additional 20% with the approval of a variance by the Board of Adjustment. Although no reductions in housing development costs or fees have been granted for any housing projects, the City Council has the ability to grant exceptions if they determine it necessary or worthwhile.

Occupancy limitations are meant to prevent overcrowding that affects household safety and can lead to rapid deterioration and substandard conditions. Rapid City's zoning ordinance addresses unrelated persons, allowing for up to 3 unrelated persons in an efficiency unit and not more than 5 unrelated persons occupying the premises and living as a single nonprofit housekeeping unit. The number of related family members is not subject to the limitation for ownership, but could be under the policies of a housing development.

Current zoning allows a mixture of housing types throughout the community. However new developments, retail, commercial and housing, are occurring on the outer boundaries in areas not currently part of the Rapid Transit System, which affects affordability and ease for low-income people to reach shopping areas or workplace sites.

Rapid City property taxes affect affordability for the purchase of a home for the buyer, as the payment affects the loan qualifying amount. Property taxes are higher in South Dakota than surrounding states because there are no state income taxes to offset some of the cost from the property. Undeveloped land is taxed at a much lower rate, and as such is not a significant barrier for the developer, who will pass the residential rate on to the buyer or tenant.

Social Barriers from the “Not in My Back Yard” syndrome (NIMBY’ism) are still a problem for the development of affordable housing because of political pressure from the public that is exhorted upon elected officials to stop what is deemed as undesirable development.

Increased land costs over the past 10 years have become a barrier to affordable housing. Infrastructure costs for new roads up to a level that, even with a very modest home construction, is unaffordable for the moderate income person, in spite of the low interest rates currently available. Tax Increment Financing Districts (TIFs) may be used to help with these costs.

Introduction

Rapid City is the second largest city in South Dakota and the primary market and trade area for the western part of the state, stretching over a 200 mile radius. Forbes Magazine named Rapid City as the seventh (7th) best small metropolitan city for starting a business or career in 2009.

Rapid City serves as the gateway to the Black Hills and Mt. Rushmore, making it an attractive vacation destination that requires a large service industry, retail, arts and entertainment, and accommodations workforce.

The City has become a regional medical center with Rapid City Regional Hospital, Sioux San Hospital, Black Hills Surgery Center, the Rapid City Community Health Center, a cancer center, eye institute, and 42 other specialty clinics and labs. The City government is one of the largest employers and Pennington County government offices are also located here. Ten institutions of higher learning conduct classes in the Rapid City area, so it is no surprise that these employment sectors top the list for number of jobs generated. The community unemployment rate, at 5.7%, is lower than the national average.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	279	38	1	0	-1
Arts, Entertainment, Accommodations	3,712	4,592	12	12	0
Construction	2,901	2,083	9	5	-4
Education and Health Care Services	7,729	13,881	24	36	12
Finance, Insurance, and Real Estate	2,435	2,167	8	6	-2
Information	839	788	3	2	-1
Manufacturing	1,935	1,684	6	4	-2
Other Services	1,636	1,957	5	5	0
Professional, Scientific, Management Services	2,559	1,722	8	4	-4
Public Administration	1,374	2,519	4	7	3
Retail Trade	4,625	5,018	14	13	-1
Transportation and Warehousing	966	463	3	1	-2
Wholesale Trade	1,070	1,638	3	4	1
Total	32,060	38,550	--	--	--

Table 41 - Business Activity

2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

Data

Source:

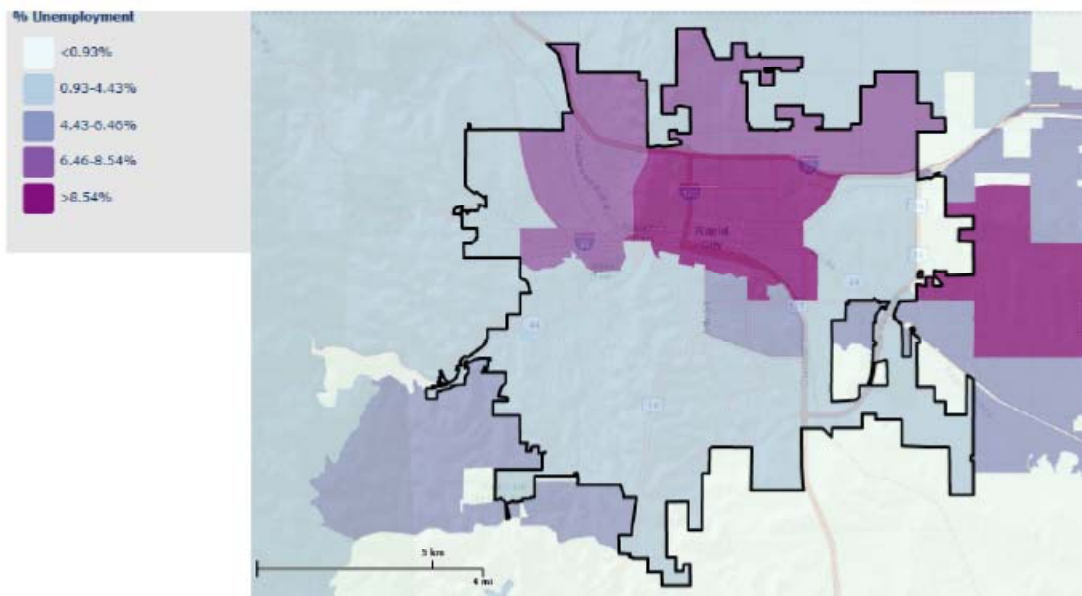
Labor Force

Total Population in the Civilian Labor Force	33,985
Civilian Employed Population 16 years and over	32,060
Unemployment Rate	5.66
Unemployment Rate for Ages 16-24	26.28
Unemployment Rate for Ages 25-65	3.07

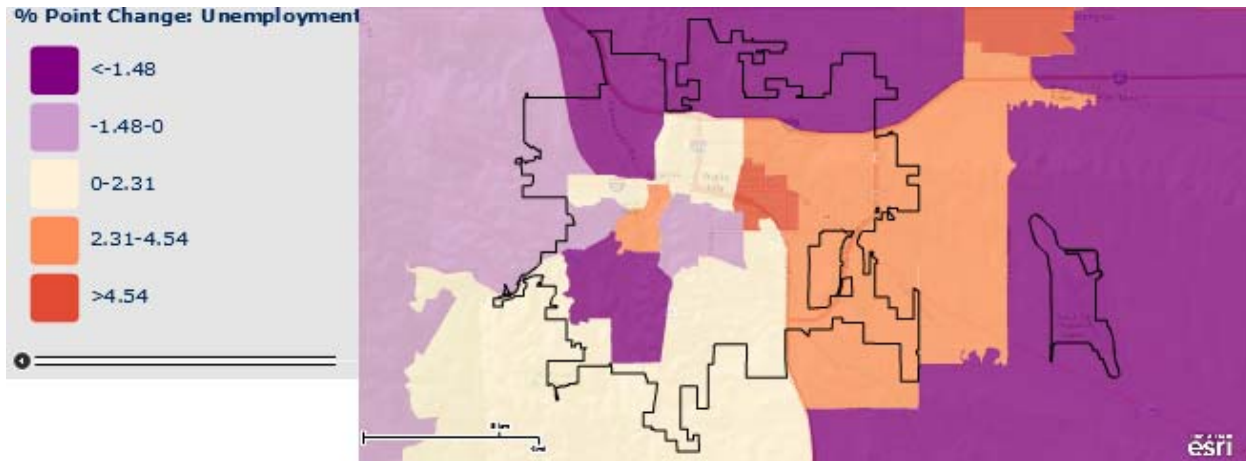
Table 42 - Labor Force

Data Source: 2005-2009 ACS Data

MA45 Map Percent Unemployment - Rapid City Consolidated Plan and Continuum of Care Planning Tool



Percent Unemployment - Rapid City



Percent Point Change Unemployment - Rapid City

Source: Work and Jobs in Rapid City, South Dakota Detailed Stats: Occupation, Industries...	Percentage
American Indian/Alaska Native Males	23.1%
American Indian/Alaska Native Females	22.9%
Hispanic/Latino Males	21.7%
Other Race Males	19.0%
Other Race Females	13.4%
Two or More Race Males	11.4%
Two or More Race Females	6.9%
Hispanic/Latino Females	6.2%
White Non-Hispanic Males	3.3%
White Non-Hispanic Females	3.3%

Table 43 Unemployment by Race - 2000

Source: Work and Jobs in Rapid City, South Dakota Detailed Stats: Occupation, Industries...

Occupations by Sector

Occupations	
Management, business and financial	10,991
Farming, fisheries and forestry occupations	28
Service	5,762
Sales and office	8,522
Construction, extraction, maintenance and repair	3,741
Production, transportation and material moving	3,016

Table 44 – Occupations by Sector

2005-2009 ACS Data

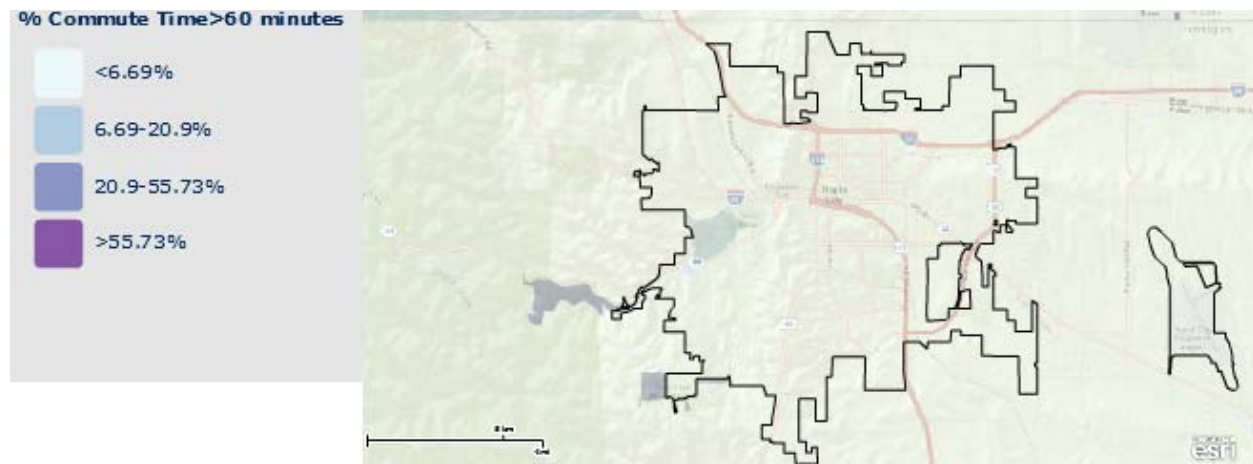
Data
Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	27,419	89%
30-59 Minutes	2,538	8%
60 or More Minutes	906	3%
Total	30,863	100%

Table 45 - Travel Time

Data
Source: 2005-2009 ACS Data



Percent Commute Time > 60 minutes

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,218	159	746
High school graduate (includes equivalency)	6,690	282	1,850
Some college or Associate's degree	8,550	466	2,168
Bachelor's degree or higher	8,530	88	1,239

Table 46 - Educational Attainment by Employment Status

2005-2009 ACS Data

Data
Source:**Educational Attainment by Age**

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	68	101	55	197	694
9th to 12th grade, no diploma	1,271	722	398	650	875
High school graduate, GED, or alternative	2,234	2,361	1,927	4,534	3,309
Some college, no degree	2,835	2,489	1,749	3,719	2,027
Associate's degree	355	1,033	957	1,397	241
Bachelor's degree	538	2,118	1,534	3,162	1,171
Graduate or professional degree	13	599	702	2,005	756

Table 47 - Educational Attainment by AgeData
Source: 2005-2009 ACS Data**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	14,821
High school graduate (includes equivalency)	23,668
Some college or Associate's degree	26,145
Bachelor's degree	35,871
Graduate or professional degree	52,332

Table 48 – Median Earnings in the Past 12 MonthsData
Source: 2005-2009 ACS Data

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The primary employment sectors for Rapid City are:

36% of jobs – 13,881 Education & Health Care Services
 13% of jobs – 5,018 Retail Trade
 12% of jobs – 4,592 Arts, Entertainment and Accommodations

7% of jobs – 2,519 Public Administration
6% of jobs – 2,167 Finance, Insurance, and Real Estate
5% of jobs – 2,083 Construction

Retail and the Arts, Entertainment and Accommodations combined make up 25% of the jobs in Rapid City, and traditionally are some of the lowest paid jobs, often paying only minimum wage.

A shortage of livable wage jobs is the primary contributing factor to the high number of people living in poverty and suffering from the cost burden of maintaining housing.

Describe the workforce and infrastructure needs of the business community:

WORKFORCE NEEDS:

The U.S. Census Bureau estimates the number of South Dakotans 65 and older will climb by a staggering 61.7 percent between 2010 and 2030 creating an ever growing need for more educators and health care workers for direct services as well as the supporting health cluster jobs.

Commercial building permit numbers show rapid growth that is creating a demand for skilled construction workers and general laborers, manufacturing, clerical and management positions.

Rapid City has seen rapid growth in the tourism, retail, accommodation and restaurant businesses generating a demand for sales and service industry workers.

The Sanford Underground Research Laboratory and other high-tech research for the defense industry are generating a demand for engineers, technologists, and other highly skilled workers and managers.

Banking and financial institutions have experienced rapid growth in the community typically require college degrees in business and economics for account management positions and retail sales experience for production staff. Entry level positions require customer service skills.

INFRASTRUCTURE NEEDS:

South Dakota provides cities like Rapid City with an excellent business climate for attracting new businesses with no state corporate or personal income tax, personal property tax, or business inventory tax. The state also offers affordable unemployment and workers compensation insurance.

In order to attract new industries and businesses that pay higher wages, a city needs to have a large pool of employees with varying degrees of education and skills.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create

Uncertainty in the economy causes households to cut back on discretionary spending which affects retail sales and tourism, which has a direct effect on our local tourism economy. However, those same cuts that prevent people from traveling farther increase the number of people who vacation close to home, so the net loss could be less.

The Rapid City Economic Development Partnership will focus its efforts on recruiting specific industries in order to add jobs with higher wages to the area economy, focusing on six industry growth sectors:

- Business services - information technology, staffing services, engineering, corporate headquarters, and research and development.
- Energy/extractive jobs such as oil, gas and mining operations; electric power generation and support; and related manufacturing and support services.
- Finance and insurance – banking, insurance, investments and fund management.
- Food & Beverage Manufacturing - wineries, breweries, non-alcoholic beverage manufacturing; food manufacturing and packaging; testing, ingredients and wholesaling.
- Health care and life sciences - medical services, research, bio-tech, pharmaceuticals, medical-device manufacturing and specialized support services.
- Metalwork & Engineering - machining, motor vehicle, bicycle, motorcycle parts, ammunition, firearms, machinery and other precision metalwork.

New commercial development for housing and additional retail stores is underway and the Rapid City downtown revitalization is a destination for entertainment and family activities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Rapid City schools ranked slightly above the national average on the 2010 ACT scores at 22. Twenty-six percent (26.6%) of the Rapid City workforce has a Bachelor's degree or higher. Rapid City has 5 institutions of higher learning, but needs higher paying jobs in order to keep graduates here and college tuition assistance to increase the pool of educated workers.

The available labor force is projected to be 82,381 workers, with 95% having at least a high school education, 24% possessing a Bachelors' degree, and just less than 9% holding advanced degrees. Applicants registered with the South Dakota Career Center, representing the 5 counties surrounding Rapid City, indicated they possess skills in construction & extraction, management, office and administrative support, production, sales, transportation and material moving, and business and financial operations.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan

The following job training programs provide opportunities for people in the community to learn new skills, or improve current skills, so they can access employment and/or increase earnings. Some of the programs are targeted to low-income persons. It is a goal of the Consolidated Plan to help residents move out of poverty and to advance economic development.

Experience Works - Is an employment and training program designed to assist persons age 55 and older, Eligibility is determined by income. Specific program requirements are available at through the South Dakota Department of Labor and Regulation office.

Temporary Assistance for Needy Families (TANF) and Supplemental Nutrition Assistance Program (SNAP) Employment & Training - TANF and SNAP E & T are employment and training programs designed to assist applicants or recipients to prepare for and secure full-time employment, leading toward economic self-sufficiency. Participants may be placed in community service or employment that provides basic work skills, improving the chances of being successful in the workforce and leaving public assistance behind. Specific program requirements are available at the South Dakota Department of Labor and Regulation office.

Workforce Investment Act (WIA) - The Workforce Investment Act is a federally funded employment training program designed to prepare youth and adults for entry into the labor force. Participation and eligibility are based on and determined by an assessment process. (This is not an entitlement program.) WIA offers education and job training programs that can help in overcoming barriers to employment.

S. D. Workforce Development Program utilizes matching grants to fund industry education partnerships that support three types of training: new employee training, current employee retraining and current employee upgrade training. Training of hard skills, those skills that deal with the technical aspects of the job, is the main goal of this program. The state does, however, recognize that soft skills and basic academic skills are also an important part of a successful training project. The program is designed as a 50/50 match-funding source. Every Workforce Development dollar must be matched with private sector contributions — either financial or in-kind.

Vocational Rehabilitation is a program through the Division of Rehabilitation Services (DRS) that provides individualized vocational rehabilitation and supportive services to assist eligible individuals with disabilities to get and keep jobs compatible with their skills and abilities. To be eligible to receive vocational rehabilitation services from the Division of Rehabilitation Services (DRS), a person must:

- Be an individual with a disability, i.e. an individual who has a physical or mental impairment which constitutes or results in a substantial impediment to employment,
- Be able to benefit from vocational rehabilitation services in achieving an employment outcome; and
- Require vocational rehabilitation services to prepare for, enter, engage in, or retain gainful employment.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City works closely with several groups who focus on furthering economic development in the Rapid City area: Black Hills Vision, the Rapid City Downtown Association, The Black Hills Council of Local Governments, Mount Rushmore Road Group, and the Rapid City Economic Development Partnership.

The participation may be monetary support or providing City leadership participation on boards or committees.

Black Hills Vision (BHV) is a regional economic development organization committed to advancing the region's quality of life and creating an economic development "opportunity environment." BHV was conceived by three local and regional community groups: Black Hills Community Economic Development Inc., the Rapid City Area Chamber of Commerce and the Rapid City Area Economic Development Partnership. It was incorporated as a non-profit organization in 2004. Members of the BHV Board of Directors includes seven mayors, four county commissioners, and business leaders from banking, utilities, publishing, healthcare, retail, manufacturers, chamber and economic development organizations.

The Rapid City Downtown Association represents its members through collaborative promotion, support and advocacy. The Rapid City Downtown Association strives to bring new events to the downtown, to promote the businesses of downtown to the members of the community and our visitors, and to advocate for its members.

Destination Rapid City was founded in July 2008 as a result of two important task force efforts in Rapid City, both aiming to strengthen downtown as a critical element in the greater community fabric. Managed by a volunteer board of directors and paid staff, Destination Rapid City works to attract people downtown through events, creating visual improvements such as flower urns and signage, providing a voice for downtown and building a sense of community in the heart of our city.

The Black Hills Council of Local Governments is one of six Planning and Development Districts in South Dakota, with a region that covers a nine-county area in western South Dakota. The district includes local government entities in Bennett County, Butte County, Custer County, Fall River County, Harding County, Lawrence County, Meade County, Pennington County, and Perkins County.

The Mount Rushmore Road Group was formed in September 2005 to be a local source of information for Mt Rushmore Road improvements. Their mission is to improve safety and aesthetics of Mount Rushmore Road for the community and visitors and to keep Mount Rushmore Road a viable corridor and gateway to Mount Rushmore as well as a business and historical destination for residents and visitors that encourages a clean, safe and secure neighborhood.

Rapid City Economic Development Partnership is a 501 (c) (6) non-profit corporation dedicated to the economic growth and development of the Rapid City area. Governed by a board of directors comprised of the highest levels of local leadership in business, government, and education they seek better ways to serve the needs of the community, and to implement policies and drive actions which will lead to sustainable economic growth within the region.

We believe in the public-private model of economic development, where each sector can leverage its resources, skills and strengths with those of the other to achieve common goals and produce better outcomes.

Discussion

Initiatives that are being worked on include:

Black Hills Vision II is a second round of fundraising that was initiated in 2011. The goal is to raise \$2,000,000 over a five-year period and will become a regional partnership of government, universities and private sector investors. Opportunities and challenges may include, but are not limited to:

- Sanford Underground Research Facility (SURF) and the Black Hills Technology Corridor Roadmap
- Ellsworth - Future Activity
- Transportation Opportunities - Black Hills Air Service Partnership
- Regional Infrastructure - Port-to-Plains Alliance
- Center for Theoretical Underground Physics (CETUP) and Black Hills Knowledge Network
- Leveraging regional assets such as South Dakota School of Mines & Technology, Black Hills State University, Natural Resources, Energy Development, etc.

The Rapid City Downtown Association works hard to plan and promote events downtown, attracting thousands to our city center each year. Events such as the Independence Day Celebration, the Great Downtown Pumpkin Festival and the Cruiser Car Show put our downtown on display while improving the quality of life for our citizens.

Destination Rapid City was the lead organization to initiate the implementation of a Downtown Business Improvement District and the construction of Main Street Square, downtown's events plaza and community living room. Destination Rapid City works hard to plan and promote events downtown, attracting thousands to our city center each year. They also lead efforts at City Hall to promote downtown and its priorities, act as the liaison between its membership and other community organizations and work to recruit and retain downtown businesses. They have improved the aesthetic appeal of the downtown streetscape.

The Black Hills Council of Local Governments provides professional planning services to member communities. Planning services include community and economic development and project development such as drinking and wastewater projects, solid waste, community facilities, transportation grants and conducting environmental reviews.

Mount Rushmore Road Group works to improve safety and aesthetics of Mount Rushmore Road for the community and visitors and keep it a viable corridor and gateway to Mount Rushmore, and enhance cooperation between businesses, citizens, schools, city and state. Current standing committees include the events: Nutcracker, Parade of Lights, Flower Power; Cruiser Night – Black Hills Overdrive; Mt. Rushmore road Corridor Study, Flags, Banners, Million Dollar Match; and the Wilson Park Lights Project.

The Rapid City Economic Development Partnership will focus its efforts on recruiting specific industries in order to add jobs with higher wages to the area economy.

Are there any populations or households in areas or neighborhoods that are more affected by multiple housing problems?

Extremely-low income households making less than 30% of the Area Median Income (AMI) are disproportionately affected by multiple housing problems with more than 71.43% of the Census Tract having extremely low-income (ELI) populations with any of the 4 housing problems in the following areas:

- CT 107 - Old Robbinsdale, North of Fairmont Blvd. areas,
- CT 111 - Sioux Park/Old Canyon Lake
- CT 112 - West Main area South of W. Chicago St.
- CT 109.06 - East of Cambell St. and North of Hwy. 44

And in the following areas between 50-71.43% of the Census Tract is ELI with any of the 4 housing problems:

- CT 105 - North East Rapid between East Blvd and Creek Dr. and
- CT 112 - West Main area

American Indian/Alaska Natives who make less than 30% of the AMI are disproportionately affected by severe cost burden (paying more than 50% of their gross income) in the following areas:

- CT 103 - North Rapid between Cowboy Hill and I-190; Anamosa to I-90 east to Maple St)
- CT 104 - Knollwood area
- CT 107 - Old Robbinsdale North of Fairmont
- CT 111 - Sioux Park/Old Canyon Lake

Are there areas in the Jurisdiction where these populations are concentrated?

Extremely Low-Income households make up more than 21% of Census Tracts 103 and 105, both located in North Rapid. ELI households make up between 13% and 21% of Census Tracts 102, 104, 112, 114 and 107 North of Fairmont Blvd. These tracts are all in North Rapid City except for 107 which extends south from the downtown area.

American Indians/Alaska Natives have a presence in all areas of town except the south west area between Hwy 44 and Hwy 16. The largest concentration is in CT 103 and CT 104, making up more than 14% of the population in those tracts. Native Americans make up between 8 and 14% of the populations in CT 112, 105, 107 North of Fairmont, and 114. Less than 8% occupy CT 106 and CT 111.

What are the characteristics of the market in these areas/neighborhoods?

Census Tracts 102, 103, 104 and 105 are Low Income Census Tracts. Census Tracts 102, 103, 104 and 105 are Qualified Census Tracts, meeting criteria for use of Low Income Housing Tax Credits. Census Tracts 102 (61.04%), 103 (64.68%), 104 (61.12%), 105 (67.02%), 106 (50.965), and 114 (51.97%) are Low-Mod Income Census Tracts.

CT 102 includes the downtown retail area, single & mixed density residential housing and elderly high rise apartments. Poverty rate = 33.05% Housing Cost Burden = 42.7% Unemployment = 11.15%

CT 103 is bordered to the west by Cowboy Hill, a steep mostly undeveloped area that is a park area for hiking and mountain biking. A narrow strip of housing lies between the hill and I-190, the Silver St area. The tract extends north to I-90 and includes very-low to upper end housing areas. The tract extends east to North Maple St., bordered on the north by I-90 and the south by Anamosa St. These are residential includes single family, apartment complexes and mobile homes. Retail stores, fast food restaurants and businesses line N. Haines between Anamosa and I-90. Poverty rate = 43.09% Housing Cost Burden = 41.5% Unemployment = 10.85%

CT 104 is located east of N. Maple Ave, extending to East North Street and north to I-90. The southern boundary is irregular jogging over to N. Lacrosse and down to E. Philadelphia. Area has high density apartment buildings, single family homes, retail & commercial developments, churches, restaurants and motels. Poverty rate = 23.51% Housing Cost Burden = 28.43% Unemployment = 11.25%

C T 105 lies east of East Blvd., south of East North St, west of Creek Dr. and north of E. St. Patrick St. The area includes nightly and monthly motels, apartments, mobile home parks, single family housing, and public housing apartments and homes. Numerous commercial businesses, fast food restaurants, car dealers and K-Mart located are in this area. Poverty rate = 33.18% Housing Cost Burden = 42.17% Unemployment = 12.44%

CT 106 lies south of E. St. Patrick Street, west of Cambell St., north of Fairmont Blvd. and east of Elm Ave. This area is predominately single family housing with some retail and small businesses along E. St. Patrick St. Poverty rate = 14.23% Housing Cost Burden = 27.95% Unemployment = 5.78%

CT 107 extends south from E. Signal Dr., bordered on east by Elm Ave., on south by Fairmont Blvd. and west by 5th St. Area is predominately residential single family and 1-4 apartment buildings. Poverty rate = 22.38% Housing Cost Burden = 35.96% Unemployment = 5.62%

CT 111 is bordered on the east by Bakken Park, the north by W. Chicago and W. St. Louis, the west by the National Guard Range and the south by Jackson Blvd. Track has a high percentage of persons with severe cost burden, extremely low incomes and experiencing more than 4 housing issues. 54.42% of LI households have Severe Cost Burden. 57.82% of LI households have any of 4 Severe Housing Problems. 53.25% of Renter units are affordable to 80% of HAMFI. Poverty rate = 11.28% Housing Cost Burden = 34.82% Unemployment = 3.7%

CT 112 is bordered on north by W. Chicago St., east by Dakota Drive, south by Sioux San Hospital and west by 44th St. Area is primarily single family housing and mixed density apartment buildings. Tract includes the Rapid City National Guard Armory, Sioux San Indian Hospital, some retail & commercial businesses, restaurants and fast food businesses. Poverty rate = 8.81% Housing Cost Burden = 27.03% Unemployment = 6.46%

CT 114 has an irregular northern boundary that follows the corporate limits boundary of the City. Tract extends west to I-90 & Sturgis Rd., east to N. Elk Vale Rd. and south to I-90. Tract is half commercial, retail, motels restaurants and businesses and half residential housing, primarily single family & mobile homes. Poverty rate = 28.72% Housing Cost Burden = 26.05% Unemployment = 8.54%

Are there any community assets in these areas/neighborhoods?

CT 102 community assets include Central High School, the Civic Center, Journey Museum, Minneluzahan Senior Center and the Rapid City Club for Boys. Lutheran Social Services Stepping Stones transitional housing for youth and Behavior Management Systems Main Stream facility and Apartments with supportive services for persons with mental illness are also located in this area. Cornerstones Rescue Mission, homeless Veterans transitional housing and Women and Children's Home are located in the downtown area along with WAVIs domestic violence shelter.

CT 103 community assets include Horace Mann swimming pool, Oglala Lakota College, an Urgent Care Center, Goodwill Thrift Store and Community employment assistance center, movie theatre and a couple of churches are also located in this area.

CT 104 community assets include the Department of Social Services, Salvation Army, the Community Health Center, and Pennington County Health and Human Services, City/County Drug and Alcohol, De-Tox, and Youth and Family Services, Girls, Inc., Bethel Community Youth Center and North Point Child Care Center, serving low income families have facilities in this area.

CT 105 community assets include the Central States Fair Grounds, the Department of Labor, Day Labor, United Sioux Tribes, South Dakota School of Mining & Technology, Roosevelt Park and Recreation Center, Pool and Ice Skating Rink.

CT 106 community assets include a bowling alley, Salvation Army Thrift Store and a school.

CT 107 community assets include schools, a church, Rapid City Regional Hospital, the Cancer Care Center and the Regional Eye Institute. A short distance south of this tract is the Behavior Management Systems complex that includes Full Circle and counseling services and treatment for people with mental illness. Hospice of the Black Hills is located nearby.

CT 111 community assets include a school, medical clinics, churches, Canyon Lake Senior Center, Sioux San Hospital, fast food restaurants, a Story Book Island park, parks and bike trails, a golf course (adjacent), playgrounds and ball fields and a pool.

CT 112 community assets include a school, Sioux San Indian Hospital and services, Canyon Lake Senior Center, Kiwanis Mary Hall Park, and Sioux Park. There are medical clinics and counseling agencies along Jackson Blvd.

CT 114 community assets include Lakota Homes community center, project-based voucher program housing, and Rushmore Mall.

Are there other strategic opportunities in any of these areas?

All of North Rapid (CT 102, 103, 104, 105, 106, and 107) is a targeted revitalization area for rehabilitation and beautification.

Sioux Park/Old Canyon Lake area (CT 111) is also a targeted revitalization area for rehabilitation.

The City works very closely with all the collaborative service providers, the United Way, affordable housing agencies, economic development groups, neighborhood watch groups and associations, and the Police and Fire Department to address the needs of low income and disadvantaged in our community.

STRATEGIC PLAN

SP-05 OVERVIEW

Strategic Plan Overview

Rapid City is an entitlement grantee for Community Development Block Grant (CDBG) funds from HUD.

The Strategic Plan focuses on those activities that will be funded through the Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG) over the next five years (2013-2017).

The Strategic Plan is used to establish Rapid City's general strategy, objectives and goals for housing, community development, economic development, and support of public services designed to address the identified needs of individuals and households with incomes at or below 80 percent of the HUD area median income (AMI) for household size. As federal funding is decreasing we must focus our efforts on those in the lowest income brackets and with the highest, unmet needs.

Geographical target areas for housing will include:

- All of the North Rapid area, up to I-90 (CT 102, 103, 104, 105);
- South Robbinsdale areas that lie between 5th Street and Cambell St. and Signal Hill and Fairmont Blvd (CT 106 & 107); and
- Sioux Park/Old Canyon Lake (CT111).

We will accept applications for city-wide projects for Public Services, Public Facilities and Economic Development projects.

All projects funded must meet one of the High Priority needs as identified in this plan.

Federal funding cuts will affect the scope of work and amount of funding available to meet our goals. We anticipate receiving approximately \$450,000 for FY 2013. We will seek more public/private partnerships to address issues and will expect to see more leveraging of funds by the sub-grantees.

The primary barrier to affordable housing is a lack of money – on the part of the City for providing the deep subsidy needed to bridge the gap between real costs and low earnings of the population; and on the part of the population, the lack of education and job skills needed to earn a livable wage; and on the part of the community for a lack of jobs available that pay a livable wage. The shortage of funding also affects our ability to aggressively eliminate lead-based paint hazards in our aging housing stock.

The Black Hills Area Homeless Coalition's plan to end chronic involuntary homelessness is being implemented and will be a focus for funding, providing housing and supportive services for household stability.

The City will continue to pursue activities through the Strengthening Families for Better Outcomes for Youth and Children and Bank On Rapid City, that will help raise people out of poverty through education, job training and asset building.

The City will monitor the grant funds closely to ensure that they are meeting the needs of low-income people and achieving the goals and outcomes intended.

Geographic Area

a) **Area Name:** Rapid City Corporate Limits

Area Type: Local Target area

Identify the neighborhood boundaries for this target area.

All property inside the corporate limits of the city of Rapid City, SD. Approximation of the boundaries: North to the Meade County line South to Catron Blvd. West to a north/south line from St. Marten's to Cleghorn Canyon East to Hwy 79.

Include specific housing and commercial characteristics of this target area.

Total Occupied Housing Units - 27,741 Owner - 16,209; Renter - 11,712 Housing types include:

- 64.9% single-family;
- 16% 10 + units apartment complex;
- 14% 1-4 Units 6% mobile homes & other.

Additional mixed housing types: rooming houses, mobile homes, monthly motel rental rooms. Commercial characteristics include: commercial, small business, light manufacturing, retail, accommodations, restaurants and fast food businesses, social services, government offices, construction, health care services, jail and minimum security prison, tourist industry related businesses, colleges, universities, financial services, and National Guard.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Consultations identified social service needs for low income people in all areas of the community.

Identify the needs in this target area.

Affordable housing, substandard housing, social service needs, elderly care, disability accommodations, cost burdens, public facilities and infrastructure, economic development, micro enterprise loans, energy efficiency and green build projects, public facilities updates for safety and energy efficiency, neighborhood and community centers, affordable transportation to all areas of town, legal assistance for low income people, asset building programs to help people pull themselves out of poverty. The community also needs additional providers of dental, medical and eye care to work with low income people. More work needs to be done in making all intersections and public and private buildings ADA compliant.

What are the opportunities for improvement in this target area?

New housing, rehabilitation of existing housing, spot blight elimination, substandard housing repair or demolition, neighborhood revitalization, supportive services, youth and senior activities; medical, mental and substance abuse programs.

Are there barriers to improvement in this target area?

Shortage of funding, limited affordable land for in-fill projects, NIMBYism.

Area Name: Census Tract 102 City Center

Area Type: Local Target area

Identify the neighborhood boundaries for this target area.

Area generally known as City Center (Downtown Rapid City and North Rapid (I190 to Maple))

Approximation of the boundaries:

- North to Anamosa St. (between I-190 and Maple Ave.)
- South to: Irregular jogs Quincy to South St.
- East to: East Blvd./East Blvd. North/Maple Ave.
- West to: I-190

Include specific housing and commercial characteristics of this target area.

Population: The total Population of the tract is 5,206 with 2,124 households.

Persons in Poverty (status determined) total 1,588, totaling 30.5% of the tract residents.

There are more Family HHs: 900 than Non-Family HHs: 688 with One Person HHs totaling 937.
Persons 60+ yrs. old: 8.87%

Race The tract is predominately White: 73.7% and AI/AN: 14.2% with Hispanics making up 5.3% of the population.

Housing problems:

- HH Overcrowded: 42
- HH Cost Burdened: 42.7%
- Severely Cost Burdened: 28.7% with
- No Substandard homes reported.

Housing Total Housing Units: 2,386 There is no Vacancy Rate reported.

Occupied Housing Types show that rentals make up the largest portion of occupied units at 58.3%.

Breakdown by type is:

- ii) Single-family: 41.7%;
- 2-4 Units: 31.5%
- 5-19 Units: 13.7%
- 20+ Units: 13.1
- iii) Mobile Home/Other: 0.

Contract Rent: The majority of units contract for less than \$500, with 80.1% costing less than \$600.

- \$0-\$499: 867 units (61.0%)
- \$500-\$599: 285 units (20.1%)
- \$600-\$699: 157 units (11.1%)

The Census Tract has double the number of renters as homeowners. Owner Occupied: 703
Renter Occupied: 1,421

Almost 88% of the housing stock is Pre 1980: 87.7% and likely to have lead-based paint.

Housing built prior to 1940 is 3 times more likely to contain lead paint.

% Pre 1949 housing: 43.7% Owner: 43.8% Renter: 43.6%

Units Affordable to Household Area Median Family Income (HAMFI):

30%	Owner: no data	Renter: 140
50%	Owner: 100	Renter: 675
80%	Owner: 135	Renter: 975
100%	Owner: 270	Renter: no data

Commercial Characteristics: Total Labor Force: 2,780

Unemployment rate for CT is 11.2% which is double that of the City as a whole.

The Unemployed are largely 16-24 yrs. Old (87.62%) with only 4.7% of the 25-65 year olds unemployed.

Civilian employed population 16+ totals 2,470.

Occupations are primarily:

- iv) sales and office (28.8%),
- v) construction, maintenance and repair (17.77%),
- vi) service (16.8%) and production, transportation, and
- vii) material moving (13.6%).

Travel time to work: 17.5% travel out of town for work with 82.5% of the residents spending less than 30 minutes on the road.

Education Tract residents with no HS diploma total 644, of which 95 did not complete 9th grade. Combined earnings based on educational attainment in the tract are about 33% less than the City as a whole.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Consultation and public comments identify the residential areas as areas of frequent code violation complaints and an area in need of housing rehabilitation. The downtown area is undergoing an economic development revitalization and beautification effort, restoring it to a vital tourist destination and entertainment hub for the city.

Identify the needs in this target area.

Sidewalk repairs, sewer & waterline replacements, housing rehabilitation. Downtown - handicap accessibility modifications, store front updating, recruiting new downtown businesses, decent, affordable housing for seniors.

What are the opportunities for improvement in this target area?

Downtown Business Association has been very active in redeveloping the town center, having added a destination town square with ice skating rink, interactive fountain area, entertainment pavilion, new store fronts and businesses. There is a focused effort on the improvement of this area and the areas leading into it. NeighborWorks Dakota Home Resources is involved in neighborhood revitalization efforts in neighborhoods adjoining this Tract.

Are there barriers to improvement in this target area?

Main barrier for improvement in the residential areas is funding for the rehabilitation efforts. It is a low income census tract that has a high percentage (87.7%) of the homes built before 1980 and in need of rehab and neighborhood revitalization.

- b) **Area Name:** Census Tract 103 - Silver St & N. Haines area
Area Type: Local Target area

Identify the neighborhood boundaries for this target area.

Approximation of the boundaries:

- i) North to: I-90 between Fountain Springs and Maple Ave.
- ii) South to: W. Omaha St.
- iii) East to: West Blvd. North/I-190
- iv) West to: West side of Cowboy Hill on N/S line from I-90 to Founders Park

Include specific housing and commercial characteristics of this target area.

Population Total Population of the tract is 3,799 and has Total Households of 1,523.
The tract has 564 One Person HHs and households of Persons 60+ yrs. old totaling 5.19%.

Income This tract is a Moderate Income Census Tract 52.09% AMI with 35.6% of the tract population living below the Poverty level.

Persons in Poverty (status determined) total 1,637, living in Family HHs: 1,301 and in Non- Family HHs: 336. Income group making less than \$15,000 totals 588 (38.6%).

Race White: 56.7% AI/AN: 20.9% Hispanic: 18.5%

Housing Problems include:

- v) Overcrowded HH: 25;
- vi) HH Cost Burdened: 20.7%; and
- vii) Severely Cost Burdened: 17.4%
- viii) Substandard: 0 Owner: 0 Renter: 0 reported.

Housing Total Housing Units: 1,631 with Vacancy Rate: 45 units

Occupied Housing Types include:

- ix) Single-family: 40.2%
- 2-4 Units: 6.6%
- 5-19 Units: 30.5%
- 20+ Units: 17.7%
- x) Mobile Home/Other: 5.0%

Renter Contract Rent The majority of rental units have rates under \$500

- \$0-\$499: 584 units (55.7%)

- \$500-\$599: 162 units (15.4%)
- \$600-\$699: 118 units (11.3%)

The tract is predominately rentals with Owner Occupied: 474 and Renter Occupied: 1,049

Over half of the housing stock was built Pre 1980: 69.6%, occupied by Owner: 84.0% and Renter: 63.1%.

Under 10% of the housing was built Pre 1949 housing: 9.85% with Owner: 22.6% and Renter: 4.1%

Units Affordable to Household Area Median Family Income (HAMFI):

30%	no data	Owner: 215
50%	34	430
80%	38	725
100%	107	no data

Commercial Characteristics: The Total Labor Force is 1,714.

The Unemployment rate for the CT is 10.9%.

Unemployed are largely 16-24 yrs. old with 29.9% age 16-24; 3.9% are 25-65; 19.8% are over 65.

The Civilian employed population 16+: 2,470.

Occupations are primarily

- xi) management, business, and financial (25.9%),
- xii) sales and office (25.6%),
- xiii) service (22.1%), construction, maintenance and repair (14.1%), and
- xiv) production, transportation, and material moving (12.3%).

Travel time to work: 24% travel out of town for work; 76% less than 30 minutes.

Education Those with No HS diploma total 566, of which 115 did not complete 9th grade; 18- 34 yrs. not getting a HS diploma total 456.

Combined earnings based on educational attainment for those with no HS diploma and some college are about equal to the City, as a whole, but those with Bachelor’s or Graduate/ Professional degrees make about 30% less than the City as a whole for that educational attainment.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Consultation and public comments identify the residential areas as an area of frequent code violation complaints, and in need of housing rehabilitation and demolitions for substandard homes.

Identify the needs in this target area.

Sidewalk repairs, sewer & waterline replacements, housing rehabilitation. There is a mobile home park with very old homes in need of repair and replacement.

What are the opportunities for improvement in this target area?

The neighborhoods along south Silver Street are in need of revitalization to rehab homes and remove spot blight properties. The eastern part of the tract includes some retail stores and fast food restaurants. There are some retail spaces that have been vacant for over a year, so there are some opportunities to bring in new businesses for job growth. This is a route into the down town area so there is the opportunity for improving the housing stock along Haines Ave.

Are there barriers to improvement in this target area?

Main barrier for improvement in the residential areas is funding for the rehabilitation efforts. It is a low income census tract that has a high percentage (69.6%) of the homes built before 1980 and in need of rehab. Another barrier is the number of vacant retail spaces and the rent/remodel costs and purchase costs of the spaces for a new business, in competition with other areas of town.

Area Name: Census Tract 104 Knollwood Area

Area Type: Local Target area

Identify the neighborhood boundaries for this target area.

Approximation of the boundaries:

- xv) North to: I-90 between Maple Ave. and E. North Street
- xvi) South to: Irregular line from E. Adams St. to Milwaukee to E. Madison to Lacrosse to E. Philadelphia St. to Cambell St.
- xvii) East to: E. North Street & Cambell Street
- xviii) West to: N. Maples St./ Milwaukee/ Lacrosse

Include specific housing and commercial characteristics of this target area.

Population Total Population of the tract is 3,833 and has Total Households of 1,474. The tract has 470 One Person HHs and Households of Persons 60+ yrs. old totaling 40.57%.

Income This tract is a Moderate Income Census Tract 68.4% AMI with 30.8% of the tract population living below the Poverty level.

Persons in Poverty (status determined) total 886, living in Family HHs: 718 and in Non-Family HHs: 168. Income group making less than \$15,000 totals 221 (15%).

Race White: 63.3% AI/AN: 24% Black/African American: 2.5% Hispanic: 5.8% Housing

Problems include:

- xix) Overcrowded HH: 122;
- xx) HH Cost Burdened: 11.2%; and
- xxi) Severely Cost Burdened: 9.5%
- xxii) Substandard: 0 Owner: 0 Renter: 0 reported.

Housing Total Housing Units: 1,730 with Vacancy Rate: 64 units Occupied

Housing Types include:

- 2) Single-family: 51.2%
- 2-4 Units: 2.7%
- 5-19 Units: 5.72%
- 20+ Units: 22.5%
- i) Mobile Home/Other: 17.9%

Renter Contract Rent: the majority of rental units have rates under \$500

- \$0-\$499: 246 units (38.56%)
- \$500-\$599: 31 units (4.9%)
- \$600-\$699: 128 units (20.1%)

The tract is predominately Owner Occupied: 836 with Renter Occupied: 638.

Over half of the housing stock was built Pre 1980: 67.0%,
occupied by Owner: 73.5% and Renter: 58.3%.

Under 10% of the occupied housing was built Pre 1949 housing: 8.6% with Owner: 10.3% and
Renter: 6.3%.

Units Affordable to Household Area Median Family Income (HAMFI):

30%	Owner: no data	Renter: 130
50%	Owner: 84	Renter: 230
80%	Owner: 179	Renter: 505
100%	Owner: 339	Renter: no data

Commercial Characteristics: The Total Labor Force is 2,009.

The Unemployment rate for the CT is 11.3%. Unemployed are largely 16-24 yrs. old with:
49.6% age 16-24; 5.7% are 25-65 and 0.0% are over 65.

The Civilian employed population 16+: 1,783.

Occupations are primarily:

- sales and office (27.7%),
- service (23.3);
- construction, maintenance and repair (20.1%),
- management, business, and financial (19.0%), and
- production, transportation, and material moving (10.0%).

Travel time to work: 16.9% travel out of town for work; 83.1% less than 30 minutes.

Education Those with No HS diploma total 153, of which 111 did not complete 9th grade; 18- 34
yrs. not getting a HS diploma total 103. Of residents 18-24 none have a college degree, and only
108 have some college.

Combined earnings based on educational attainment for those with no HS diploma and some
college are about equal to the City, as a whole, but those with Bachelor's or Graduate/
Professional degrees make about 47% less than the City as a whole for that educational
attainment.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Consultation and public comments identify this area as one in need of more affordable child care for low income families and rehabilitation for existing homes.

Identify the needs in this target area.

There are some needs for sidewalk repairs and possibly replacements of aging water and sewer lines. Housing rehabilitation for aging housing stock.

What are the opportunities for improvement in this target area?

Some areas are in need of road repair.

Are there barriers to improvement in this target area?

Main barrier for improvement in the residential areas is funding for the rehabilitation efforts. It is a low income census tract that has a high percentage (87.7%) of the homes built before 1980 and in need of rehab and neighborhood revitalization

5. **Area Name:** Census Tract 105 - E. North St to St. Pat
Area Type: Local Target area

Identify the neighborhood boundaries for this target area.

Approximation of the boundaries:

- North to: Irregular line of E. Adams, E. Madison and E. Philadelphia
- ii) South to: Irregular line along E. St. Patrick
- iii) East to: Irregular line from Cambell St. to Hwy 44 to Creek Dr.
- iv) West to: Irregular line from East Blvd. N. to East Blvd. to E. Signal Dr. to Elm to E. St. Patrick

Include specific housing and commercial characteristics of this target area.

Population Total Population of the tract is 2,770 and has Total Households of 1,492
The tract has 678 One-Person HHs and Households of Persons 60+ yrs. old totaling 29.1%. Income
This tract is a Moderate Income Census Tract 54.15% AMI with 33.1% of the tract population living
below the Poverty level.

Persons in Poverty (status determined) total 793,
living in Family HHs: 413 and in Non-Family HHs: 380.
Income group making less than \$15,000 totals 411 (32.5%).

Race White: 69% AI/AN: 14% Asian: 1.7% Hispanic: 5.2%

Housing Problems include

- Overcrowded HH: 50
- HH Cost Burdened: 14%; and
- Severely Cost Burdened: 21%
- Substandard: 40 Owner: 10 Renter: 30 reported. Housing

Total Housing Units: 1,492 with Vacancy Rate: 120 units

Occupied Housing Types include:

- Single-family: 35.9%
- 2-4 Units: 22.1%
- 5-19 Units: 16.0%
- 20+ Units: 2.6%
- Mobile Home/Other: 23.3%

Renter Contract Rent the majority of rental units have rates under \$500
\$0-\$499: 482 units (65.8%) \$500-\$599: 121 units (16.5%) \$600-\$699: 97 units (13.2%)

The tract is predominately rentals with Owner Occupied: 531 and Renter Occupied: 733.

Over half of the housing stock was built Pre 1980: 73.3%, occupied by Owner: 75% and Renter: 72.2%

Over 20% of the occupied housing was built Pre 1949 housing: 21% with Owner: 16.2% and Renter: 24.6%

Units Affordable to Household Area Median Family Income (HAMFI):

<input type="checkbox"/> 30%	Owner: no data	Renter: 90
<input type="checkbox"/> 50%	Owner: 125	Renter: 365
<input type="checkbox"/> 80%	Owner: 125	Renter: 555
<input type="checkbox"/> 100%	Owner: 235	Renter: no data

Commercial Characteristics: The Total Labor Force is 1,358.

The Unemployment rate for the CT is 12.4%.

Unemployed are largely 16-24 yrs. old with: 27.7% age 16-24; 7.9% are and 0.0% are over 65.

The Civilian employed population 16+: 1,189.

Occupations are primarily:

- sales and office (25.2%),
- service (19.9%);
- construction, maintenance and repair (9.3%),
- management, business, and financial (29.9%), and
- production, transportation, and material moving (15.6%).

Travel time to work: 6.4% travel out of town for work; 93.6% less than 30 minutes.

Education Those with No HS diploma total 256, of which 17 did not complete 9th grade; 18-34 yrs. not getting a HS diploma total 43. Of residents 18-24, 36 have a college degree, and 355 have some college.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Consultation and public comments identify the residential area as an area of frequent code

violation complaints for deteriorated housing in need of major repairs and rehabilitation and crime calls. The area is undergoing neighborhood revitalization and crime reduction efforts in the vicinity of the SD School of Mining and Technology.

Identify the needs in this target area.

Sidewalk repairs, sewer & waterline replacements, housing rehabilitation.

What are the opportunities for improvement in this target area?

The area has blighted properties and substandard buildings that could be part of a revitalization project to provide safe, affordable housing for students and low income people. Private developers have recently built new apartment buildings for students and the City is pursuing demolition of substandard structures in the area. The close proximity to the downtown, retail stores, transportation routes and social services would make it a convenient location for students and low income people without transportation.

Are there barriers to improvement in this target area?

Main barrier for improvement in the residential areas is funding for the rehabilitation efforts. It is a low income census tract that has a high percentage (73.3%) of the homes built before 1980, with approximately 266 homes built prior to 1949 and 3 times more likely to have lead-based paint that would need to be addressed, adding significantly to rehabilitation costs.

6. **Area Name:** Census Tract 106 Elm to Cambell & St. Pat to Fairmont
Area Type: Local Target area

Identify the neighborhood boundaries for this target area.

Approximation of the boundaries:

- North to: Irregular line along E. St. Patrick Street
- South to: Fairmont Blvd.
- East to: Elm Ave.
- West to: East St. Joseph to Campbell St.

Include specific housing and commercial characteristics of this target area.

Population Total Population of the tract is 3,428 and has Total Households of 1,499.
The tract has 441 One Person HHs and households of Persons 60+ yrs. old totaling 28.9%.

Income This tract is a Moderate Income Census Tract 69.4% AMI with
14.4% of the tract population living below the Poverty level.

Persons in Poverty (status determined) total 484, living in Family HHs: 342 and in Non-Family HHs:
142. Income group making less than \$15,000 totals 161 (10.7%).

Race Minorities make up 20.1% of the tract. White: 85.9% AI/AN: 4.8% Hispanic: 5.2%

Housing Problems include

- Overcrowded HH: 11;
- HH Cost Burdened: 28.0%; and
- Severely Cost Burdened: 8%
- Substandard: 0 Owner: 0 Renter: 0 reported.

Housing Total Housing Units: 1,544 with Vacancy Rate: 25 units

Occupied Housing Types include:

- Single-family: 67.7%
- 2-4 Units: 4.2%
- 5-19 Units: 6.7%
- 20+ Units: 14.3%
- Mobile Home/Other: 7.2%

Renter Contract Rent - the majority of rental units have rates under \$500
\$0-\$499: 289 units (19.0%) \$500-\$599: 54 units (10.1%) \$600-\$699: 73 units (13.6%)

The tract is predominately Owner Occupied: 963 with Renter Occupied: 536.

Over half of the housing stock was built Pre 1980: 67.0%, occupied by Owner: 80.1% and Renter: 43.3% Under 5% of the housing was built Pre 1949 housing: 3.14% with Owner: 3.84% and Renter: 1.87%

Units Affordable to Household Area Median Family Income (HAMFI):

30%	Owner: no data	Renter: 25
50%	Owner: 105	Renter: 100
80%	Owner: 190	Renter: 275
100%	Owner: 360	Renter: no data

Commercial Characteristics: The Total Labor Force is 1,835.

The Unemployment rate for the CT is 5.8%.

Unemployed are largely 16-24 yrs. old with only 3.6% unemployment among 25-65 year olds.; 29.1% age 16-24; 3.6% are 25-65; 0.0% are over 65.

The Civilian employed population 16+: 1,729.

Occupations are primarily:

- sales and office (30.0%),
- management, business, and financial (29.8%),
- service (19.5%),
- production, transportation, and material moving (13.2%),
- construction, maintenance and repair (7.5%).

Travel time to work: 5.2% travel out of town for work; 94.8% less than 30 minutes.

Education Those with No HS diploma total 182, of which 30 did not complete 9th grade; 18-24 yrs. not getting a HS diploma total 100.

Those who are 18-24 with a college degree total 86 and those with some college, 182.

Combined earnings based on educational attainment people in this census tract are 13% less than that of the city as a whole.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Consultation and public comments identify the residential areas as older homes, with 67% built prior to 1980, but mostly well maintained. The crime rate in the area has risen in the past couple of years and there are a growing number of foreclosure/bankruptcy and boarded up homes. The area, while still mostly an area of well-maintained homes, is seeing an increase in rental homes and a slight decline overall as cost burdens increase.

Identify the needs in this target area.

Sidewalk repairs, sewer & waterline replacements, housing rehabilitation, demolitions. Crime awareness.

What are the opportunities for improvement in this target area?

Housing rehabilitation and infrastructure improvements.

Are there barriers to improvement in this target area?

Main barrier for improvement in the residential areas is funding for the rehabilitation efforts. It is a moderate income census tract that has a high percentage (67%) of the homes built before 1980 and in need of rehab and neighborhood revitalization.

7. **Area Name:** Census Tract -107 Old Robbinsdale
Area Type: Local Target area

Identify the neighborhood boundaries for this target area.

Approximation of the boundaries:

- North to: E. Signal Dr.
- South to: Fairmont Blvd.
- East to: Elm Ave.
- West to: 5th Street

Include specific housing and commercial characteristics of this target area. Population

Total Population of the tract is 4,598 and has Total Households of 1,827.

The tract has 613 One Person HHs and households of Persons 60+ yrs. old totaling 25.0%.

Income This tract is a Moderate Income Census Tract 68.9% AMI with 22.4% of the tract population living below the Poverty level.

Persons in Poverty (status determined) total 967, living in Family HHs: 753 and in Non-Family HHs: 214.

Income group making less than \$15,000 totals 379 (20.7%).

Race Total minority population is 27.2%. White: 72.8% AI/AN: 11.4% Hispanic: 7.8%

Housing Problems include:

- Overcrowded HH: 30;
- HH Cost Burdened: 36.0%; and
- Severely Cost Burdened: 22.0%
- Substandard: 15 Owner: 15 Renter: 0 reported.

Housing Total Housing Units: 1,908 with Vacancy Rate: 122 units (6%)

Occupied Housing Types include:

- Single-family: 77.6%
- 2-4 Units: 12.2%
- 5-19 Units: 3.6%
- 20+ Units: 5.8
- Mobile Home/Other: 0.8%

Renter Contract Rent - the majority of rental units have rates under \$500.

- \$0-\$499: 337 units (18.0%)
- \$500-\$599: 164 units (9.0%)
- \$600-\$699: 211 units (11.0%)

The tract is predominately Owner-occupied housing with
Owner Occupied: 971 and Renter Occupied: 856

The over 90% of the housing stock was built Pre 1980: 90.7%,
occupied by Owner: 97.11% and Renter: 63.1%

Under 10% of the housing was built Pre 1949 housing: 9.85%
with Owner: 22.6% and Renter: 83.41%.

Units Affordable to Household Area Median Family Income (HAMFI):

30%	Owner: no data	Renter: 70
50%	Owner: 55	Renter: 145
80%	Owner: 205	Renter: 535
100%	Owner: 395	Renter: no data

Commercial Characteristics: The Total Labor Force is 2,368. The Unemployment rate for the CT is 5.6%. Unemployed are largely 16-24 yrs. old; 53.7% age 16-24; 1.5% are 25-65; 1.8% are over 65.

The Civilian employed population 16+: 2,235.

Occupations are primarily:

- management, business, and financial (26.5%),
- sales and office (26.0%),
- service (23.5%),
- construction, maintenance and repair (14.9%), and
- production, transportation, and material moving (9.1%).

Travel time to work: 12% travel out of town for work; 88% less than 30 minutes.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Consultation and public comments identify the residential area as an area of frequent code violation complaints and aging housing stock in need of housing rehabilitation.

Identify the needs in this target area.

Sidewalk repairs, sewer & waterline replacements, housing rehabilitation and possibly a demolition.

What are the opportunities for improvement in this target area?

Opportunity to do some infrastructure updates in conjunction with road repairs, and sidewalk repairs.

Are there barriers to improvement in this target area?

Main barrier for improvement in the residential areas is funding for the rehabilitation efforts. It is a moderate income census tract that has a rising percentage of households who are becoming cost burdened (36%), combined with aging housing stock built before 1980 (90.7%) that is in need of rehab.

8. **Area Name:** Census Tract - 111 Sioux Park/Old Canyon Lake
Area Type: Local Target area

Identify the neighborhood boundaries for this target area.

Approximation of the boundaries:

- North to: Raider Rd. into Range Rd. into South St. to Canyon Lake Dr.
- South to: Hwy. 44
- East to: 32nd Street south of Canyon Lake Dr.
- West to: Irregular line from 44th St. into Hillsvievw Dr. into Canyon Lake Drive ending at Hwy 44.

Include specific housing and commercial characteristics of this target area.

Population Total Population of the tract is 3,114 and has Total Households of 1,476.
The tract has 554 One Person HHs (37.5%) and households of Persons 60+ yrs. old totaling 25.5%.

Income This tract is a Middle Income Census Tract 95.7% AMI with 11.3% of the tract population living below the Poverty level.

Persons in Poverty (status determined) total 345, living in
Family HHs: 30 and in Non-Family HHs: 315.

Income group making less than \$15,000 totals 202 (13.7%).

Race Minorities make up 15.6% of the tract population.
White: 4.6% AI/AN: 7.6% Black: 2.7% Hispanic: 2.8%

Housing Problems include:

- Overcrowded HH: 0;
- HH Cost Burdened: 34.8%; and
- Severely Cost Burdened: 15.0%
- Substandard: 0 Owner: 0 Renter: 0 reported.

Housing Total Housing Units: 1,608 with Vacancy Rate: 64 units

Occupied Housing Types include:

- Single-family: 53.9%
- 2-4 Units: 16.6%
- 5-19 Units: 18.7%
- 20+ Units: 9.5
- Mobile Home/Other: 1.3%

Renter Contract Rent - the majority of rental units have rates under \$500.

- \$0-\$499: 236 units (30.0%)
- \$500-\$599: 176 units (22.0%)
- \$600-\$699: 190 units (24%)

The tract is predominately rentals with Owner Occupied: 676 and Renter Occupied: 800

Over half of the housing stock was built Pre 1980: 77.4%, occupied by Owner: 88.9% and Renter: 67.6%

Under 10% of the housing was built Pre 1949 housing: 17.8% with Owner: 27.8% Units and Renter: 9.4% Units

Affordable to Household Area Median Family Income (HAMFI):

30%	Owner: no data	Renter: 0
50%	Owner: 4	Renter: 195
80%	Owner: 134	Renter: 450
100%	Owner: 214	Renter: no data

Commercial Characteristics: The Total Labor Force is 2,026.

The Unemployment rate for the CT is 3.7%.

Unemployed are largely 16-24 yrs. old with 44.6% age 16-24; 1.5% are 25-65, and 0.0% are over 65.

The Civilian employed population 16+: 1,951.

Occupations are primarily:

- management, business, and financial (27.5%),
- sales and office (26.3%),
- service (24.8%),
- construction, maintenance and repair (14.3%), and
- production, transportation, and material moving (7.1%).

Travel time to work: 15.5% travel out of town for work; 84.5% less than 30 minutes.

Education Those with No HS diploma total 180 (6%), of which 33 did not complete 9th grade; 18-34 yrs. with a college degree total 155 and 635 have some college (20%).

Combined earnings based on educational attainment are equal to the City, as a whole.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Consultation and public comments identify the residential areas as areas with increasing code violation complaints. It is an area that was once predominately owner occupied housing that is now 54% rentals, and where 77.4% of the housing was built pre 1980 and almost 20% was pre-1949. The school district meets the guidelines for the free meals programs, reflecting an increasing number of low income households. Just over a third of the residents are cost burdened with half of them severely cost burdened. The area is starting to see more homes in need of rehabilitation and one of the largest numbers of vacant homes.

Identify the needs in this target area.

Sewer & waterline replacements and housing rehabilitation.

What are the opportunities for improvement in this target area?

This is a well, established neighborhood that is starting to see a decline with then increase of rental units and homes having deferred maintenance, and older infrastructure that needs to be replaced. Opportunities to improve homeownership with the vacancies, and revitalization with rehabilitation program.

Are there barriers to improvement in this target area?

Main barrier for improvement in the residential areas is funding for the rehabilitation efforts. It is a middle income census tract that has a high percentage (77.4%) of the homes built before 1980 and in need of rehab and neighborhood revitalization.

9. **Area Name:** Census Tract 114 North of I90
Area Type: Local Target area

Identify the neighborhood boundaries for this target area.

Approximation of the boundaries:

- North to: Corporate limits of City
- South to: I-90
- East to: Corporate limits of City (Hidden Valley Rd & Nemo Rd)
- West to: Corporate limits of City (Eglin Rd.)

Include specific housing and commercial characteristics of this target area.

Population Total Population of the tract is 2,682 and has Total Households of 952.

The tract has 234 One Person HHs and households of Persons 60+ yrs. old totaling 29.8%.

Income This tract is a Middle Income Census Tract 86.8% AMI with 28.7% of the tract population living below the Poverty level.

Persons in Poverty (status determined) total 712, living in Family HHs: 481 and in Non-Family HHs: 231.

Income group making less than \$15,000 totals 208 (21.9%).

Race Minorities make up 25.4% of the tract with:

White: 68.3%; AI/AN: 13.9%; Asian: 7.1%; Hispanic: 7.8%.

Housing Problems include:

- Overcrowded HH: 27;
- HH Cost Burdened: 26.1%; and
- Severely Cost Burdened: 8.0%
- Substandard: 0 Owner: 0 Renter: 0 reported.

Housing Total Housing Units: 1,036 with Vacancy Rate: 71 units

Occupied Housing Types include:

- Single-family: 65.7%
- 2-4 Units: 0.0%
- 5-19 Units: 1.1%
- 20+ Units: 3.3
- Mobile Home/Other: 30.0%

Renter Contract Rent - the majority of rental units have rates under \$500

- \$0-\$499: 188 units (65.3%)
- \$500-\$599: 36 units (12.5%)
- \$600-\$699: 20 units (6.9%)

The tract is predominately rentals with Owner Occupied: 664 (69.8%) and Renter Occupied: 288 (30.3%).

A little over on-third of the housing stock was built Pre 1980: 39.1%, occupied by Owner: 28.0% and Renter: 64.6%.

Only 1% of the housing was built Pre 1949 housing: 1.2% with Owner: 0.0% and Renter: 3.8%

Units Affordable to Household Area Median Family Income (HAMFI):

30%	no data	120
50%	75	130
80%	124	195
100%	269	no data

Commercial Characteristics: The Total Labor Force is 1,277.

The Unemployment rate for the CT is 8.5%.

Unemployed are largely 16-24 yrs. old with 41.8% age 16-24; 6% are 25-65; 0.0% are over 65.

The Civilian employed population 16+: 1,168.

Occupations are primarily:

- service (31%),
- management, business, and financial (23.3%),
- sales and office (18.0%),
- construction, maintenance and repair (8.0%), and
- production, transportation, and material moving(.0%).

Travel time to work: 18% travel over 30; 82% less than 30minutes.

Education Those with No HS diploma total 456, of which 96 did not complete 9th grade; 18-24 yrs. not getting a HS diploma total 77. Of the 18-24 residents, 49 have college degrees and 390 residents of the tract have some college.

Combined earnings based on educational attainment are equal to the City, as a whole for the same level of attainment.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Consultation and public comments identify one of the neighborhoods as an area of frequent code violation complaints and in need of housing rehabilitation. The area as a whole is newer homes and subdivisions that are well maintained. Comments received included the need for more convenient services for the elderly, transportation to extend farther north, more affordable apartments for low income and the elderly, multi-generational housing and community center, a school, a new Early Head Start facility, and affordable day care.

Identify the needs in this target area.

Sewer & waterline replacements for some homes in Dakota Subdivision and housing rehabilitation.

What are the opportunities for improvement in this target area?

There are opportunities to provide more economic development in this area and affordable housing. There is a need for a new facility for Head Start that would be larger, and able to accommodate more youth and community activities for the Native population. This tract contains one of our highest concentrations of Native Americans. It is one of the areas within the corporate limits that still has buildable, affordable land available, and surrounds the Rushmore Mall and other retail and commercial businesses.

Are there barriers to improvement in this target area?

Main barrier for improvement in the residential areas is funding for the infrastructure improvements. Many of the homes in Dakota subdivision previously received assistance through the rehab program and are not eligible for additional assistance. This tract was previously one of our low-income census tracts, but new development to the north has raised the incomes to the Middle Income bracket, which puts added strain on the low income residents.

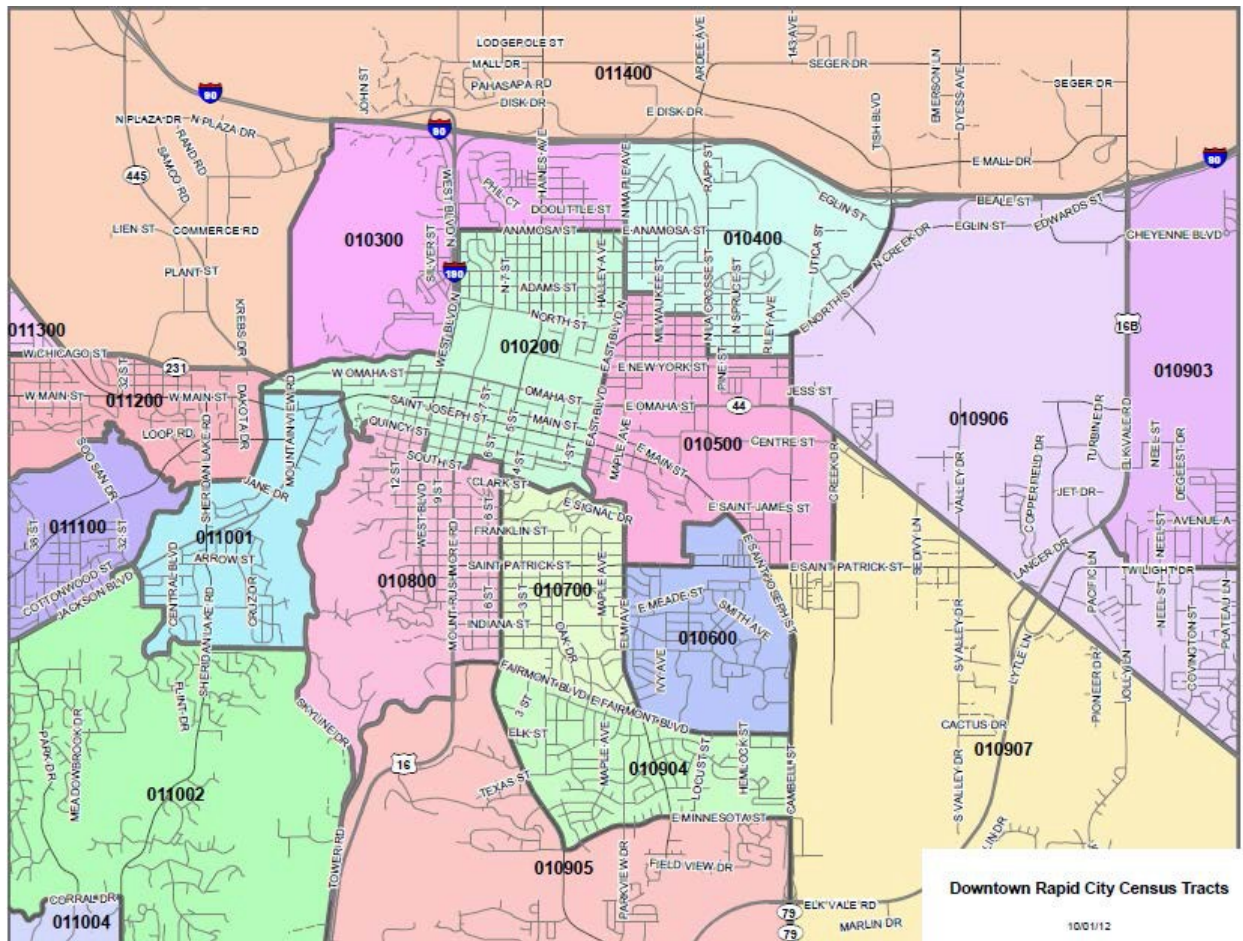


Table 49 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the community.

North Rapid City is an area bounded on the north by Interstate 90, on the east by Campbell Street, on the south by Omaha Street and on the west by Cowboy Hill and I-190. This area contains all four low income census tracts (102, 103, 104, and 105) and the highest number of minority residents and substandard housing.

The Sioux Park/Canyon Lake Area is located on the west side of Rapid City and is an area of small, older housing, with a high number of residents who are cost burdened. The area has been receiving more code violation reports and is in need of revitalization. Once a middle income area, it is now home to more low-income people and the Canyon Lake School became a Title VI school

SP-25 PRIORITY NEEDS

Priority Needs

Priority Need Name	Priority Level	Population	Goals Addressing
Rental Units for LMI Single Persons or Couples	High	Extremely Low Low Moderate Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence	Acquisition for Housing Rehabilitation - Existing Housing Efficiency and 1-Bedroom Apartments
Rental units for large families	High	Extremely Low Low Moderate Middle Large Families Families with Children Victims of Domestic Violence	Acquisition for Housing Rehabilitation - Existing Housing
Property Acquisition for Benefit of LMI Persons	High	Low Moderate Large Families Families with Children Elderly	Acquisition for Housing Rehabilitation - Existing Housing Efficiency and 1-Bedroom Apartments

			Planning and Administration of CDBG Grant
Acquisition Cost Assistance for Homeownership	High	Low Moderate Large Families Families with Children Elderly	Acquisition for Housing
Housing Rehabilitation	High	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals veterans Persons with HIV/AIDS	Rehabilitation - Existing Housing Efficiency and 1-Bedroom Apartments Planning and Administration of CDBG Grant
Acquisition of Property – Land Trust Home Ownership	High	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Persons with Physical Disabilities	Acquisition for Housing Efficiency and 1-Bedroom Apartments
Emergency Shelter Family Units	High	Families with Children	Acquisition for Housing Emergency Shelter Family Units
Emergency Shelter for Youth	High	Extremely Low Low Unaccompanied Youth	Acquisition for Housing Emergency Shelter for Youth
Transitional Housing	High	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth	Acquisition for Housing Rehabilitation - Existing Housing Planning and Administration of CDBG Grant
Nursing Home and/or	High	Extremely Low	Acquisition for Housing

Assisted Living Units		Low Moderate Elderly Chronic Homelessness Individuals Mentally Ill veterans Persons with HIV/AIDS Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families	Rehabilitation - Existing Housing
Micro Enterprise Loan Funds	High	Extremely Low Low Moderate Non-housing Community Development	Economic Development
Medical, Dental, Eye, & Medications Assistance	High	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical	Substance Abuse Treatment and Prevention Disabled Persons Services

		Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	
Public Facilities - Fire Sprinkler Systems	High	Extremely Low Low Moderate	Public Facilities
Public Facilities - Modifications for ADA Access	High	Extremely Low Low Moderate Other	Public Facilities
Public Facilities - Energy Efficiency Improvements	High	Extremely Low Low Moderate Other	Public Facilities
Counseling Services	High	Extremely Low Low Moderate Families with Children Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families	Counseling Services Substance Abuse Treatment and Prevention Disabled Persons Services Domestic Violence Services and Counseling Planning and Administration of CDBG Grant

		Victims of Domestic Violence	
Legal Services	High	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Victims of Domestic Violence	Legal Assistance Disabled Persons Services Planning and Administration of CDBG Grant
Transportation	High	Extremely Low Low Moderate Families with Children Elderly Individuals Families with Children Mentally Ill veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Other	Transportation Senior Citizens Services Youth Activities Substance Abuse Treatment and Prevention Disabled Persons Services Planning and Administration of CDBG Grant
Job Training Programs	High	Extremely Low Low Moderate	Economic Development Counseling Services Youth Activities

		Chronic Homelessness veterans Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence	Substance Abuse Treatment and Prevention Disabled Persons Services Planning and Administration of CDBG Grant
Individual Deposit Accounts (IDAs)-Savings Match	High	Extremely Low Low Moderate Other	Economic Development
Handicap Services and Modifications	High	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities	Counseling Services Handicap Services Senior Citizens Services Disabled Persons Services Planning and Administration of CDBG Grant
Childcare and Early Childhood Education	High	Extremely Low Low Moderate Families with Children Families with Children	Early Childhood Education & Affordable Child Care Youth Activities Planning and Administration of CDBG Grant
Case Management	High	Chronic Homelessness Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence Unaccompanied Youth Frail Elderly Persons with Mental Disabilities Persons with Alcohol or Other Addictions Other	Counseling Services Substance Abuse Treatment and Prevention
Housing First Assistance	High	Extremely Low	Housing First -

		Low Moderate Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth	Rent/Utilities/Deposit Assistance Homeless Prevention Substance Abuse Treatment and Prevention Planning and Administration of CDBG Grant
Substance Abuse Services	High	Extremely Low Low Moderate Chronic Homelessness Persons with Alcohol or Other Addictions	Counseling Services Substance Abuse Treatment and Prevention Planning and Administration of CDBG Grant
Senior Programs and Services	High	Extremely Low Low Moderate Elderly Elderly Frail Elderly	Senior Citizens Services Planning and Administration of CDBG Grant
Safe Haven Emergency Shelter	High	Chronic Homelessness	Emergency Shelter
Youth Programs and Services	High	Extremely Low Low Moderate Families with Children Families with Children Unaccompanied Youth	Counseling Services Youth Activities Planning and Administration of CDBG Grant
Substandard Housing	High	Extremely Low Low Moderate Individuals Families with Children	Planning and Administration of CDBG Grant
Mental Health Case Management	High	Extremely Low Low Moderate Chronic Homelessness Mentally Ill veterans Persons with Mental Disabilities	Counseling Services Mental Health Treatment and Services Planning and Administration of CDBG Grant
Reduce High School Drop Out Rate	High	Extremely Low Low	Counseling Services Youth Activities

		Moderate Other	Substance Abuse Treatment and Prevention
Public Facilities - Senior Facilities	High	Elderly	Public Facilities Senior Citizens Facilities
Public Facilities - General	High	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents	Public Facilities Planning and Administration of CDBG Grant
Homeless Prevention	High	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	Homeless Prevention Planning and Administration of CDBG Grant
Emergency Shelter	High	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children	Emergency Shelter Planning and Administration of CDBG Grant

		Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth	
Acquisition of Property for Public Facilities	High	Extremely Low Low Moderate	Public Facilities
CDBG Administration and Planning	High	Other	Planning and Administration of CDBG Grant

Table 50 - Priority Needs Summary

Narrative (Optional)

Housing cost Burden is the number one housing issue identified in the needs assessment. Cost burden is a result of low wages, high rent costs, lack of housing affordable to people on low fixed incomes, such as Social Security and Disability.

47% of the homeless are single persons or couples with no children who have difficulty accessing Section VIII vouchers due waiting lists exceeding two years and the preferences provided to families with children and veterans. Earnings at minimum wage for a single person are not enough to support market rents without being severely cost burdened. There is a very high need for smaller efficiency and one bedroom apartments that are affordable on minimum wage.

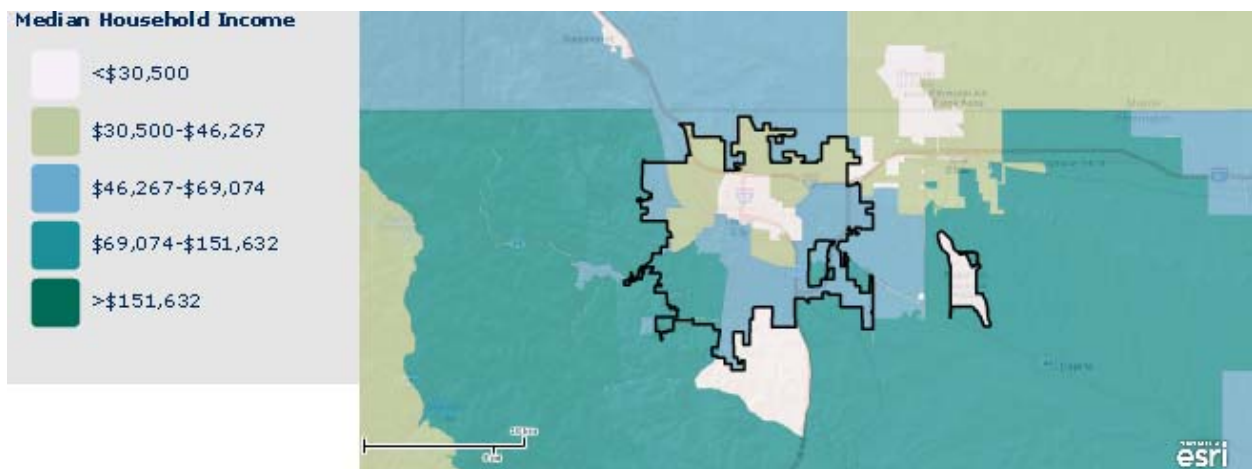
Single parent households earning minimum wage would have to work three jobs in order to pay for a two bedroom apartment, which is not feasible if you have children and no family support system, without having other repercussions, such as truancy, neglect, etc. Supportive services such as affordable childcare, after school programs, food assistance, and job training programs are needed to help at-risk families.

Mental health, substance abuse, services to assist seniors age in place, and Housing First transitions are all high priority issues that are best handled on the front end with supportive services, rather than emergency situations that are much more costly to the families and the community.

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Amount of funding available, economic conditions and housing market.
TBRA for Non-Homeless Special Needs	Amount of funding available, economic conditions and community donations.
New Unit Production	Due to the difficulty for low income persons to access mortgages there is not a high priority for new units for homeownership. Amount of funding available, economic conditions and housing market.
Rehabilitation	Amount of funding available, economic conditions and housing market.
Acquisition, including preservation	Amount of funding available, economic conditions and housing market.

Table 51 – Influence of Market Conditions



Median Household Income - Rapid City, SD

SP-35 Anticipated Resources

Introduction

Rapid City estimates that it will receive \$425,000 in entitlement funds each year for 2013-2017, for a total of \$2,145,000.

The City provides Investment Funds from the General Fund in the amount of \$100,000 per year for Public Health and Services to non-profit organizations to provide services to the community. In anticipation of possible reductions in the annual allocation, estimates are for \$100,000 for FY 2013 with \$300,000 total for the remaining 4 years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	466,188	4,000	0	470,188	2,145,000	Maximum Program Administration = \$429,000; Maximum Public Services = \$321,750; Housing and Public Facilities = \$1,394,250 Total for remaining 4 years \$2,145,000
General Fund	public - local	Public Services	100,000	0	0	100,000	300,000	The City provides \$100,000 annually for Public Service needs from the City Investment Fund.

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Rapid City is an entitlement city only for CDBG funding. HOME and Emergency Shelter, and Shelter Plus Care funds are administered through South Dakota Housing Development Authority and HOPWA is administered through the Minnehaha County Housing Authority on a state-wide competitive basis.

Non-profit agencies funded with CDBG dollars are able to leverage other federal, state, local, and private funds. Leveraging CDBG funds is a factor that is taken into consideration as part of the application evaluation process and funding decisions.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is no publically owned land or property available for use in addressing the identified needs of the plan.

SP-40 Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
	Government	Ownership Planning neighborhood improvements	Jurisdiction
	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
	PHA	Public Housing	Other
Behavior Management Systems	Non-profit organizations	Homelessness Non-homeless special needs public services	Region
Black Hills Area Habitat for Humanity	Non-profit organizations	Non-homeless special needs Ownership neighborhood improvements	Region
Community Health Center Of The Black Hills	Non-profit organizations	Non-homeless special needs public facilities public services	Jurisdiction
NeighborWorks Dakota Home Resources	Non-profit organizations	Non-homeless special needs Ownership Rental neighborhood improvements public services	Region
Rapid City Community Development Corporation	Non-profit organizations	Ownership	Jurisdiction
Teton Coalition, Inc.	CHDO	Ownership	Jurisdiction
Western Resources For Dis-Abled Independence	Non-profit organizations	Non-homeless special needs public services	Region
Western South Dakota Community Action, Inc.	Non-profit organizations	Economic Development Non-homeless special needs	Region

		Ownership public services	
Youth And Family Services	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Rapid City strongly encourages collaborative partnerships for addressing the high priority needs of the community.

The City adopted the National League of Cities Strengthening Families Platform for Better Outcomes for Youth and Children and created a task force that compiled a listing of programs and services available within the community in order to identify gaps in services and specific needs to be addressed. The platform provides a powerful mechanism for coordinating and strengthening the institutional structure of the community. The task force included local funding sources, state and local government service agencies, non-profit service providers, the school district and elected officials.

The collaboration allows all community groups to partner with the City, United Way and John T. Vucurevich Foundation to conduct one Community Needs Assessment that provides a baseline from which we can quantify accomplishments.

Ten high priority issues were identified and specific goals were set, using an aggressive time line for completion, to keep momentum and involvement high. They include:

- *Affordable Housing*
- *Ending Chronic Homelessness*
- *Early Childhood Education and Child Care*
- *Authentic Youth Civic Engagement*
- *Ending Truancy and School Dropouts,*
- *Transportation,*
- *Mental Health and Substance Abuse Collaborative for Prevention and Treatment*
- *Offender Community Reentry to Reduce Recidivism*
- *Bank On Rapid City – Poverty Reduction Through Asset Building*
- *Substandard/Safe Housing.*

Non-profit direct service providers in the community keep the City informed of citizen needs of all types, not just housing. City involvement with the Chamber of Commerce, Economic Development Partnership, Black Hills Mental Health and Substance Abuse Collaborative, Black Hills Homeless Coalition, Community Services Connection, housing and neighborhood organizations, and service clubs, provides exchanges of information as to the needs of the low-income residents between the City, community, and business leaders.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The local delivery system is still evolving, but has made great progress through collaborative efforts of all service providers. Community Health Center of the Black Hills does outreach to the chronically homeless and does an excellent job of contacting the homeless, establishing a relationship, and connecting and referring

people to the services and assistance needed. The Black Hills Homeless Coalition meets once a month to coordinate services for their mutual clients by reviewing joint client cases and coordinate the case management for optimal leveraging of funds and services. The Mental Health and Substance Abuse Collaborative also meet regularly to discuss their client needs and the delivery system to identify gaps in services and solutions for overcoming them. The Collaborative is very strong. One of our greatest gaps was in crisis care and in less than two years they created a 24/7 Crisis Care Center and trained law enforcement officers and agency staffs in identifying mental health crisis issues appropriate for diversion to the Crisis Care Center, thus reducing the strain on Rapid City Regional Hospital and providing more appropriate care with mental health professionals. The Cornerstone Rescue Mission serves men at the Main Street shelter and women and children at the Women and Children's Home. Victims of domestic violence are cared for at the WAVI shelter. There are on-site health clinics at all three shelters, and mental health and Veteran's counselors have office space there to meet with the homeless. Cornerstone Mission manages a day care center that is available to the homeless with children, so they can seek work and attend appointments.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

- The lack of a central database adversely affects the efficiency of the delivery system for services and access to them.
- Lack of emergency shelter rooms for families that would allow them to remain together rather than being split up into 2 separate shelters.
- Lack of community case managers for those people who do not meet the severe persistent mental illness guidelines or other substance abuse case management requirements. In 2009 the National Alliance on Mental Illness report gave SD an F rating on mental health care stating its challenge is that "community mental health services "are basically starving" due to lack of resources, leading to increased demand for care at its state psychiatric hospital."
- Lack of a dedicated affordable housing coordinator to spearhead housing projects and ensure that they keep moving ahead.
- Lack of affordable housing options for extremely low- and low-income people who cannot access Section VIII vouchers or Public Housing.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City and local agencies serving the homeless participate in the South Dakota Housing for the Homeless Consortium (SDHHC), a statewide organization of nonprofit and private businesses, disability service organizations, local community and former homeless representatives, public housing authorities, private landlords, housing developers, regional community action agencies and state and local government agencies working together to provide a continuum of care for the homeless. The SDHHC submits a single statewide application to access HUD Continuum of Care Program funds.

The Community Development Specialist attends training sessions and conferences on best practice programs addressing high priority issues in the community in order to gain additional knowledge and ideas for solutions to issues affecting the community. The information is shared with the non-profit agencies and technical support is provided for collaborative efforts to implement new programs.

The Non-profit Networker Group was started in Rapid City with leadership from the Chiesman Foundation, in partnership with United Way, Leadership Rapid City, and the John T. Vucurevich Foundation. The program is part of the Chiesman Foundation Strengthening Communities Initiative to help build leadership, organizational and program development, collaboration and community engagement and evaluation of effectiveness. They provide seminars on capacity building topics to strengthen the non-profit agencies.

SP-45 Goals Summary

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Acquisition for Housing	2013	2017	Affordable Housing	Rapid City Corporate Limits	Rental Units for LMI Single Persons or Couples Rental units for large families Property Acquisition for Benefit of LMI Persons Acquisition Cost Assistance for Homeownership Acquisition of Property - Land Trust Home Ownership Emergency Shelter Family Units Emergency Shelter for Youth Transitional Housing Nursing Home and/or Assisted Living Units	CDBG: \$80,000	Rental units constructed: 50 Household Housing Unit Rental units rehabilitated: 25 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Homeless Person Overnight Shelter: 20 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 20 Beds
Rehabilitation - Existing Housing	2013	2017	Affordable Housing	Rapid City Corporate Limits Census Tract 102 City Center	Rental Units for LMI Single Persons or Couples Rental units for large	CDBG: \$250,000	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
				Census Tract 103 - Silver St & N. Haines area Census Tract 104 Knollwood Area Census Tract 105 - E. North St to St. Pat Census Tract 106 Elm to Cambell & St. Pat to Fairmont Census Tract - 111 Sioux Park/Old Canyon Lake Census Tract 114 North of I90 Census Tract - 107 Old Robbinsdale	families Property Acquisition for Benefit of LMI Persons Housing Rehabilitation Transitional Housing Nursing Home and/or Assisted Living Units		Rehabilitated: 35 Household Housing Unit
Efficiency and 1-Bedroom Apartments	2013	2017	Affordable Housing	Rapid City Corporate Limits	Rental Units for LMI Single Persons or Couples Property Acquisition for Benefit of LMI Persons Housing Rehabilitation Acquisition of Property - Land	CDBG: \$287,148	Rental units constructed: 20 Household Housing Unit Rental units rehabilitated: 20 Household Housing Unit

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Trust Home Ownership		
Emergency Shelter Family Units	2013	2017	Homeless	Rapid City Corporate Limits Census Tract 102 City Center Census Tract 105 - E. North St to St. Pat Census Tract - 107 Old Robbinsdale	Emergency Shelter Family Units	CDBG: \$125,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 12 Beds
Emergency Shelter for Youth	2013	2017	Homeless	Rapid City Corporate Limits Census Tract 102 City Center Census Tract 105 - E. North St to St. Pat Census Tract - 107 Old Robbinsdale	Emergency Shelter for Youth	CDBG: \$125,000	Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds Homelessness Prevention: 10 Persons Assisted
Public Facilities	2013	2017	Public Facilities	Rapid City Corporate Limits	Public Facilities - Fire Sprinkler Systems Public Facilities - Modifications for ADA Access Public Facilities - Energy Efficiency Improvements	CDBG: \$200,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted Public Facility or Infrastructure Activities for Low/Moderate Income

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Public Facilities - Senior Facilities Public Facilities - General Acquisition of Property for Public Facilities		Housing Benefit: 50 Households Assisted
Economic Development	2013	2017	Non-Housing Community Development	Rapid City Corporate Limits	Micro Enterprise Loan Funds Job Training Programs Individual Deposit Accounts (IDAs)- Savings Match	CDBG: \$100,000	Direct Financial Assistance to Homebuyers: 5 Households Assisted Businesses assisted: 10 Businesses Assisted Other: 10 Other
Legal Assistance	2013	2017	Homeless Non-Homeless Special Needs	Rapid City Corporate Limits	Legal Services	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 380 Persons Assisted
Counseling Services	2013	2017	Non-Homeless Special Needs	Rapid City Corporate Limits	Counseling Services Job Training Programs Handicap Services and Modifications Case Management Substance Abuse Services Youth Programs and Services Mental Health Case	CDBG: \$40,000	Public service activities for Low/Moderate Income Housing Benefit: 2000 Households Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Management Reduce High School Drop Out Rate		
Early Childhood Education & Affordable Child Care	2013	2017	Non-Homeless Special Needs	Rapid City Corporate Limits	Childcare and Early Childhood Education	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
Transportation	2013	2017	Non-Homeless Special Needs	Rapid City Corporate Limits	Transportation	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
Handicap Services	2013	2017	Non-Homeless Special Needs	Rapid City Corporate Limits	Handicap Services and Modifications	CDBG: \$10,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
Housing First - Rent/Utilities/Deposit Assistance	2013	2017	Affordable Housing Homeless	Rapid City Corporate Limits	Housing First Assistance	CDBG: \$100,000	Tenant-based rental assistance / Rapid Rehousing: 125 Households Assisted
Senior Citizens Services	2013	2017	Non-Homeless Special Needs	Rapid City Corporate Limits	Transportation Handicap Services and Modifications Senior Programs and Services	CDBG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
Senior Citizens Facilities	2013	2017	Public Facility	Rapid City Corporate Limits	Public Facilities - Senior Facilities	CDBG: \$227,102	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
Youth Activities	2013	2017	Non-Homeless Special Needs	Rapid City Corporate Limits	Transportation Job Training Programs	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit:

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Childcare and Early Childhood Education Youth Programs and Services Reduce High School Drop Out Rate		400 Persons Assisted
Homeless Prevention	2013	2017	Homeless	Rapid City Corporate Limits	Housing First Assistance Homeless Prevention	CDBG: \$100,000	Homelessness Prevention: 250 Persons Assisted
Substance Abuse Treatment and Prevention	2013	2017	Non-Homeless Special Needs	Rapid City Corporate Limits	Medical, Dental, Eye, & Medications Assistance Counseling Services Transportation Job Training Programs Case Management Housing First Assistance Substance Abuse Services Reduce High School Drop Out Rate	CDBG: \$100,000	Other: 150 Other
Mental Health Treatment and Services	2013	2017	Non-Homeless Special Needs	Rapid City Corporate Limits	Mental Health Case Management	CDBG: \$200,000	Other: 250 Other
Emergency Shelter	2013	2017	Homeless	Rapid City Corporate Limits	Safe Haven Emergency Shelter Emergency Shelter	CDBG: \$100,000 General Fund: \$200,000	Homeless Person Overnight Shelter: 4600 Persons Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Disabled Persons Services	2013	2017	Non-Homeless Special Needs	Rapid City Corporate Limits	Medical, Dental, Eye, & Medications Assistance Counseling Services Legal Services Transportation Job Training Programs Handicap Services and Modifications	CDBG: \$80,000 General Fund: \$5,000	Other: 150 Other
Domestic Violence Services and Counseling	2013	2017	Victims of Domestic Violence	Rapid City Corporate Limits	Counseling Services	CDBG: \$25,000	Other: 2500 Other
Planning and Administration of CDBG Grant	2013	2017	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development Economic Development	Rapid City Corporate Limits	Property Acquisition for Benefit of LMI Persons Housing Rehabilitation Transitional Housing Counseling Services Legal Services Transportation Job Training Programs Handicap Services and Modifications Childcare and Early Childhood Education Housing First Assistance Substance Abuse	CDBG: \$429,000	Other: 67000 Other

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Services Senior Programs and Services Youth Programs and Services Substandard Housing Mental Health Case Management Public Facilities - General Homeless Prevention Emergency Shelter CDBG Administration and Planning		

Table 55 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

N/A The City does not receive or administer HOME Funds.

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Authority's inventory includes sufficient number of units to meet current requirements.

Activities to Increase Resident Involvements

The PCHRC has established a Resident Advisory Panel made up of residents from our various programs and developments. Appointments are made by the PCHRC Board of Commissioners. The Panel meets with the Executive Director and staff on a monthly basis to provide input on issues with their respective housing areas. Input is sought on all aspects of PCHRC operations. A representative of the Panel attends PCHRC Board meetings.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

Barriers to Affordable Housing

Affordability of housing is determined, in part, by land acquisition costs, materials costs, construction costs, financing costs, property taxes, and transportation costs to access work and basic human needs from home. Codes, ordinances and regulations can affect some of these factors, driving costs up, such as minimum lot size, living space minimum square footage, occupancy limits, planning application fees, and permit fees, or through exclusionary zoning.

The City has adopted and enforces the Rapid City Municipal Code and:

- International Building Code, 2009 edition, chapters 1-27, 29-35 and Appendices B, C, I and J; adopted for all occupancies except 1- and 2 Family Dwellings;
- International Residential Code for One-and Two-Family Dwellings, 2009 edition; Chapters 1-11, 44, and Appendices E, J, K, & H.
- International Property Maintenance Code, 2009 edition, Chapters 1-8.
- International Existing Building Code, 2009 edition.
- And the ICC/ANSI A117.1-2003 American National Standard for Accessible and Usable Buildings and Facilities.

There are minimum lot size requirements for Low, Medium and High Density Residential, however the Planned Unit Development (PUD) Ordinance allows a mix of lot sizes and housing product with approval of City Council. The Planned Development Overlay District allows the lot sizes to be reduced with approval of the Planning Commission. Lot sizes can be reduced administratively by 20% by the Director of Community Planning and Development Services, and an additional 20% with the approval of a variance by the Board of Adjustment. Although no reductions in housing development costs or fees have been granted for any housing projects, the City Council has the ability to grant exceptions if they determine it necessary or worthwhile.

Occupancy limitations are meant to prevent overcrowding that affects household safety and can lead to rapid deterioration and substandard conditions. Rapid City's zoning ordinance addresses unrelated persons, allowing for up to 3 unrelated persons in an efficiency unit and not more than 5 unrelated persons occupying the premises and living as a single nonprofit housekeeping unit. The number of related family members is not subject to the limitation for ownership, but could be under the policies of a housing development.

Current zoning allows a mixture of housing types throughout the community. However new developments, retail, commercial and housing, are occurring on the outer boundaries in areas not currently part of the Rapid Transit System, which affects affordability and ease for low-income people to reach shopping areas or workplace sites.

Rapid City property taxes affect affordability for the purchase of a home for the buyer, as the payment affects the loan qualifying amount. Property taxes are higher in South Dakota than surrounding states because there are no state income taxes to offset some of the cost from the property. Undeveloped land is taxed at a much lower rate, and as such is not a significant barrier for the developer, who will pass the residential rate on to the buyer or tenant.

Social Barriers from the “Not in My Back Yard” syndrome (NIMBY’ism) are still a problem for the development of affordable housing because of political pressure from the public that is exhorted upon elected officials to stop what is deemed as undesirable development.

Increased land costs over the past 10 years have become a barrier to affordable housing. Infrastructure costs for new roads up to a level that, even with a very modest home construction, is unaffordable for the moderate income person, in spite of the low interest rates currently available. Tax Increment Financing Districts (TIFs) may be used to help with these costs.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

- 3) The use of Tax Increment Financing Districts (TIFs) remains an option for addressing infrastructure upfront costs.
- 4) The City will work with affordable housing agencies to educate and encourage local builders and developers to:
 - o find ways to reduce the cost of homes by pursuing smaller, more modest housing models and lot sizes that will reduce the purchase prices;
 - o encourage acceptance of the Governor’s homes;
 - o to support rehabilitation of existing housing stock and sustainability of affordability through the use of the Dakota Land Trust;
 - o to encourage construction for single level homes, energy efficiency and handicap modifications.
- 5) The City will work with local agencies to provide more avenues to higher education, job training, improved job skills and asset building through savings and homeownership to reduce the cost burdens of renting and homeownership.
- 6) The City will pursue more Public/Private partnerships and collaborations with the State, non- profits, and other stakeholders to accomplish new projects that will address the shortages in housing types, supportive services and gap assistance.
- 7) Continue to educate developers, property owners, landlords, and HOA’s about ADA and Fair Housing laws, and importance of affordable housing at all income levels
- 8) Address substandard housing issues
 - o Provide transitional housing for persons evicted or needing to be relocated due to DO NOT OCCUPY orders
 - o Rehabilitation to bring property back up to standards
 - o Demolition of properties beyond feasible rehabilitation

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Rapid City is an active member in the South Dakota Homeless Consortium Continuum of Care (COC) and Policy Advisory Committee (PAC) and the Black Hills Area Homeless Coalition.

Outreach to the homeless is provided as a collaborative effort by emergency shelters, mental health centers, crisis hot lines, meals programs, programs serving Native Americans, churches, community health nurses, community action agencies, law enforcement officers, and the courts. Because many indigents' first point of contact in South Dakota is their County Welfare Offices, caseworkers work with clients to assess their housing service needs and make referrals. The following provides a review of outreach available to special needs populations.

- There is a state-wide domestic violence hotline that makes referrals to shelters in the State. Law enforcement personnel act as local partnering agencies also making referrals.
- The HOPE Center, a new homeless day drop in center serves as an initial contact point for connecting the homeless to appropriate supportive service agencies. They also provide a phone message box for the homeless and mailbox, to facilitate their efforts to access employment and housing.
- Volunteers of America serve as the local outreach agency for those with HIV/AIDS through their testing program. All persons diagnosed with HIV are referred to the Communicable Diseases Division of the State Department of Health, who assigns a case manager to help them access resources and refers them to the local shelters and public housing authorities.
- TRI-STATE HELP (Housing Environments for Living Positively) administers HOPWA funds in the form of rental assistance to persons residing in Rapid City through its 3 state consortium of Montana, North Dakota and South Dakota.
- Homeless outreach workers with the S.D. Department of Mental Health respond to referrals and Assertive Community Treatment Teams seek out the homeless by searching the streets, drop-in centers, meals programs and conduct outreach to extremely high need homeless and chronically homeless individuals.
- The City/County Alcohol & Drug Program works with the chronic homeless including those who come to detox after being picked-up by the local law enforcement.
- The Rapid City Vets Center does outreach, linking homeless veterans to the appropriate service providers.
- Rapid City Community Health Center has a homeless street outreach counselor who connects the homeless with other needed services beyond medical care.

Addressing the emergency and transitional housing needs of homeless persons

The City will continue to work towards creating a complete continuum of housing, from street to permanent housing, and to elder care. Housing for the homeless includes emergency shelters, transitional housing, overnight vouchers for motel rooms when the shelters are full, and a domestic violence shelter. Currently, there are two emergency homeless shelters in Rapid City, Cornerstone's Rescue Mission and Women and Children's Home, and one domestic violence shelter, Working Against Violence (WAVI).

Cornerstone Rescue Mission added a three story addition to the main Mission in order to create a veterans wing, along with additional counseling offices and expanded space for the kitchen and pantry. The VA wing can handle up to 60 people. Currently 40 beds are being used and the extra space is used as a TV/Recreational activities room for the veterans when not needed as sleeping space. The Mission's other 129 general shelter beds serve homeless men. Vouchers for motel rooms are provided to an additional 20 families or women when the shelter facilities are full. The shelter also includes on-site medical and mental health services.

The Cornerstone Women and Children's Home provides emergency homeless shelter for 38 women and children at a location separate from the men's shelter. It provides a safe, homelike setting with a childcare center on site.

Working Against Violence, Inc.'s domestic violence shelter provides 13 bedrooms with a total of 50 beds, along with support space, including offices, meeting rooms, and a play area for children.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Black Hills Region Homeless Coalition Community Partnership to Prevent and End Involuntary Homelessness Plan has adopted the following goals to help the homeless access affordable housing by ensuring adequate services are available and accessible:

Incomes

- Ensuring that homeless people have incomes to pay for housing,
- Job readiness and training programs
- Promote existing services that support employment (Career Learning Center, Dept. of Labor, CAP, Love, Inc., Job Corps, etc.)
- Achieve living wage jobs to escape the cycle of homelessness
- Utilize Bank On program and business community to develop Micro Enterprise programs

Housing

- Utilize Housing First model
- Create an adequate supply of permanent, habitable, affordable to 0-60% AMI housing.
- Phase down shelters and transitional housing and replace with service-enhanced short-term housing that links people with permanent housing.
- Leverage resources to provide supportive services through community collaboration

Prevention

- Establishing emergency prevention programs
- Create diversion programs
- Comprehensive discharge plan from institutions
- Create an eviction prevention program
- Pursue prevention activities within the public school system

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Black Hills Mental Health and Substance Abuse Collaborative has put in place discharge plans and coordinated systems of care for persons released from the Crisis Care Center.

The Rapid City Reentry program works closely with the Department of Corrections on discharge plans for returning parolees under the Second Chance Act Grant.

The New Start and Rebound programs also have a coordinated discharge plan for people exiting the County Jail to provide community case management services.

The Black Hills Region Homeless Coalition Community Partnership to Prevent and End Involuntary Homelessness Plan includes the following social, service and engagement pieces in addition to the ones stated above:

Social and Services Support

- Support and refer to the Crisis Care Center
- Support and refer to the HOPE Center
- Develop Safe Havens where individual/families can seek assistance
- Ensure that the homeless are prepared to be good tenants/homeowners
- Provide training in life skills, financial literacy, employment skills
- Enlist faith-based organizations participation

Engagement

- Educating the public on homelessness,
- Solicit active support,
- Determine overlaps in services and eliminate duplication of effort, and coordinate care.

Actions to address LBP hazards and increase access to housing without LBP hazards

Rapid City's Neighborhood Restoration Loan (NRP) program is limited to a maximum loan amount of \$5,000 for the 0% loan and \$12,000 for the 3% loan. The program does not receive enough funding to perform lead abatement projects or the required relocation of families. The types of rehabilitation work that may be performed is limited to work that can be done following lead safe practices if lead based paint is identified. For other CDBG public facilities projects, lead abatement may be carried out if the funding is sufficient to cover the cost of the project.

The City provides literature about lead based paint to all applicants to the program and the general population on the City web site and the information desk in the entrance to the City/School Administration building.

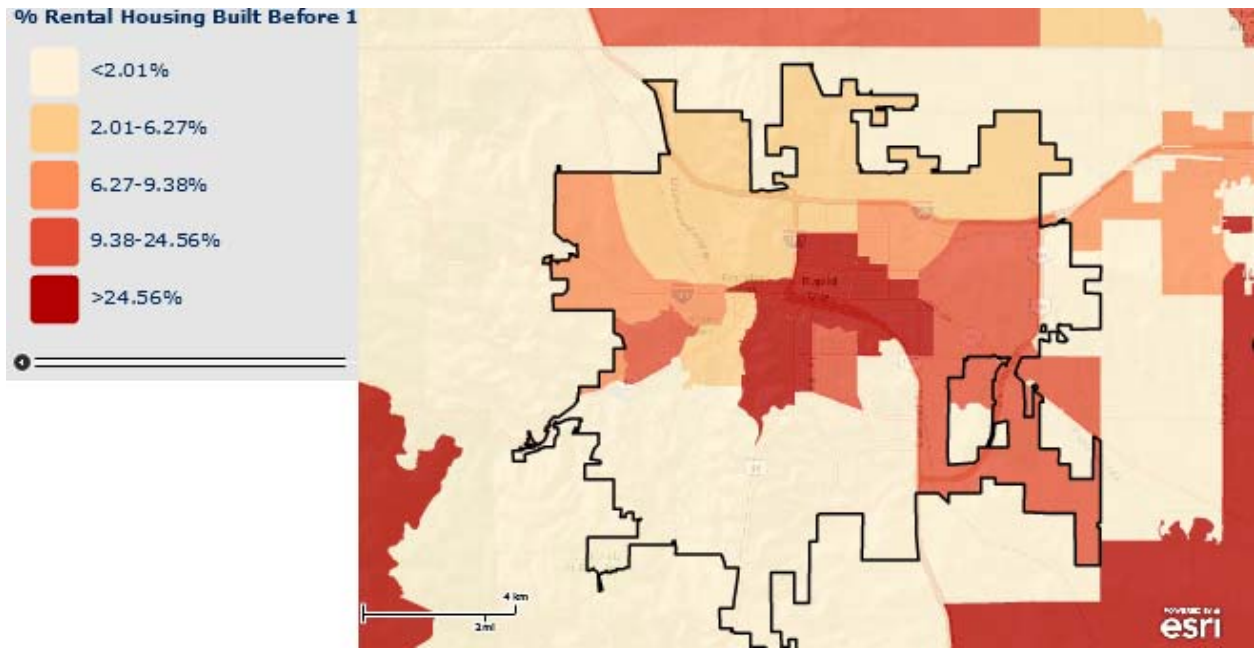
How are the actions listed above related to the extent of lead poisoning and hazards?

According to the 2010 American Community Survey 1-Year Estimates, the number of homes in Rapid City at risk for lead based paint hazards both by probability by year built and by percentage of homes is 20,000. It is expected that there are about 2,200 homes that were built prior to 1940 that are at highest risk of lead based paint hazards, having about three times the lead level of those built after 1940.

Rapid City's funding is not adequate to perform lead abatement on homes or other structures. The City has determined that there are other higher priority issues on which we should focus our funding, however, if a project were to come forward needing lead abatement and adequate funding is available it would be considered

How are the actions listed above integrated into housing policies and procedures?

The City's Neighborhood Restoration Loan Program is unable to provide lead abatement assistance due to limited availability of funds and the high cost of abatement. Our policies and procedures state that if a property is identified as needing lead abatement that exceeds our project funding limit and/or requires relocation, the project would be denied. The City contracts with Western South Dakota Community Action Program for the performance of Lead-based paint assessments on rehabilitation projects to be conducted under this program. The City provides lead-based paint disclosure information to the public at the information desk in the lobby of the City Administration Building and as hand-outs at community housing fairs.



Percent Rental Housing Built Before 1949 - Lead 3X High

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Rapid City supports a number of social service providers in the community that provide direct services to households with poverty or near poverty level incomes. Many of these services are geared to creating self-sufficiency and improving skills and employability. The City will support and give high priority for funding to asset building and self-sufficiency programs that encourage, educate and provide assistance to low-income people wishing to improve their financial situation such as individual savings accounts (IDA's), job training programs, and educational or vocational training for career advancement.

The City Strengthening Families for Better Outcomes for Youth and Children task force includes the Bank On Rapid City - Poverty Reduction Through Asset Building committee that is working on goals that promote asset building initiatives. Initiatives to promote asset building include/will include:

- Promoting free tax preparation through VITA and AARP sites
- Low/No fee main stream banking accounts for the unbanked and under-banked
- Individual Deposit Accounts (IDA)
- Micro Enterprise loans

Rapid City includes Section 3 Employment and Contracting policies on all applicable contracts, ensuring outreach to low-income residents when job opportunities are created by Community Development Block Grant activities.

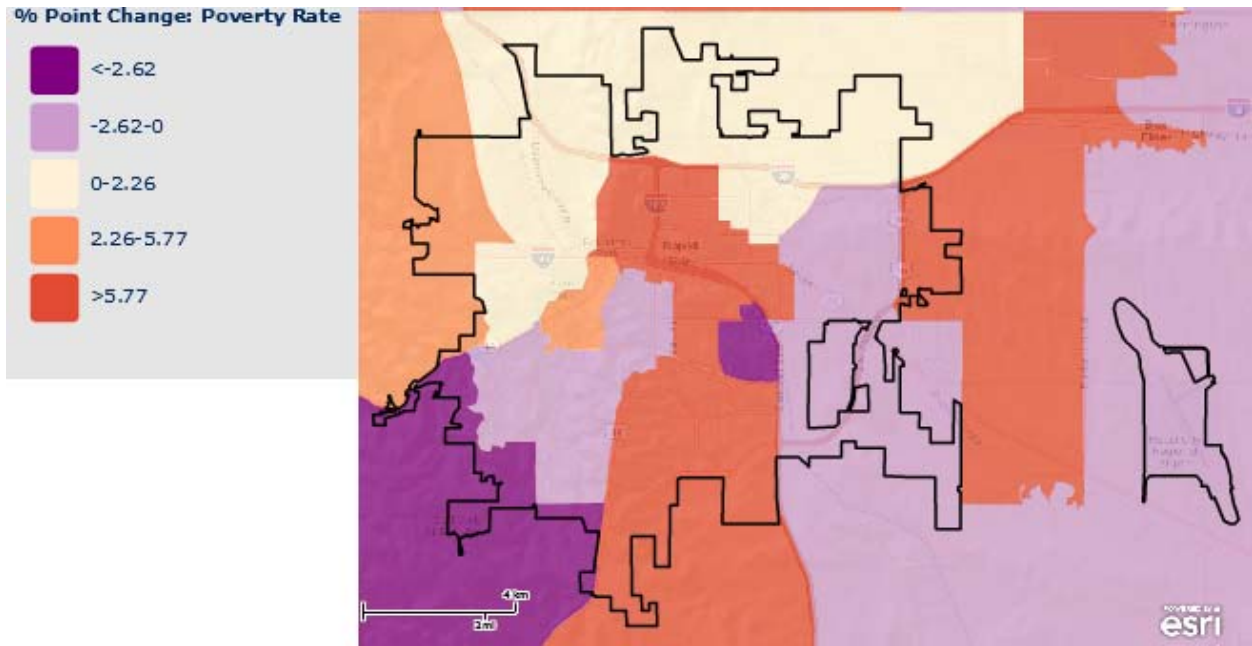
New job training and job skills programs will be encouraged to help low-income and homeless people acquire new skills in order to access better paying jobs. Career Learning Center provides job training programs and will work with employers to develop training programs for specific needs and skill sets. In addition, non-profit agencies will look at developing cottage industry training programs to provide on the job training as well as a funding stream for operating costs. For job training programs to work for single parents, there will need to be affordable child care services provided.

Micro-enterprise loan funds will be pursued to provide opportunities for small business start-ups or expansion of an existing small business for low-income persons. Enabling a low-income person to start a business in their home will provide them with the opportunity to supplement their income or stay at home with their children.

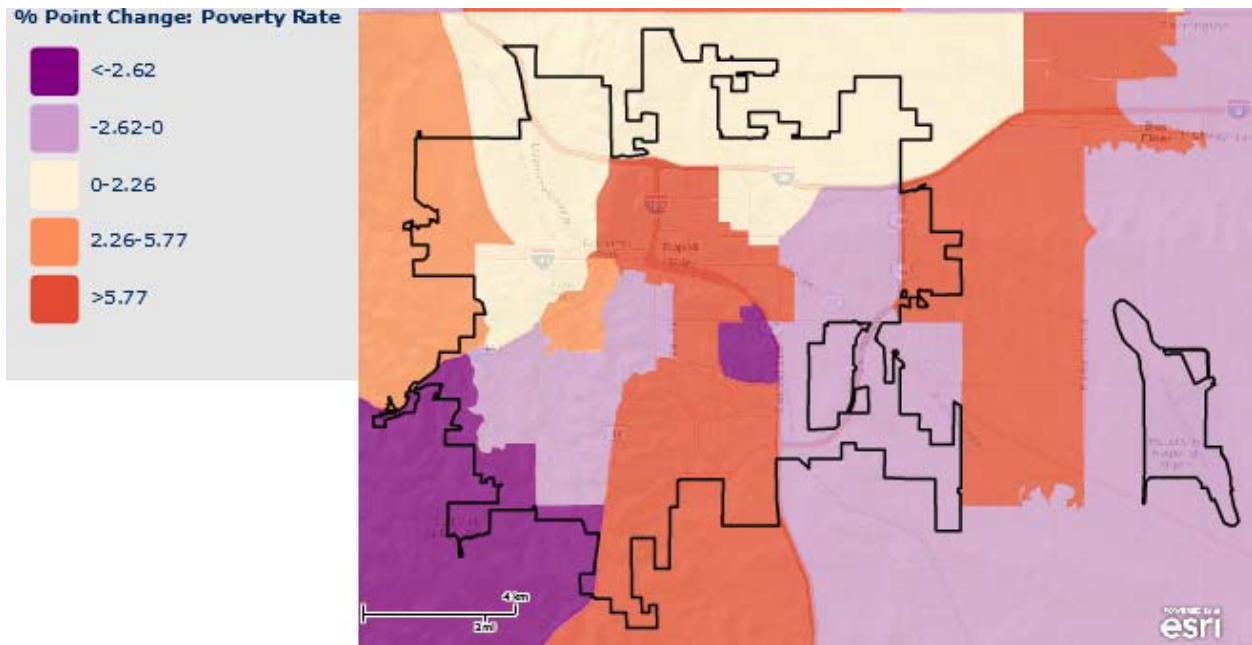
The City will continue to work with non-profit agencies wishing to pursue programs that help prevent homelessness and stabilize households by providing technical assistance and bringing partnerships together to achieve mutual goals.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Community Development staff is very active with the collaborative groups in the community and provides technical assistance and training on the goals of the Consolidated Plan. The City will be more focused on directing funding to the highest need areas and issues.



Poverty Rate



Percent Point Change in Poverty Rate

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Community Development Division (CDD) monitors activities funded under the Consolidated Plan and Annual Action Plan to ensure long-term compliance with program requirements.

Monitoring objectives ensure activities comply with all regulations governing administrative, financial, and programmatic operations; achieve performance objectives within schedule and budget; and Plan priorities. Monitoring includes site visits to agencies and monthly reports outlining progress and accomplishments. This makes it easier to spot discrepancies in reporting, projects that are not moving forward in a timely fashion, and results in more current information being available in the IDIS reporting system. Full documentation supporting activities billed for is required to be submitted with invoices for draw down of funds. Documentation is reviewed prior to approval of draws. Davis Bacon projects have additional oversight requirements that include a contractor training session to review payroll, draw documentation, work site requirements, site observation visits, and minimum pay rates for workers.

Internal controls ensure adequate segregation of duties. The City's Finance Department establishes accounts and issues checks for draw requests after review processes are completed. The CDD monitors invoices for compliance with the contractual agreement, approved spending plan and federal regulations. The Finance Department does a secondary review of the purpose of draw, amount requested, and supporting documentation. The CDD is responsible for set-up and administration of project activities in the Integrated Disbursement and Information System (IDIS).

Contractual agreements are prepared between the City and sub-grantees for all activities supported by CDBG. The City Attorney and Council review contracts prior to securing the Mayor's signature. Contracts spell out requirements for reporting, documentation, access for site reviews of records, and sub-grantee obligations to meet all HUD, local, state, and federal regulations applicable to the funding source and project. A training session is held for Sub-grantees to answer questions and review the contract in detail regarding the Sub-grantee obligations.

RC Neighborhood Restoration Program (NRP)

The City has written procedures for the NRP, which provides assistance to low-income homeowners for housing rehab activities. Staff works with homeowners to collect cost estimates and specification packages; review estimates for best value; draw up construction contracts between the homeowner and contractor providing for corrections of any violations of local codes; perform on-site inspections; and ensure satisfactory completion prior to payment. Escrow accounts are setup for each rehab project by the Finance Department, upon request of the CDD. Purchase orders for payments from the escrow accounts are reviewed and prepared by the CDD, then presented to the Finance Department for payment. Lien waivers are secured prior to release of the check to contractors.

Rapid City encourages minority-owned business participation in CDBG assisted activities.

EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES

Introduction

Rapid City estimates that it will receive \$425,000 in entitlement funds each year for 2013-2017, for a total of \$2,145,000. The City provides Investment Funds from the General Fund in the amount of \$100,000 per year for Public Health and Services to non-profit organizations to provide services to the community. In anticipation of possible reductions in the annual allocation, estimates are for \$100,000 for FY 2013 with \$300,000 total for the remaining 4 years.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	466,188	4,000	86,558*	556,746	2,172,000	Maximum Program Administration = \$429,000; Maximum Public Services = \$321,750; Housing and Public Facilities = \$1,394,250 *unspent CDBG funds due to receipt of Program income that was used instead of CDBG.
General Fund	Public - local	Public Services	100,000	0	0	100,000	300,000	Investment Fund for Health and Public Services

Table 56 - Expected Resources - Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Rapid City is an entitlement city only for CDBG funding. HOME and Emergency Shelter, and Shelter Plus Care funds are administered through South Dakota Housing Development Authority and HOPWA is administered through the Minnehaha County Housing Authority on a state-wide competitive basis.

Non-profit agencies funded with CDBG dollars are able to leverage other federal, state, local, and private funds. Leveraging CDBG funds is a factor that is taken into consideration as part of the application evaluation process and funding decisions.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is no publically owned land or property available for use in addressing the identified needs of the plan.

ANNUAL GOALS AND OBJECTIVES

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Acquisition for Housing	2015	2017	Affordable Housing	Rapid City Corporate Limits	Property Acquisition for Benefit of LMI Persons	CDBG: \$166,558 Includes Contingency Funds \$86,558	Homeowner Housing Added: 1 Household Housing Unit Direct Financial Assistance to Homebuyers: 6 Households Assisted
Rehabilitation - Existing Housing	2013	2017	Affordable Housing	Rapid City Corporate Limits	Housing Rehabilitation Transitional Housing Handicap Services and Modifications	CDBG: \$85,070	Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Rehabilitated: 11 Household Housing Unit
Public Facilities	2013	2017	Public Facilities	Rapid City Corporate Limits Census Tract - 111 Sioux Park/Old Canyon Lake	Public Facilities - Fire Sprinkler Systems Public Facilities - Energy Efficiency Improvements Public Facilities - Senior Facilities Public Facilities - General	CDBG: \$110,427	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3580 Persons Assisted

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
					Acquisition of Property for Public Facilities		
Legal Assistance	2013	2017	Homeless Non-Homeless Special Needs	Rapid City Corporate Limits	Legal Services	CDBG: \$5,000	Public service activities other than Low/Moderate Income Housing Benefit: 15 Persons Assisted
Counseling Services	2013	2017	Non-Homeless Special Needs	Rapid City Corporate Limits	Counseling Services Youth Programs and Services	CDBG: \$7,000	Public service activities other than Low/Moderate Income Housing Benefit: 72 Persons Assisted
Housing First - Rent/Utilities/Deposit Assistance	2013	2017	Affordable Housing Homeless	Rapid City Corporate Limits	Housing First Assistance	CDBG: \$7,400	Tenant-based rental assistance / Rapid Rehousing: 9 Households Assisted
Homeless Prevention	2013	2017	Homeless	Rapid City Corporate Limits	Homeless Prevention	CDBG: \$7,400	Homelessness Prevention: 60 Persons Assisted
Mental Health Treatment and Services	2013	2017	Non-Homeless Special Needs	Rapid City Corporate Limits	Medical, Dental, Eye, & Medications Assistance	CDBG: \$39,903	Public service activities other than Low/Moderate Income Housing Benefit: 230 Persons Assisted
Emergency Shelter	2013	2017	Homeless	Rapid City Corporate	Emergency Shelter	CDBG: \$5,000	Homeless Person

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
				Limits			Overnight Shelter: 100 Persons Assisted
Contingency Funds	2013	2014	Housing	Rapid City Corporate Limits	Housing or Emergency Shelter	CDBG: \$86,558	Housing: 2 units

Table 57 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

The City does not receive HOME funds.

Estimate for number of families to be assisted by CDBG funding for housing by income level:

Very Low Income <30% Area Median Income

Low Income < 50% Area Median Income

Moderate Income <80% Area Median Income

PROJECTS

AP-38 PROJECT SUMMARY

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Administration and Planning	Rapid City Corporate Limits	Acquisition for Housing Rehabilitation - Existing Housing Public Facilities Legal Assistance Counseling Services Housing First - Rent/Utilities/Deposit Assistance Homeless Prevention Mental Health Treatment and Services Emergency Shelter	CDBG Administration and Planning	CDBG: \$93,697
City of Rapid City Neighborhood Restoration Loan Program	Rapid City Corporate Limits Census Tract 102 City Center Census Tract 103 - Silver St & N. Haines area Census Tract 104 Knollwood Area Census Tract 105 - E. North St to St. Pat Census Tract 106 Elm to Cambell & St. Pat to	Rehabilitation - Existing Housing	Housing Rehabilitation Handicap Services and Modifications	CDBG: \$90,070

	Fairmont Census Tract - 111 Sioux Park/Old Canyon Lake Census Tract 114 North of I90 Census Tract -107 Old Robbinsdale			
Rapid City Community Development Corporation	Rapid City Corporate Limits	Acquisition for Housing	Property Acquisition for Benefit of LMI Persons	CDBG: \$0.00
Teton Coalition, Inc.	Rapid City Corporate Limits	Acquisition for Housing	Property Acquisition for Benefit of LMI Persons Acquisition Cost Assistance for Homeownership	CDBG: \$40,000
Canyon Lake Senior Center	Rapid City Corporate Limits Census Tract - 111 Sioux Park/Old Canyon Lake	Public Facilities	Public Facilities - Senior Facilities	CDBG: \$15,000
Lutheran Social Services - Stepping Stones Program	Rapid City Corporate Limits Census Tract 102 City Center	Rehabilitation - Existing Housing	Public Facilities - Fire Sprinkler Systems	CDBG: \$35,000
North Point Child Care Center - Bethel Assembly of God	Census Tracts 102, 103, 104 North Rapid Areas	Public Facility	Public Facility - Child Care - Install walls to add classrooms	CDBG: \$27,358
Wellspring, Inc.	Rapid City Corporate Limits Census Tract - 111 Sioux Park/Old Canyon Lake	Public Facilities	Public Facilities - Energy Efficiency Improvements	CDBG: \$22,829
Western Resources for Dis- abled Independence	Rapid City Corporate Limits	Public Facilities	Public Facilities - General	CDBG: \$57,598
Youth and Family Services, Inc.	Rapid City Corporate Limits	Public Facilities	Public Facilities - Energy Efficiency Improvements	CDBG: \$15,000
Addiction Recovery Centers of the Black Hills	Rapid City Corporate Limits	Mental Health Treatment and Services	Substance Abuse Services Youth Programs and Services	CDBG: \$2,000
Behavior Management	Rapid City Corporate	Mental Health Treatment and	Medical, Dental, Eye, &	CDBG: \$39,903

Systems	Limits	Services	Medications Assistance	
Dakota Plains Legal Services	Rapid City Corporate Limits	Legal Assistance	Legal Services	CDBG: \$5,000
The Salvation Army	Rapid City Corporate Limits	Homeless Prevention	Housing First Assistance Homeless Prevention	CDBG: \$7,400
Volunteer of America, Dakotas	Rapid City Corporate Limits	Housing First - Rent/Utilities/Deposit Assistance	Housing First Assistance	CDBG: \$7,400
Working Against Violence, Inc.	Rapid City Corporate Limits	Emergency Shelter	Safe Haven Emergency Shelter Emergency Shelter	CDBG: \$6,933
Youth & Family Service - Counseling Center	Rapid City Corporate Limits	Counseling Services	Counseling Services Youth Programs and Services	CDBG: \$5,000
			Total Amount Funded	CDBG: \$470,188

Table 58 - Project Summary

Introduction

The following projects have been chosen because they meet a high priority need in the consolidated plan.

#	Project Name
1	Administration and Planning
2	City of Rapid City Neighborhood Restoration Loan Program
3	Rapid City Community Development Corporation
4	Teton Coalition, Inc.
5	Canyon Lake Senior Center
6	Lutheran Social Services - Stepping Stones Program
7	Wellspring, Inc.
8	Western Resources for Dis-abled Independence
9	Youth and Family Services, Inc.
10	Addiction Recovery Centers of the Black Hills
11	Behavior Management Systems
12	Dakota Plains Legal Services
13	The Salvation Army
14	Volunteer of America, Dakotas
15	Working Against Violence, Inc.
16	Youth & Family Service - Counseling Center
17	North Point Child Care Center – Bethel Assembly of God
18	Contingency Funds

Table 59 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The top issues identified in the community needs assessment are lack of affordable housing units for persons whose incomes are below the poverty level, mental health and substance abuse treatment, transportation, cost burdens for housing costs, senior citizen needs, substandard housing and services for those with disabilities. These projects will serve those needs. Obstacles to addressing the underserved needs are the lack of livable wage jobs and lender tightened down payment buyer investments and credit underwriting for homebuyers.

AP-50 GEOGRAPHIC DISTRIBUTION

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Funding for Public Services will service low-income people in all areas of town, within the corporate limits.

Public Facilities funded for rehab projects are located in CT 111 and CT 102, but serve low income clients from all areas of town, within the corporate limits.

Housing projects will serve low income residents with properties acquired anywhere available within the corporate limits.

Housing Rehabilitation projects will assist low income homeowners in any area of town.

Geographic Distribution

Target Area	Percentage of Funds
Rapid City Corporate Limits	100
Census Tract 102 City Center	
Census Tract 103 - Silver St & N. Haines area	
Census Tract 104 Knollwood Area	
Census Tract 105 - E. North St to St. Pat	
Census Tract 106 Elm to Cambell & St. Pat to Fairmont	
Census Tract - 111 Sioux Park/Old Canyon Lake	
Census Tract 114 North of I90	
Census Tract -107 Old Robbinsdale	

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Housing for low income people is distributed City-wide.

No projects were brought forward for FY 2013 targeting any specific low-income Target Area, therefore funds have not been specifically targeted to any one target area, however 100% of the funds are targeted to benefit limited clientele who are extremely low-, very low-, low- and moderate-income people.

AFFORDABLE HOUSING

AP-55 AFFORDABLE HOUSING

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	219
Non-Homeless	2,047
Special-Needs	1,850
Total	4,116

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	69
The Production of New Units	1
Rehab of Existing Units	13
Acquisition of Existing Units	6
Total	89

Table 62 - One Year Goals for Affordable Housing by Support Type

Introduction

Actions planned during the next year to address the needs to public housing

PCHRC will investigate the possibility of selling some scattered site, single family homes and leveraging the proceeds to develop additional under a mixed finance development.

Expand the supply of assisted housing by applying for additional units of Tenant Based Assistance, including those targeting specific clientele; acquire land for future development; and acquire or build additional units.

Improve the quality of assisted housing

Increase assisted housing choices through outreach efforts to potential voucher landlords; maintain site-based waiting lists for Public Housing; and allow incentive transfers for Public Housing residents.

Provide improved living environment through crime prevention activities, including additional police patrols and community policing efforts in Public Housing developments; work with local law enforcement agencies to provide for the exchange of information to aid in applicant screening, lease enforcement, and local law enforcement efforts; and develop a comprehensive Disaster Plan for all PCHRC properties.

Ensure equal opportunity and affirmatively further fair housing by providing staff with adequate training in the areas of Equal Opportunity, Fair Housing and Reasonable Accommodations; and modernize public housing projects to fully comply with Section 504 Accessibility Standards.

Enhance the image of Public Housing in our community by maintaining all units to standards that meet the surrounding neighborhood and responding to all complaints or concerns from local government or the citizens of our community within 48 hours.

Increase energy efficiency in Public Housing units by implementing energy saving projects in Public Housing properties.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The PCHRC has established a Resident Advisory Panel made up of residents from the various programs and developments. Appointments are made by the PCHRC Board of Commissioners. The Panel meets with the Executive Director and staff on a monthly basis to provide input on issues with their respective housing areas. Input is sought on all aspects of PCHRC operations. A representative of the Panel attends PCHRC Board meetings.

The PCHRC does not operate a homeownership program.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Street outreach is provided by many organizations in the community who come in contact with the homeless, such as Community Health, Western SD Community Action, and the HOPE Center, and referrals are made to the appropriate agencies. The Community now has a Homeless day drop-in center, the HOPE Center, where homeless are provided assistance, services and referrals to other agencies. They are privately funded at this time.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelter needs of the homeless:

CDBG funding

\$5,000 – Working Against Violence, Inc. (WAVI) will use funding to provide shelter and supportive services to women and children experiencing domestic violence. Case management is provided to people staying at the shelter. Funding will provide assistance to 100 Very Low-Income women and children.

Funding from the City Community Investment General Funds will be provided as follows:

City General Funds

\$30,000 – WAVI will use general funds to provide shelter and supportive services. Funding will help approximately 500 Very Low-Income women and children.

\$10,000 – Cornerstone Rescue Mission will use funding to assist homeless women and children at the Women and Children's Home. Case management is provided to the residents staying at the home. Funding will help approximately 285 Very Low-Income women and children.

CDBG funding addressing transitional housing needs:

\$35,000 – Lutheran Social Services' Stepping Stones Program will use funding for installation of a centralized alarm and fire suppression system for the safety of the homeless youth living in the eight (8) apartments of the transitional housing program. Funding will benefit 8 apartments housing 16 youth at a time. Total to benefit over one year is estimated at 50 Very Low-Income youth.

Helping homeless persons (especially chronically homeless individuals and families,

families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Rapid City has adopted the Housing First model for moving homeless quickly to transitional or permanent housing and to prevent homelessness.

CDBG funding:

\$7,400 – Volunteers of America, South Dakota, will use the funding to provide rent, utility and deposit assistance to homeless people to access transitional or permanent housing. Funding may also be used to pay delinquent rent or utilities to prevent eviction. Funding will help 9 people, estimated 3 Very Low-Income and 6 Low-Income;

\$7,400 – Salvation Army will provide assistance for utility bills, deposits or delinquent accounts for accessing housing or preventing eviction. Funding will help 60 people, estimated to be 20 Very Low-Income, 20 Low-Income and 20 Moderate-Income.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

CDBG funds:

The City has no CDBG funded projects specifically for homeless being discharged from publicly funded institutions and systems of care for FY 2013, however, other agencies address homeless issues with other funding sources:

Second Chance Act Grant (SCA) Funds: The Offender reentry program receives funding from the SD Department of Corrections SCA Grant to provide assistance to offenders from state prisons to secure transitional and permanent housing.

County/Private Funding

Pennington County Health and Human Services has two programs providing assistance to help homeless people discharged from jail and other institutions:

Rebound Program, provides assistance for housing, utilities and other needed services for persons discharged from the jail.

New Start Program provides housing and supportive services for the homeless, including those discharged from publicly funded institutions.

Housing

\$50,070–Neighborhood Restoration Loan Program will use funding for rehabilitation of substandard homes, including mobile homes. Provide assistance to 7 Very Low- Income households with grant funds.

\$58,000–Program Income will be used to fund Neighborhood Restoration Loan Program rehabilitation projects for an additional 6 Low-Income homeowners.

\$40,000–Rapid City Community Development Corporation will use funding for acquisition of property for new construction, or rehabilitation, or down payment and closing cost assistance for up to 4 Moderate-Income households.

\$40,000–Teton Coalition, Inc. will use funding for Lot purchase and Down Payment and Closing Cost assistance for homebuyers. The funding will provide assistance to 1 Very Low-Income household with lot purchase and 2 Moderate-Income households.

Discussion

Health

\$39,903–Behavior Management Systems Medications Program funding provides a staff person to do intakes with homeless or very low income clients with mental illness, coordinate services with a doctor to determine their medication needs and assist them in obtaining them. Funding will assist 230 people, 170 Very Low-, 54 Low-, and 6 Moderate- Income.

Social services

\$5,000–Dakota Plains Legal Services provides civil legal assistance to low income, homeless, victims of domestic violence, elderly, illiterate, and migrant farm workers. Funding will assist 15 people, 5 Very Low- and 10 Low- Income.

\$57,598–Western Resources for dis-Abled Independence (Public Facility – Land Acquisition) provides services, assistance and advocacy to persons with disabilities. Funding will be used to purchase land for a new facility that will provide more space and a training center. The new building will benefit 220 clients, 70 Very Low, 90 Low-, and 60 Moderate-Income.

\$15,000–Canyon Lake Seniors Center (Public Facility energy efficiency project) provides recreational programing, meals, seminars, and exercise room, and other services to the senior citizens. The rehab project will install programmable thermostats to provide consistent temperatures and automatic lowering of temperatures when the facility is not in use, reducing overall energy costs. Additionally, new electrical outlets will be installed to eliminate extension cords for improved safety. The improvements will benefit 1,400 Low-Income senior citizens.

Employment

No projects funded for FY 2013

Education

No projects funded for FY 2013

Youth needs

\$2,000–Addiction Recovery Centers of the Black Hills provides intensive outpatient treatment program for adolescents in the North Rapid Area. Funding will pay for hiring a staff family program specialist and tech to facilitate a monthly family recreational, social, and clinical activity day including psycho-educational group activities designed to increase communication between youth in recovery and their families. *This activity also serves the needs and goals for Health, Substance Abuse treatment.* Program will serve 20 youth, 10 Very Low-Income and 10 Low-Income households.

\$22,829–Wellspring (Public Facility energy efficiency project) provides programs and counseling for youth who have been abused and neglected. The project will replace 2 obsolete furnaces with new 95% efficient units and windows in the Outpatient Services building that houses the Soaring Eagle Chemical Dependency Treatment Program and Youth Challenge After School Program. 50 unduplicated youth clients from Very Low-Income families will benefit from the energy efficiency project,

Introduction

Affordability of housing is determined, in part, by land acquisition costs, materials costs, construction costs, financing costs, property taxes, and transportation costs to access work and basic human needs from home. Codes, ordinances and regulations can affect some of these factors, driving costs up, such as minimum lot size, living space minimum square footage, occupancy limits, planning application fees, and permit fees, or through exclusionary zoning.

There are minimum lot size requirements for Low, Medium and High Density Residential, however the Planned Unit Development (PUD) Ordinance allows a mix of lot sizes and housing product with approval of City Council. The Planned Development Overlay District allows the lot sizes to be reduced with approval of the Planning Commission. Lot sizes can be reduced administratively by 20% by the Director of Community Planning and Development Services, and an additional 20% with the approval of a variance by the Board of Adjustment. Although no reductions in housing development costs or fees have been granted for any housing projects, the City Council has the ability to grant exceptions if they determine it necessary or worthwhile.

Occupancy limitations are meant to prevent overcrowding that affects household safety and can lead to rapid deterioration and substandard conditions. Rapid City's zoning ordinance addresses unrelated persons, allowing for up to 3 unrelated persons in an efficiency unit and not more than 5 unrelated persons occupying the premises and living as a single nonprofit housekeeping unit. The number of related family members is not subject to the limitation for ownership, but could be under the policies of a housing development.

Current zoning allows a mixture of housing types throughout the community. However new developments, retail, commercial and housing, are occurring on the outer boundaries in areas not currently part of the Rapid Transit System, which affects affordability and ease for low-income people to reach shopping areas or workplace sites.

Rapid City property taxes affect affordability for the purchase of a home for the buyer, as the payment affects the loan qualifying amount. Property taxes are higher in South Dakota than surrounding states because there are no state income taxes to offset some of the cost from the property. Undeveloped land is taxed at a much lower rate, and as such is not a significant barrier for the developer, who will pass the residential rate on to the buyer or tenant.

Social Barriers from the "Not in My Back Yard" syndrome (NIMBY'ism) are still a problem for the development of affordable housing because of political pressure from the public that is exerted upon elected officials to stop what is deemed as undesirable development.

Increased land costs over the past 10 years have become a barrier to affordable housing. Infrastructure costs for new roads up to a level that, even with a very modest home construction, is unaffordable for the moderate income person, in spite of the low interest rates currently available. Tax Increment Financing Districts (TIFs) may be used to help with these costs.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

1. The use of Tax Increment Financing Districts (TIFs) remains an option for addressing infrastructure upfront costs.
 - a. We will work with the Council to identify ways that TIF's could be used to promote and incentivize affordable housing development.
2. The City will work with affordable housing agencies to educate and encourage local builders and developers to:
 - a. find ways to reduce the cost of homes by pursuing smaller, more modest housing models and lot sizes that will reduce the purchase prices;
 - b. encourage acceptance of the Governor's homes;
 - c. to support rehabilitation of existing housing stock and sustainability of affordability through the use of the Dakota Land Trust;
3. We will encourage construction for single level homes, energy efficiency and handicap modifications.
4. The City will work with local agencies to provide more avenues to higher education, job training, improved job skills and asset building through savings and homeownership to reduce the cost burdens of renting and homeownership.
5. The City will pursue more Public/Private partnerships and collaborations with the State, non- profits, and other stakeholders to accomplish new projects that will address the shortages in housing types, supportive services and gap assistance.
6. Continue to educate developers, property owners, landlords, and HOA's about ADA and Fair Housing laws, and importance of affordable housing at all income levels
7. Address substandard housing issues by focusing attention on the issue and develop a program for systematically addressing chronic violators.
 - a. Rehabilitation to bring property back up to standards
 - b. Demolition of properties beyond feasible rehabilitation
8. Work with housing agencies and the homeless shelter to provide transitional housing for persons evicted or needing to be relocated due to DO NOT OCCUPY orders.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

No barriers from public policies were identified.

We will work with the City Planning and Development Department to provide smaller units and smaller lot sizes when needed to achieve affordability.

Introduction

Actions planned to address obstacles to meeting underserved needs

The City will work with local agencies to develop plans for meeting underserved needs and will focus funding on those needs.

Actions planned to foster and maintain affordable housing

The City has an Affordable Housing Task Force that is working with local social service agencies and housing agencies to develop a collaborative program with private developers to address affordable housing projects. They are seeking funding for a Housing Coordinator position that will become the catalyst and coordinator of housing projects to address the high priority needs.

The Substandard Housing Task Force is working with City departments and a City attorney to identify and prioritize substandard properties and will pursue compliance or demolition in order to eliminate the blighted properties. The task force will also work with local housing agencies when possible for the redevelopment of the property for affordable housing.

The City will require that properties purchased with CDBG funds, that are not already committed to a buyer be placed into the Dakota Land Trust, to provide permanent affordability for future low-income homebuyers.

Actions planned to reduce lead-based paint hazards

The City provides a housing rehabilitation program to home owners meeting the income guidelines that may be used to address lead-based paint hazards, within the funding limits of the program. The program requires contractors to adhere to lead-safe practices on all projects that will disturb lead paint, and lead testing is conducted on all homes built prior to 1978 where paint will be disturbed in excess of program guidelines.

Western South Dakota Community Action sponsors contractor training classes locally for lead-paint certifications and continuing education.

Actions planned to reduce the number of poverty-level families

The City's Strengthening Families Task Force *Bank On Rapid City* committee was formed to develop asset building programs that will help families increase their earnings and assets. The Bank On Rapid City committee has implemented a program of outreach to the unbanked and under-banked to connect them to mainstream banking programs; they support the AARP and VITA free tax preparation sites, and two IDA programs helped people with home buying and increasing their education. The committee will continue to

work on promoting more job training and retraining opportunities for low-income people.

Actions planned to develop institutional structure

The Non-Profit Support Network offers seminars and trainings for non-profit agency directors, boards, and staffs on topics that will strengthen agencies for long term survival, that include fundraising, program development, bookkeeping, staffing, marketing, advertising, customer service, record keeping, tracking results, and “telling their story.”

The Community Development Manager provides technical assistance to agencies on program development for addressing gaps in services, grant management and performance based results.

Overall, Rapid City is very fortunate to have a very strong collaborative core of agencies that work together on many levels to serve their joint clientele. We have a very strong institutional structure with participants from all levels of government and service providers.

Actions planned to enhance coordination between public and private housing and social service agencies

The City, Pennington County Health and Human Services, and NeighborWorks Dakota Home Resources have been working on enhancing coordination between housing agencies, Cornerstone Rescue Mission, P.C. Health and Human Services, Behavior Management Systems, and private developers. The Mayor and City Council members are very supportive of more public/private partnerships and are helping facilitate discussions. We will continue to work together to meet the needs of the community.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 Program Specific Requirements

Introduction

The City received program income in the amount of \$70,000 from the sale of a city owned property, the Friendship House.

\$19,033.33 was allocated to FY 2012 projects leaving a balance of \$69,901.33 to be carried forward to FY 2013 along with entitlement funds remaining from FY 2010 in the amount of \$6,674.98 and \$4,982.81 from FY 2012. These Entitlement funds remain due to spending program income earned, per HUD regulations.

The total amount available and carried forward to FY 2013 = \$81,559.12.

The City tries to target all CDBG funds to persons making less than 80% of median income so we have a very high ratio for benefitted persons of low and moderate income.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220.(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	81,559
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	81,559

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	97.00%

Appendices

- I. SF 424
- II. Certifications
- III. HUD Reports
 - a. PR-01 Grants and Program Income
 - b. PR-03 Activity Report
 - c. PR-06 Summary of Projects
 - d. PR-26 Financial Statement
 - e. PR-51 Selected CDBG Accomplishment Report
 - f. PR-53 Use of CDBG Funds
 - g. PR-54 Grant Performance Profile
- IV. SF40 Community Partners Listing Addendum
- V. Citizen Participation Plan
- VI. Public Ads & Comments
- VII. Council Action
- VIII. Glossary of Terms

Application for Federal Assistance SF-424		Version 02
*1. Type of Submission:		*2. Type of Application * If Revision, select appropriate letter(s)
<input type="checkbox"/> Preapplication		<input checked="" type="checkbox"/> New
<input checked="" type="checkbox"/> Application		<input type="checkbox"/> Continuation *Other (Specify)
<input type="checkbox"/> Changed/Corrected Application		<input type="checkbox"/> Revision _____
3. Date Received:		4. Applicant Identifier: SD 461392 Rapid City B-13-MC-46-0002
5a. Federal Entity Identifier:		*5b. Federal Award Identifier:
State Use Only:		
6. Date Received by State: N/A		7. State Application Identifier: N/A
8. APPLICANT INFORMATION:		
*a. Legal Name: City of Rapid City		
*b. Employer/Taxpayer Identification Number (EIN/TIN): 46-60000380		*c. Organizational DUNS: 057222119
d. Address:		
*Street 1:	300 Sixth Street	
Street 2:	_____	
*City:	Rapid City	
County:	Pennington	
*State:	South Dakota	
Province:	_____	
*Country:	USA	
*Zip / Postal Code	57701	
e. Organizational Unit:		
Department Name: Community Resources Department		Division Name: Community Development Division
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: Ms.	*First Name: Barbara	
Middle Name:	_____	
*Last Name:	Garcia	
Suffix:	_____	
Title:	Manager, Community Development	
Organizational Affiliation: City of Rapid City/Community Development Division		
*Telephone Number: 605-394-4181		Fax Number: 605-355-3520
*Email: barbara.garcia@rcgov.org		

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

C. City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218 Entitlement Grant _____

CFDA Title:

Community Development Block Grant _____

***12 Funding Opportunity Number:**

*Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Properties or persons located inside the corporate limits of Rapid City, Pennington County, South Dakota

***15. Descriptive Title of Applicant's Project:**

Property acquisition; acquisition rehabilitation; acquisition cost assistance for low income homebuyers; public facilities and improvements; infrastructure; construction/rehabilitation and public services that benefit low income persons and households.

Application for Federal Assistance SF-424		Version 02
16. Congressional Districts Of:		
*a. Applicant: District 1	*b. Program/Project: District 1	
17. Proposed Project:		
*a. Start Date: April 1, 2013	*b. End Date: March 31, 2014	
18. Estimated Funding (\$):		
*a. Federal	_____	\$466,188
*b. Applicant	_____	
*c. State	_____	
*d. Local	_____	
*e. Other	_____	86,558
*f. Program Income	_____	\$4,000
*g. TOTAL	_____	\$556,746
*19. Is Application Subject to Review By State Under Executive Order 12372 Process?		
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on _____		
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.		
<input checked="" type="checkbox"/> c. Program is not covered by E. O. 12372		
*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)		
<input checked="" type="checkbox"/> ** I AGREE		
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions		
Authorized Representative:		
Prefix: Mr.	_____	*First Name: Sam _____
Middle Name:	_____	

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

N/A

CERTIFICATIONS



CPMP Non-State Grantee Certifications

Many elements of this document may be completed electronically, however a signature must be manually applied and the document must be submitted in paper form to the Field Office.

- This certification does not apply.
 This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

8. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
9. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
10. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official	Date
<hr/>	
Sam Kooiker	
Name	
Mayor	
Title	
300 Sixth Street	
Address	
Rapid City, South Dakota 57701	
City/State/Zip	
(605) 394-4110	
Telephone Number	

- This certification does not apply.
 This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

11. **Maximum Feasible Priority** - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
12. **Overall Benefit** - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2013, 2____, 2____, (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
13. **Special Assessments** - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

14. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
15. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K and R, of title 24;

Compliance with Laws -- It will comply with applicable laws.

<hr/>	<input type="text"/>
Signature/Authorized Official	Date
<input type="text"/>	
Name	
<input type="text"/>	
Title	
<input type="text"/>	
Address	
<input type="text"/>	
City/State/Zip	
<input type="text"/>	
Telephone Number	

- This certification does not apply.
 This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of Rapid City - C/SAC Bldg	300 Sixth Street	Rapid City	Pennington	SD	57701
City of Rapid City - Community Development	333 Sixth Street	Rapid City	Pennington	SD	57701
Other Locations on File					

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any

controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including:

- a. All "direct charge" employees;
- b. all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and
- c. temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing
- 2. Citizen Participation Plan
- 3. Anti-displacement and Relocation Plan

Signature/Authorized Official

Date

Name

Title

Address

City/State/Zip

Telephone Number

HUD REPORT SF-40 COMMUNITY PARTNERS LISTING ADDENDUM

SF - 40 Community Partners Listing

Name	Select	Type	Geographic Area
South Dakota Dept of Social Services	Public Institution	Public Service	State
Local Developers	Developers	Planning/Public Housing	Jurisdiction
Black Hills Crisis Care Center	PHA	Public Service	Jurisdiction
211 HelpLine! Center	Nonprofit	Public Service	Jurisdiction
Rapid City Economic Development Partnership	Nonprofit	Housing/Planning	Jurisdiction
Black Hills Regional Homeless Coalition	Nonprofit	Housing/Planning	Jurisdiction
Churches	Other-Religion	Neighborhood Improvements/Public Services	Jurisdiction
Love, Inc.	Nonprofit	Public Service	Jurisdiction
United Way	Nonprofit	Public Service	State
Community Services Connections	Nonprofit	Public Service	Jurisdiction
Volunteers of America Dakotas	Nonprofit	Housing/Public Services	State
Goodwill Industries	Nonprofit	Education/Public Services	State
Veterans Administration	Public Institution	Planning/Public Services	Nation
Rapid City Regional Hospital	Public Institution	PHA/Planning/Public Facilities	Regional
Rapid City Police Dept.	Planning	Public Services/Neighborhood Improvements/homelessness	Jurisdiction

Rapid City Fire Dept.	Planning	Housing/Public Services/Public Facilities, Homelessness, Neighborhood Improvements/Housing	Jurisdiction
Horse Play Production Healing Center	Planning	Public Services/Neighborhood Improvements/homelessness	Jurisdiction
Eagle Ridge Developers	Planning	Public Services/Neighborhood Improvements/homelessness	Jurisdiction
Pennington County Sheriffs Dept.	Planning	Public Services/Neighborhood Improvements/homelessness	



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
CITIZEN PARTICIPATION PLAN

City of Rapid City

**Community Development Division
300 Sixth Street
Rapid City, South Dakota 57701-2724
Phone (605) 394-4181**

April, 2013

I. THE CITIZEN PARTICIPANT PLAN

What is the Citizen Participation Plan?

The City of Rapid City utilizes the programs of various Federal and State agencies, including the U.S. Department of Housing and Urban Development to implement housing and community development related activities.

Rapid City recognizes the obligation to provide adequate information to citizens regarding those programs through which it may seek funding. Therefore, the City will insure that adequate information is provided to local citizens to evaluate various proposals. The City will create and maintain a proper forum to obtain citizen views on housing and community development related issues.

The City receives an annual CDBG grant from the U.S. Department of housing and Urban Development, resulting from its classification as an “entitlement” community. The City is also eligible to apply for supplemental funds under the Section 108 Loan Guarantee Program. The City may exercise its option to apply for Section 108 Loan Guarantee Program funding, and in so doing, will follow the procedures outlined in this Citizen Participation Plan. From time to time, the City may also apply for other forms of financial assistance in support of housing and community development initiatives, including federal HOME funds. In these circumstances, the City will follow the procedures outlined in this document.

The City recognizes that persons affected by public action should have a voice in policy formulation. Although the various housing and community development related activities are designed to have a long term beneficial effect on the community, these activities may also have an adverse impact on some individuals. Therefore, it is important that citizens know what is being planned and given an opportunity to present their views.

The City recognizes the need to consult and coordinate with appropriate public, nonprofit, and private agencies, such as the state and local jurisdictions, local public housing agencies participating in an approved Capital Fund Program, and among its own departments, to assure that its programs and plans are comprehensive and address all statutory requirements. It will also confer with social services agencies regarding the housing needs of children, elderly persons, persons with disabilities, homeless persons, and other categories of residents. The City will consult with the state and local health and child welfare agencies, and examine existing data on hazards and poisonings, including health department data on the addresses of housing units in which children have been identified as lead poisoned.

In order to comply with the spirit of program requirements relative to citizen participation, the City has developed this Citizen Participation Plan. Generally, the plan is designed to insure the involvement of affected persons and other concerned citizens, the openness and freedom of access to information, the adequate and timely presentation of pertinent data, the submission of views and proposals, and the continuity of citizen participation through each stage of the planning and execution of CDBG activities.

II. ADEQUATE INFORMATION

What kind of information does it provide?

The City shall provide for full public access of information pertaining to the CDBG program to citizens, public agencies, and other interested parties, including those most affected by proposed activities. Affirmative efforts will be made to make adequate information available to citizens, especially to those of low, very low, and extremely low income and to those residing in slum and blighted areas and in areas where funds from federal or state programs are proposed to be used.

At the time the City initiates the process to seek specific funding, the following program information shall be provided:

- A. The total amount of funds expected to be available to the City for housing and community development activities;
- B. The range of eligible activities that may be undertaken with these funds;
- C. The estimated amount of funds proposed to be used for activities that will benefit low, very low, and extremely low income persons;
- D. The possibility of residential and/or commercial displacement resulting from program implementation and the plans for minimizing such displacement, and;
- E. The types and levels of assistance to be made available to persons displaced by contemplated activities.

Upon completion of an application for funding and submission of the application to the appropriate agency, the City shall publish a notice in a newspaper of general circulation if program regulation so require. The notice shall appear in both the *Rapid City Journal* and the *Native Sun*. The notice will indicate that the application has been submitted and is available to interested parties upon request. The City shall make copies of the appropriate documentation available at the C/SAC Building, 300 Sixth Street, Rapid City, South Dakota 57701-2724.

III. SUBMISSION OF VIEWS AND PROPOSALS

Who may comment on the information?

The City shall provide for and encourage the submission of citizens' views and proposals regarding the Community Development Program; particularly low and moderate income persons, residents of identified blighted areas, and residents of public housing. This includes submission of such views:

- A. Directly to the City during the planning period, and
- B. At other informal meetings if scheduled by the City prior to formal public hearings; and
- C. At formal public hearings.

The City shall provide timely responses to all written proposal stating the reasons for the actions taken by the City on the proposal.

Whenever possible, the City will respond within fifteen (15) working days and, whenever practical, responses will be made prior to the consideration and action on the Community Development Program by the City Council of the City of Rapid City.

IV. THE CONSOLIDATED PLAN AND STRATEGY

What is the Consolidated Plan?

The Consolidated Plan and Strategy will address affordable housing, economic and community development needs, conservation of neighborhoods, economic stimulation, provision of public improvements and facilities, public services and related issues. The planning process will provide an opportunity for citizen participation in identifying and prioritizing needs and the

development of an overall strategy in addressing said needs. Specific projects and activities designed to address needs will be incorporated in an annual plan for use of entitlement CDBG funds.

V. PLANNING PROCESS

What is the CP Planning Process?

The planning and preparation of the City's Consolidated Plan, along with the proposed use of annual entitlement funds, shall be carried out in accordance with applicable HUD requirements and will include the following:

- A. The assembly of affordable housing and community development information will be carried out as an on-going process to identify and prioritize City needs. Prior to the consolidated plan being presented to the public it will receive approval from the City Council.
- B. Conduct a minimum of two (2) public hearings during each consolidated program year to obtain the views of citizens and organizations prior to the commencement date of the City's consolidated program year. The first hearing shall be conducted to solicit citizen input for development of the proposed consolidated plan. The second hearing shall afford citizens an opportunity to comment and offer suggestions on the proposed consolidated plan prior to the action of the City Council and subsequent submission to HUD.

The hearings will be conducted at locations and times that provide ease of access for citizen attendance. Information presented by those in attendance will be used to identify and prioritize housing and community development needs and plan proposed projects and activities to address said needs.

- C. Conduct public meetings with local citizens and local agencies to review housing and community development needs.
- D. Meet with and/or communicate with public, nonprofit, and private agencies which may offer input on needs and/or projects and activities to address said needs.
- E. Provide a thirty (30) day review period on the proposed consolidated plan and strategy which include projects and activities to be undertaken with CDBG funds. The public notice shall identify locations where the proposed consolidated plan will be available for citizen review. During the review period, citizens may provide comments in writing to the City of Rapid City, 300 Sixth Street, Rapid City, South Dakota 57701-2724.
- F. A public hearing shall be conducted on the proposed consolidated plan and strategy (including the use of annual entitlement CDBG funds) during or following the thirty (30) day review period and shall contain a summary of the Proposed Consolidated Plan and annual entitlement submission. The notice shall also provide the expected date for action by the Rapid City governing body. All citizen comments shall be presented in writing prior to the public hearing or during the public hearing. Adequate time will be reserved to modify the proposed consolidated plan based on citizen comment prior to action of the City Council and submittal of the consolidated plan to HUD.
- G. The City may act on the consolidated plan and use of entitlement funds at any time following the thirty (30) day review period and after the second public hearing and prior to submittal of the consolidated plan and strategy to HUD.

- H. It is the policy of the City of Rapid City to carry out its Community Development Block Grant Program in a manner that minimizes the displacement of residents and businesses. However, in instances where displacement is unavoidable, information on the types and levels of assistance to be made available to persons displaced will be made available at the C/SAC Building.

VI. NOTICE OF HEARING AND MEETING

What opportunities are there for citizen's comments?

An initial hearing will be held to obtain the views of interested citizens and organizations regarding overall community development and housing needs, development of proposed activities, and a review of program performance. The second hearing will be held to obtain the views of interested citizens and organizations on the proposed use of CDBG funds and other elements of the consolidated plan.

Generally, hearings shall be held at the City/School Administration Center building. However, the City has the option of conducting hearings in local neighborhood meeting places, such as local churches. Such hearings will be duly advertised. All public hearings will be held in facilities that afford accessibility for persons with disabilities. At least fourteen (14) calendar days prior to any hearing, a notice shall be published in the non-legal section of a paper of general circulation. The notice will give the date, time, place and topics to be considered at the hearing.

Notices will also be sent to social service agencies and other public and semi-public groups which may have particular interest in or be affected by the proposed program. The City will work through these agencies and groups to encourage participation in the hearing process on the part of low, very low, and extremely low income persons who reside in areas where funds will be spent.

The City will also work with these agencies and groups to involve persons who reside in low, very low, or extremely low income neighborhoods. All notices of the second hearing will also contain a detailed description of the area or areas affected by the project activities in an effort to alert the residents of these areas of such proposals and to encourage their participation in the hearing process.

Copies of Plans will be made available at no cost to the public for review on the city web-site www.rcgov.org/pdfs/Community-Development and at the following locations:

Pennington County Housing and Redevelopment Commission
1805 Fulton St., Rapid City, SD 57702

Rapid City Public Library
610 Quincy St., Rapid City, SD 57701

Rapid City Public Library North
General Beadle School, 10 Van Buren St., Rapid City, SD 57701

City/School Administration Center
Information Desk, 300 6th Street, Rapid City, SD 57701

Community Development Division
333 6th St. Rapid City, SD 57701

The City encourages all organizations or groups representing affected residents to become involved in the citizen participation process. The City shall place such organizations or groups on its mailing list of representative groups and organizations. The City shall be responsible for maintaining a list of representative groups and organizations. This list shall be updated at the beginning of each program year. Additions to the list may be made by written request to the City stating the nature of the organizations services and why it should be included on the City's list of representative groups.

The City shall have the responsibility for calling meetings and hearings with citizens likely to be affected by activities undertaken by the City. The City shall also develop procedures for meetings and hearings for moderating such meetings.

VII. NON-ENGLISH SPEAKING AND PHYSICALLY DISABLED RESIDENTS

What is the City doing for non-English speaking residents and physically disabled residents?

The City will take such measures as are appropriate to accommodate the needs of non-English speaking and hearing impaired residents in the case of public hearings where a majority of the participants at the hearing are expected to be non-English speaking or hearing impaired residents. At a minimum, all handout material prepared for such hearings will be bi-lingual to accommodate the needs of the attendees. Secondly, the City may engage the services of a bi-lingual person to assist in presenting relevant information at the hearing, if such services are requested. In addition, the City will publish the Telephone Device for the Deaf (TDD) number so hearing impaired residents may have access to the information.

All meeting locations will be accessible to persons with disabilities. Materials will also be delivered in writing by mail to persons with disabilities, and may be delivered to the home if time is of essence, upon request. Persons requiring assistance, or interpretive services should contact the City at least five (5) days prior to the meeting date.

VIII. TECHNICAL ASSISTANCE

Is technical assistance available?

Technical assistance from the City or third party contractors to the City or its agencies will be provided to citizen participants, low, very low, and extremely low income groups or persons in order to enable them to understand the federal requirements associated with the CDBG program, such as Davis-Bacon Federal Labor Standards provisions, environmental policies, equal opportunity requirements, relocation provisions, etc. Technical assistance will also be provided to groups representative of persons of low, very low, and extremely low income, and extremely low income that request assistance in developing proposals. Such assistance will be made available upon request by interested citizens or organizations to the City. In addition, the City, through the public hearings, will review such program requirements and will have available for interested parties handout material dealing with technical program requirements so as to assure understanding. Furthermore, the City will provide interpretation services to any non-speaking person or hearing impaired persons who may require such assistance in understanding a particular program being planned or administered by the city.

the amendment, prior to taking such amendment action. The City will notify the appropriate funding agency of the proposal and provide a description of any changes.

XIII. EMERGENCY PROJECTS

For emergency activities, it is the policy of the City Council of the City of Rapid City to grant a temporary waiver for the thirty (30) day "Citizen Review and Comment Period". The City will advertise the project for citizen comment concurrent with the start of the project.

In keeping with federal regulations, an emergency project can be defined as an emergency activity of recent origin in which existing conditions poses a serious and immediate threat to the health, safety, or welfare of the community. A sub-recipient must submit certification from a qualified official stating the nature of the emergency and that it poses a serious threat to the community.

XIV. MONITORING AND EVALUATION OF COMMUNITY DEVELOPMENT PERFORMANCE

How will the Community Development Program be evaluated?

The City will provide full public access to program information. The City shall maintain the following data:

- A. Mailing and promotional material related to the Citizen Participation Process.
- B. Record of Hearing
- C. Key documents including prior statements, consolidated plan and strategy, approval letters, performance reports, evaluation reports, and other documents required by the Department of Housing and Urban Development.
- D. Copies of regulations and policy statements issued by the Department of Housing and Urban Development. All of the above data is available for inspection at the Community Development office at 333 6th Street, Rapid City, SD.

XV. MODIFICATION OF PLAN

Can this Plan be modified?

The citizen participation plan may be modified from time to time by the City provided such revisions are consistent with federal and state law, HUD's CDBG regulations, and administrative requirements covering citizen participation. Prior to any modification of the citizen participation plan, the City will publish a notice of modification of the plan in sufficient time to permit citizens to comment prior to approval by the City Council. The notice shall be published in local newspapers of general circulation at least fourteen (14) days prior to the adoption of the modification by the City Council.

Any questions or comments on this plan or request for information should be directed to:

City of Rapid City
Community Development Division
300 6th Street (Mail)
333 6th Street (Office)
Rapid City, SD 57701-2724
(605) 394-4181

AFFIDAVIT OF PUBLICATION OF NEWSPAPER
NOTICE OF PUBLIC HEARING

THE STATE OF SOUTH DAKOTA

COUNTY OF Pennington

BEFORE ME, the undersigned authority, on this day personally appeared Christy Tibbitts, publisher (OR REPRESENTATIVE) of Native Sun News, who, being by me duly sworn, upon oath deposes and says:

That the attached NOTICE OF PUBLIC HEARING was published in the NATIVE SUN NEWS, a newspaper published in the English language and of general circulation in the City of RAPID CITY, SOUTH DAKOTA and in the territory proposed to be annexed, which said territory is described in said NOTICE OF PUBLIC HEARING, in the following issue: 41, Volume 4, 2013, and that the attached newspaper clipping is a true and correct copy of said published notice.

Signed: Christy Tibbitts

SWORN TO AND SUBSCRIBED BEFORE ME, this the 23 day of January, 2013.

Michele L. Hudson
Notary Public in and for Pennington County, South Dakota



Published at a rate of \$ 120.00

PUBLIC NOTICE

30 Day Public Comment Period for
Approval of the Recommended CDBG FY 2013
Annual Action Plan Funding Allocations

**FY 2013 Community Development Block Grant Program
Annual Action Plan Funding Allocations**

City Council has given preliminary approval for funding allocations for the FY 2013 Community Development Block Grant Program. The City received funding requests totaling \$860,586. Allocations are based on receiving an estimated \$430,000 in CDBG funds and \$4,000 in program income. Allocation awards are based upon a formula using Census Data that is based on number of homeless people, number of people living below the poverty level, percentage of minority population and aging housing stock. Federal regulations allow the City to use up to 15% of their entitlement for public service activities (\$71,703). The City can approve less than this amount or may choose not to fund public service activities. Administration costs for the CDBG program may not exceed 20% of the entitlement grant (\$86,800). Comments on the City's proposed funding proposals for the CDBG FY 2013 Annual Action Plan will be received until 4:00 p.m. on February 7, 2013, at which time all comments received will be considered and any changes warranted will be made to the plan at the Legal & Finance meeting on February 13, 2013, prior to final approval of the City Council on February 18, 2013. Copies of the allocations for the FY 2013 CDBG Annual Action Plan are available on the City web site at www.rcgov.org, at the Community Resources Department, 300 6th St., Rapid City, SD 57701; the Community Development Division office at 333 6th St., Rapid City, SD 57701, and is on file for reference at the Rapid City Public Library and at the Pennington County Housing and Redevelopment Commission, 1805 Fulton, Rapid City, SD 57702. Any questions regarding the proposed Amendment to the FY 2013 Annual Action Plan or the FY 2011 Annual Action Plan should be directed to the Community Development Division at 394-4181.

**Your window to
Indian country**

Affidavit of Publication

STATE OF SOUTH DAKOTA

County of Pennington SS:

Display Ad

Brandyn Crawford being first duly sworn, upon his/her oath says: That he/she is now and was at all time hereinafter mentioned, an employee of the RAPID CITY JOURNAL, a corporation of Rapid City, South Dakota, the owner and publisher of the RAPID CITY JOURNAL, a legal and daily newspaper printed and published in Rapid City, in said County of Pennington, and has full and personal knowledge of all the facts herein stated as follows: that said newspaper is and at all of the times herein mentioned has been a legal and daily newspaper with a bonafide paid circulation of at least Two Hundred copies daily, and has been printed and published in the English language, at and within an office maintained by the owner and publisher thereof, at Rapid City, in said Pennington County, and has been admitted to the United States mail under the second class mailing privilege for at least one year prior to the publication herein mentioned; that the advertisement, a printed copy of which, taken from said Rapid City Journal, the paper in which the same was published, is attached to this sheet and made a part of this affidavit, was published in said paper once each week for one successive week, the first publication there of being on the Eyghtenth day of August that the fees charged for the publication there of are one hundred & fifty dollars and Seventy One cents.

Brandyn Crawford

Subscribed and sworn to before me this fourteenth day of August, 2012.



Louaine K. Cummings
Notary public

Dec. 18, 2016
My commission expires

PUBLIC NOTICE

30 Day Public Comment Period for
Approval of the Recommended CDBG FY 2013
Annual Action Plan Funding Allocations

FY 2013 Community Development Block Grant Program Annual Action Plan Funding Allocations

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**PUBLIC NOTICE
COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) FUNDING APPLICATION TRAINING
CLASS FOR FY 2013 FUNDING**

A Grant Application Training Class will be held on August 30, 2012 at the City/School Administration Center, 300 Sixth Street, 1st Floor Community Room, Rapid City, SD from 9:00 a.m. to 11:00 a.m., for those persons wishing to learn more about the CDBG application process and how to apply for CDBG funds. The class will cover the National Objectives of the Housing and Community Development Act of 1992, what types of activities are eligible, as defined by the federal regulations, how to fill out the application form, what information is needed, how the applications are reviewed, how to set goals and develop a logic model, file maintenance and review, and reporting requirements. There is no charge for this training class. Seating is limited so please RSVP to: Barbara Garcia, Community Development Manager, Community Development Division by phone, (605) 394-4181, or by email: barbara.garcia@rcgov.org by August 27, 2012.

**THE CITY OF RAPID CITY IS ACCEPTING
APPLICATIONS FOR COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG)
FUNDING FOR FISCAL YEAR 2013**

The Community Development Division for the City of Rapid City will be accepting applications for the use of Community Development Block Grant funds for FY13. Projects or activities funded must meet the National Objectives of the Housing and Community Development Act of 1992, and be an eligible activity defined by the federal regulations. Funds can be utilized for projects and programs that benefit low- and moderate-income persons or to eliminate slums and blight. Eligible activities consist of, but are not limited to, acquisition, demolition or disposition of real property; relocation of individuals and businesses when federal funds are used for acquisition of publicly and privately owned property; special economic development activities; public service activities (limited to 15% of the City's entitlement grant); and, construction, reconstruction, rehabilitation or installation of public facilities and improvements. The City of Rapid City estimates that the FY13 Community Development Block Grant funds available will be \$450,000. Funding applications must be received by the City by 4:00 p.m. Monday, October 1, 2013. Interested parties having questions or desiring an application should contact the Community Development Division, 300 Sixth Street, Rapid City, SD 57701, at (605) 394-4181, or www.barbara.garcia@rcgov.org, or download the application from the City website: www.rcgov.org - Community Resources/Community Development Division/Applications.

(Published once at the approximate cost: \$134.61).

Aug. 18, 2012 - L20717559



PUBLIC NOTICE

A Fair Housing Public Listening Session will be held on Thursday September 15, 2011 at the City/School Administration Center, 300 Sixth Street, 3rd Floor West Meeting Room, Rapid City, SD for those persons wishing to discuss Fair Housing impediments/barriers. Please feel free to come by any time between 11 a.m. to 1 p.m. A second Fair Housing Public Listening Session will be held on Tuesday September 20, 2011 at the City/School Administration Center, 300 Sixth Street, Community Meeting Room, Rapid City, SD. Please come by any time between 4:30 p.m. and 6:00 p.m. Fair Housing impediments/barriers are any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin that restrict housing choices or the availability of housing choice or which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, religion, sex, disability, familial status, or national origin. Your input is important for the development of an action plan to eliminate impediments and barriers. Interested parties having questions or comments should contact the Community Development Division, 300 Sixth Street, Rapid City, SD 57701, at (605) 394-4181 or barbara.garcia@rcgov.org.

PUBLIC NOTICE

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ADA Compliance: The City of Rapid City fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Attorney's Office 24 hours prior to the meeting so that appropriate auxiliary aids and services are available.

Please remember to turn all cellular phones off or to vibrate when entering the council chambers.

AGENDA FOR THE LEGAL & FINANCE COMMITTEE
City of Rapid City, South Dakota
12:30 P.M., May 15, 2013

ROLL CALL AND DETERMINATION OF QUORUM

ADOPTION OF AGENDA

GENERAL PUBLIC COMMENT

A time for the members of the public to discuss or express concerns to the Council on any issue not on the agenda. Action will not be taken at the meeting on any issue not on the agenda, except by placement on the agenda by unanimous vote of the Council members present.

CONSENT ITEMS – Items 1- 16

Public Comment opened- Items 1- 16
Public Comment closed

Remove items from the "Consent Items" and Vote on Remaining Consent Items.

1) Approve Minutes for May 1, 2013

POLICE DEPARTMENT

- 2) No. LF051513-01- Approve Event Permit for Cruiser Car Show & Street Fair on July 14, 2013
- 3) No. LF051513-02- Approve Event Permit for the Rapid City Arts Council Dig Into Reading/Dig Into Art on June 8, 2013
- 4) No. LF051513-03- Approve Advertising Authority for the Purchase of Two SUV vehicles; \$60,000
- 5) No. LF051513-04- Approve Advertising Authority for the Purchase of Two Trucks; \$64,000

FINANCE DEPARTMENT

- 6) No. LF051513-05- Resolution No. 2013-0358 Levying Assessment for Cleanup of Miscellaneous Property
- 7) No. LF051513-06- Resolution No. 2013-048 Declaring Miscellaneous Personal Property Surplus
- 8) No. LF051513-07- Resolution No. 2013-050 Writing Off Uncollectable Accounts Receivable Accounts
- 9) No. LF051513-15- Resolution No. 2013-055 Declaring Miscellaneous Personal Property Surplus

COMMUNITY RESOURCES

10) No. LF050113-19- Preliminary Approval of the 2013-2017 Consolidated Plan and FY2013 Annual Action Plan (Continued from the May 6, 2013 Council meeting)

11) No. LF051513-08- Resolution No. 2013-054 to Reclassify Finance Positions

COMMUNITY PLANNING & DEVELOPMENT SERVICES

- 12) No. 130A201- Introduction and First Reading of Ordinance 5924 Repealing Section 17.50.340 Gasoline Service Stations
- 13) No. 07T023- Resolution Dissolving Tax Increment District#66

CITY ATTORNEY'S OFFICE

14) No. LF061613-09 - Authorize Mayor and Finance Officer to Sign Addendum to Assignment Agreement Between North Street Fire Station, LLC and BankWest and City for Tax Increment District #69

15) No. LF061613-10 - Authorize the Mayor and Finance Officer to Sign Development Applications for Platting and Development of the Black Hills Visitors Information Center Property

16) No. LF061613-11 - Request the City Council authorize that the payment received from Cabela's for the sale of its interest in land that was formerly owned by the City be designated for use on the North Elk Vale Rd. soccer field project

END OF CONSENT CALENDAR

NON-CONSENT ITEMS - Items 17 - 26

Public Comment opened - Items 17 - 26
Public Comment closed

ITEMS FROM THE PUBLIC

17) No. LF061613-12 - Appeal the Denial of Two Digital Signs at 1801 Mount Rushmore Road by the Historic Sign Review Committee

ITEMS FROM ALDERMEN AND COMMITTEE REPORTS

18) No. LF011613-14- Laurent- Elected Officials Code of Conduct (referred from the December 3, 2012, City Council meeting, continued from the January 16, 2013, Legal and Finance Committee meeting, and continued from the March 13, 2013, Legal and Finance Committee meeting)

19) Chad Lewis - Discussion on Public Expectations and Customer Service

FINANCE DEPARTMENT

20) No. LF060113-30 - Second Reading and Recommendation of Ordinance No. 5917 Regarding Supplemental Appropriation No. 2 for 2013

21) No. LF061613-13- Request for property tax abatement: Real Life Church; 2012; \$11,358.16

CITY ATTORNEY'S OFFICE

22) No. LF060113-32 - Second Reading and Recommendation of Ordinance No. 5930 to Delegate to the Rapid City Regional Airport Board the Power to Declare Certain Property as Surplus by Amending Section 2.72.070 of the Rapid City Municipal Code

23) No. LF060113-33- Second Reading and Recommendation of Ordinance No. 5931 to Delegate to the Rushmore Plaza Civic Center Board the Power to Declare Certain Property as Surplus by Amending Section 2.76.090 of the Rapid City Municipal Code

24) No. LF060113-34 - Second Reading and Recommendation of Ordinance No. 5928 to Amend the Deadline to Obtain Contractor Licenses by Amending Section 15.04.140 of the Rapid City Municipal Code

25) No. LF060113-36- Second Reading and Recommendation of Ordinance No. 5929 to Codify the Term of Office of the Mayor's Executive Assistant by Amending Section 2.12.070 of the Rapid City Municipal Code

26) No. LF061613-14 - Introduction and First Reading of Ordinance No. 5937, to Adopt a Wayfinding Program through the Addition of Chapter 10.29 to the Rapid City Municipal Code

ADJOURN

PROCEEDINGS OF THE CITY COUNCIL
Rapid City, South Dakota

May 20, 2013

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Rapid City was held at the City/School Administration Center in Rapid City, South Dakota on Monday, May 20, 2013 at 6:30 P.M.

The following members were present: Mayor Sam Kooiker and the following Alderpersons: Ron Sasso, Bill Clayton, Ritchie Nordstrom, Amanda Scott, Bonny Petersen, Charity Doyle, Chad Lewis, John B. Roberts, Jerry Wright and Steve Laurenti; and the following Alderpersons arrived during the course of the meeting: None; and the following were absent: None.

Staff members present included: Finance Officer Pauline Sumption, City Attorney Joel Landeen, Public Works Director Terry Wolterstorff, Community Planning and Development Services Director Brett Limbaugh, Police Chief Steve Allender, Fire Chief Mike Maltaverne and Administrative Secretary Heidi Weaver

ADOPTION OF AGENDA

Motion was made by Clayton, second by Scott and carried to adopt the agenda.

AWARDS AND RECOGNITIONS

Mayor Kooiker and Alderpersons Laurenti and Nordstrom presented the Veteran of the Month for May 2013 to SSgt Mark D Bush and recognized his efforts and dedication to the service of his country and community.

Mayor Kooiker, Don Barnett, JP Duniphan and Alderpersons Petersen and Sasso presented the Executive Proclamation recognizing Jerry Shoener for his dedication to the service of his country and community and proclaimed May 20, 2013 Jerry Shoener day.

Mayor's Items

Motion was made by Nordstrom, second by Lewis and carried to acknowledge the MDA Fill the Boot Campaign report by Lt Brent Long and Firefighter/Paramedic Jim Bussell.

EXECUTIVE SESSION

Motion was made by Doyle, second by Petersen and carried to go into Executive Session at 6:59 p.m. for the purposes permitted by SDCL 1-25-2(1). Motion was made by Doyle, second by Petersen and carried to come out of Executive Session at 7:30 p.m. with all members present.

GENERAL PUBLIC COMMENT

Ian Roberson addressed his person and professional relationship with Alderperson Clayton and voiced his support for Clayton. Mayor Kooiker indicated that the recall is an election process and recommended that the general public be allowed to debate its merits through that process. Tim Goodwin reviewed the findings of the Special Council Meeting that addressed the complaints filed against Alderperson Clayton and voiced his support for Clayton.

NON-PUBLIC HEARING ITEMS

Motion was made by Doyle, second by Scott and carried to open public comment on Items 5 – 53. No comments were received. Motion was made by Lewis, second by Doyle and carried to close public comment on Items 5 – 53.

CONSENT ITEMS

The following items were removed from the Consent Items:

Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Plan application; 10. Prior to submittal of a Development Engineering Plan application, the plat title shall be revised to read Section 24, R7E in lieu of Section 4, R8E; 11. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval; 12. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements, if applicable; 13. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and, 14. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).

Legal & Finance Committee Items

Motion was made by Scott, second by Lewis to approve (No. LF050113-19) Preliminary approval of the 2013-2017 Consolidated Plan and FY2013 Annual Action Plan. In response to a question from Nordstrom, Garcia addressed the use of the Community Development Block Grant (CDBG) funding for the installation of sidewalks and utility lines in coordination with street improvement projects that impact low income individuals or low income census tracts. Petersen recommended coordinating efforts between Public Works and Community Development to utilize the CDBG funding for the benefit of low income individuals. In response to Scott, Garcia indicated that the responses received during the 30 day public comment period would be presented for Council review. Garcia clarified that projects targeted for CDBG funding must be a high priority project within the Plan noting that projects can be added within the 30 day comment period or by future amendment. Garcia advised that the use of CDBG funding must benefit the low income either individually or by census tract. Motion carried.

Motion was made by Lewis, second by Roberts and carried to continue Discussion on Public Expectations and Customer Service to the June 12, 2013 Legal & Finance Committee meeting.

Motion was made by Wright, second by Laurenti to approve (No. LF051513-13) Request for property tax abatement: Real Life Church, 2012; \$11,358.16. In response to a question from Lewis, McPherson indicated that the property was purchased through a holding company noting that the outstanding property taxes were not addressed in the transaction. In response to a question from Scott, Sumption advised that the County Commission can overturn the Council action. Lewis, Sasso and Laurenti voiced their support for the approval of the request based on the property's historic use as a church. Scott called the question, no objection was offered. Motion carried.

Bids

The following companies submitted bids for (No. CC052013-02.1) Haines Avenue and North Street Joint Sealing & Panel Repair Project No. 13-2093 / CIP NO. 50445 opened on May 14, 2013: Tru-Form Construction, Inc., Stanley J Johnsen Concrete Contractor, Inc., and Simon Contractors of SD, Inc. Staff reviewed the bid and recommends bid award to Stanley J Johnsen Concrete Contractor, Inc. Motion was made by Roberts, second by Doyle and carried to award the bid to the lowest responsible bidder, Stanley J Johnsen Concrete Contractor, Inc., in the amount of \$387,061.00.

Alcoholic Beverage License Applications

Motion was made by Doyle, second by Scott and carried to approve Items 67 – 126 as they appear on the Alcoholic Beverage License Applications Reissuance Items.

2013-2014 Retail (On-Off Sale) Malt Beverage License Renewals NO Video Lottery

CITY COUNCIL

MAY 20, 2013

Sumption presented the bill list total of \$6,981,801.83. Motion was made by Nordstrom, second by Scott to authorize (No. CC052013-01) the Finance Officer to issue warrants or treasurers checks, drawn on proper funds, in payment thereof. Laurenti stated his public opposition to Item 50. Motion carried.

ADJOURN

There being no further business to come before the Council at this time, motion was made by Doyle, second by Scott and carried to adjourn the meeting at 8:20 p.m.

ATTEST:

CITY OF RAPID CITY

Finance Officer

Mayor

(SEAL)

Glossary of Terms

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and related costs.

AIDS and Related Diseases: The disease of acquired immunodeficiency syndrome or any conditions arising from the etiologic agent for acquired immunodeficiency syndrome.

Assisted Household or Person: For the purpose of identification of goals, an assisted household or person is one which during the period covered by the annual plan will receive benefits through the Federal funds, 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 during the year if the home's rehabilitation is completed.
- 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 sections 5.703 and 982.401). See also, instructions for completing Table 3B of the CHAS and Table 1 of the Annual Performance Report.

Assisted Housing: Housing that has received subsidies (such as low interest loans, density bonuses, direct financial assistance, etc.) by federal, state, or local housing programs in exchange for restrictions requiring a certain number of housing units to be affordable to very low, low, and moderate income households.

At-Risk Housing: Assisted rental housing that is at risk of losing its status as housing affordable for very low, low, and moderate income residents due to the expiration of federal, state or local agreements.

Barrier Free: The term used to describe housing that complies with 1986 ANSI Standard A.117.1 which includes federal and private construction systems. This reference is made because, unlike handicap accessible, barrier-free indicates that the home is fully accessible to an individual who utilizes a wheelchair.

Certification: A written assertion, based on supporting evidence, that must be kept available for inspection by HUD, by the Inspector General of HUD and by the public. The assertion shall be deemed to be accurate unless HUD determines otherwise, after inspecting the evidence and providing due notice an opportunity for comment.

CHAS: The Comprehensive Housing Affordability Strategy. Now combined with HUD program applications to comprise the Consolidated Plan.

CHDO (Community Housing Development Organization): A non-profit community-based and low-income community service organization that has, or intends to retain, staff with the capacity to develop affordable housing for the community it serves.

CIP - Capital Improvement Program

COC: Continuum of Care.

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

Community Development Division: The City division responsible for administering the Community Development Block Grant Entitlement funds received from HUD.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Chronic Homeless: A chronically homeless person is one who has been continuously homeless for one year or more or has been homeless four or more times within the past three years.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Consistent with the Consolidated Plan: A determination made by the governing jurisdiction that a program application meets the following criterion:

- The Annual Plan for that fiscal year's funding indicates the jurisdiction 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 > 30%: 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 > 50%: 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.

Density: The number of dwelling units per unit of land. Density usually is expressed "per acre," e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Economic Independence and Self-Sufficiency Programs: Programs undertaken by Public Housing Agencies (PHAs) to promote economic independence and self-sufficiency for participating families. Such programs may include Project Self-Sufficiency and Operation Bootstrap programs that originated under earlier Section 8 rental certificate and rental voucher initiatives, as well as the Family Self-Sufficiency program. In addition, PHAs may operate locally-developed programs or conduct a variety of special projects designed to promote economic independence and self-sufficiency.

Elderly Household: For HUD rental programs, elderly households are households of one- or two persons 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.

Employer Mortgage Assistance Program (EMAP): This program provides down payment and closing cost assistance in the form of a second mortgage for homebuyers employed with a participating employer.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Entitlement Cities: Metropolitan cities with a population of 50,000 or more who meet criteria, set by a formula, to apply for federal funds. An example of this is the Community Development Block Grant (CDBG) funds. In South Dakota Rapid City and Sioux Falls are Entitlement cities.

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 whose incomes do not exceed 30 percent of the median household income for the area, as determined by HUD.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and other HUD programs.

Family: See definition in 24 CFR 5.403 (The National Affordable Housing Act definition required to be used in the CHAS 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 CHAS instructions, such as for Table 2, 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 family income for rent. (see, for example, 24 CFR 92.253.)

First-Time Homebuyer: 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 homebuyer, except that any individual who is a displaced homemaker (as defined in 24 CFR 5.403) or a single parent (as defined in 24 CFR 92) may not be excluded from consideration as a first-time homebuyer 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.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a floor area ratio of 2:1).

FmHA (Farmers Home Administration): The Farmers Home Administration, or programs it administers. FmHA has been reorganized and is now operating under the name USDA Rural Development (RD). It operated under the name Rural Economic and Community Development (RECD) for a period of time.

FMR (Fair Market Rent): See Fair Market Rent.

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

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

Frail Elderly: An elderly person who has one or more limitations of Activities of Daily Living (ADL), i.e. eating, dressing, bathing, grooming, and household management activities. (See 24 CFR 891.205.)

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military barracks, prisons, nursing homes,

assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are 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., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

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 youth (17 years or younger) or an adult (18 years or older) without children.

Homeless Youth: Un accompanied person 17 years of age or younger who is living in a situation described by terms "sheltered" or "unsheltered".

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

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

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

HOPE 6: The HOPE VI Program was developed for severely distressed public housing to change the physical shape of public housing, establish positive incentives for resident self-sufficiency and comprehensive services that empower residents, lessen concentrations of poverty by promoting mixed-income communities, and forge partnerships with other agencies, local governments, non-profit organizations, and private business to leverage support.

Household: The US Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income: The total income of all the persons living in a household. Household income is commonly grouped into income categories based upon household size, and income, relative to the regional median family income. The following categories are used in the Housing Element:

- *Extremely Low:* Households earning less than 30% of County median family income;
- *Very low:* Households earning less than 50% of County median family income;
- *Low:* Households earning 51% to 80% of the County median family income;
- *Moderate:* Households earning 81% to 120% of County median family income;
- *Above Moderate:* Households earning above 120% of County median family income.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is “project” or “unit” based. In Section 8 rental assistance programs the subsidy is provided to the family (called “tenant-based”) who can then use the assistance to find suitable housing in the housing unit of their choice.

Housing Unit: A room, or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

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

HTC: (Federal) Housing Tax Credit.

HUD: – Housing and Urban Development. See U.S. Department of Housing and Urban Development.

IMPACT: Individualized and Mobile Program of Assertive Community Treatment Program (IMPACT) is administered by the South Dakota Department of Human Services' Division of Mental Health.

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

Inclusionary Unit: An ownership or rental dwelling unit which is affordable (as defined by city council) as households with moderate, low or very-low incomes in perpetuity.

Large Household: A household with 5 or more members.

Large Related Household: Household of 5 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 lead-contaminated dust, lead-contaminated soil, lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects as established by the appropriate Federal agency. (Residential Lead-based Paint Hazard Reduction Act of 1992 definition.)

LMI Benefit: The number of Low-to-Moderate Income people to benefit from a project. Low-to-Moderate Income for the CDBG program is defined as persons with income below 80% of the HUD median income for household size for the area.

Low-Income: Households whose incomes do not exceed 80 percent of the median income for the area, as determined by HUD with adjustments for smaller and larger families, 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. NOTE: HUD income limits are updated annually and are available from the local HUD office.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Metropolitan Area: A **Metropolitan Statistical Area (MSA)** as established by the Office of Management and Budget. This includes metropolitan cities and urban counties. In South Dakota this is Rapid City/Pennington County and Sioux Falls/Minnehaha and Lincoln County.

Metropolitan Statistical Area (MSA): See definition above for Metropolitan Area.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Moderate Income: Households whose incomes are between 81 percent and 95 percent of the median income for the area as determined by HUD, with adjustments for smaller or larger families, 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).

Moderate Income – CDBG Program: Households whose incomes are between 51 percent and 80 percent of the median income for the area as determined for household size by HUD.

Mortgage Revenue Bond (MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

MSA (Metropolitan Statistical Area): A Metropolitan Statistical Area (MSA) as established by the Office of Management and Budget. This includes metropolitan cities and urban counties. In South Dakota this is Rapid City/Pennington County and Sioux Falls/Minnehaha and Lincoln County.

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

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

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

Non-Metropolitan Area: An area which is not a metropolitan city and is not included as part of an urban county. This term applies to every community in South Dakota with the exception of Rapid City/Pennington County and Sioux Falls/Minnehaha County.

Non-Recreational Units: Those housing units which are considered a primary residence.

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 are between 51 percent and 80 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families, 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.

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

Overcrowded: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50 percent of gross income.

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

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

PATH (Projects in the Assistance for the Transition from Homelessness Program): A federal program administered by the State Division of Mental Health targeted to individuals with severe mental illness. Recipients must be homeless or at-risk of becoming homeless.

Person with a Disability: 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:

- is expected to be of long-continued and indefinite duration;
- substantially impedes ability to live independently, and

- 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.

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

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: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

RECD: Rural Economic and Community Development, formerly the Farmers Home Administration (FmHA), now the USDA Rural Development (RD).

Recreational Units: Those housing units which are not considered a primary residence but are constructed for recreational purposes. They are established as seasonal housing such as a cabin at a lake or a cabin in the Hills.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Rent Burden > 30% (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 > 50% (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.

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

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family’s rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Senior: The Census Bureau defines a senior as a person who is 65 years or older. For persons of social security eligibility, a senior is defined as a person age 62 and older. Other age limits may be used for eligibility for housing assistance or retired communities.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Severe Cost Burden: See Cost Burden > 50%.

Severe Persistent Mental Illness (SPMI): A serious and persistent mental or emotional impairment that significantly limits a person’s ability to live independently.

Sheltered & Sheltered homeless: Families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

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

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, people with disabilities, large families with five or more members, single-parent families with children, farm workers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Substandard Housing: Housing which does not meet the minimum standards in the State Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units which are structurally sound and for which the cost of rehabilitation is economically warranted are considered suitable for rehabilitation. Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible are considered in need of replacement.

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, child care, transportation, and job training.

Supportive Service Need in Family Self Sufficiency (FSS) Plan: 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, child care, transportation, remedial education, education for completion of secondary or post secondary schooling, preparation and counseling, substance abuse treatment and counseling, training in homemaking and parenting skills, money management, household management, counseling for homeownership, job development and placement follow-up assistance after job placement, job training, and other appropriate services.

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)

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

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).

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

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 whose incomes do not exceed 50 percent of the median area 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. For the purposes of further distinguishing needs within this category, two subgroups - 0 to 30% (extremely low) and 31 to 50% (very low) of MHI have been established in the CHAS tables and narratives.

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.

Zoning: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.