

SDHDA DakotaPlex

South Dakota Housing Development Authority

Rental Housing: Encouraging New Construction

HFA Staff Contact

Amanda Weisgram

amanda@sdhda.org

South Dakota Housing Development Authority

SDHDA DakotaPlex

Rental Housing—Encouraging New Construction

Rural communities are an essential part of America. They are known for their neighborliness, goodwill, and being part of something that is bigger than oneself. But one thing that is in common with every rural area is the ability to develop affordable housing. Community leaders face limited financial, technical and staff resources to develop needed housing. After hearing repeatedly the need without completely effective solutions, SDHDA decided to use the benefits of the successful Governor's House Program and apply them to rental housing. Thus, the DakotaPlex was born.

Why It's Innovative.

In 1996, then Governor Bill Janklow tackled affordable housing by using medium security prison inmates to build affordable housing. The program was two-fold, prison inmates learned job skills and homeowners were able to purchase affordable housing. After more than twenty successful years, those same principles have been applied to rental housing. The DakotaPlex, similar in style to a Governor's House, can be configured as a duplex, triplex or quadruplex using a combination of one, two or three bedroom units.

Just like the Governor's House, the DakotaPlex is built using advanced framing techniques, is highly efficient and each unit is blower door tested for air leakage. In addition, low maintenance materials such as vinyl siding and windows, steel doors and aluminum soffits and fascia, are used.

Why It Resonated.

Most rural communities don't need 30 units of affordable housing. With the use of the DakotaPlex, a community of 5,000 or less can purchase 2-4 units and have them built and placed within 180 days. The units are pre-built at the prison and include floor coverings, appliances and mechanical. The community's responsibility is to provide the foundation and hook up the water, electrical and sewer. Units cannot be owner-occupied and employ a rent based approach with maximum rents based on 70% of the State Median Income.

How It Affected Change.

Tyndall, SD population of a little over 1,000 was the first pilot community for the DakotaPlex. Tyndall has worked hard to save their grocery store, develop affordable housing and has welcomed five new and/or existing businesses to their downtown. Because rural communities share knowledge of best practices, Kennebec, SD (pop. 250), Freeman (pop. 1300), Fulton (pop. 92) and Hot Springs (pop. 3500) are also working diligently to accomplish what Tyndall has started with the DakotaPlex.



AN INTRODUCTION TO THE DAKOTAPLEX PROGRAM

WHAT IS THE DAKOTAPLEX?

To deliver the same level of success experienced by the Governor's House program to **multifamily development**



WHAT IS THE DAKOTAPLEX?



DUPLEX



QUADRUPLEX



TRIPLEX

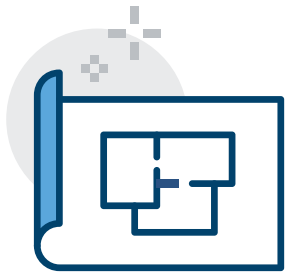
Off-site, individual “pods” combined in duplex, triplex & quadruplex configurations

One-, two- and three-bedroom units available

Delivered pre-built to shorten construction timeline

Includes floor coverings, appliances and mechanical

WHY DAKOTAPLEX?



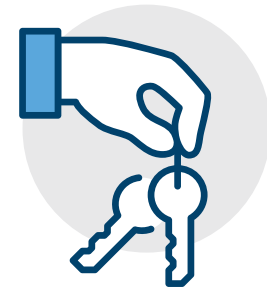
QUALITY CONSTRUCTION

- ✓ Pre-engineered flooring
- ✓ Pre-engineered roof trusses
- ✓ Advanced framing
- ✓ Sealed openings
- ✓ Air-leakage-tested



ENERGY EFFICIENCY

- ✓ 2x6 walls
- ✓ R-21 fiberglass insulation
- ✓ 1.5-inch XPS foam exterior
- ✓ R-60 blown-in attic insulation



SAFETY & SECURITY

- ✓ Doubled common walls
- ✓ 6-inch sound attenuation
- ✓ 5/8-inch fire-rated gypsum sheathing

WHY DAKOTAPLEX?



LOW MAINTENANCE

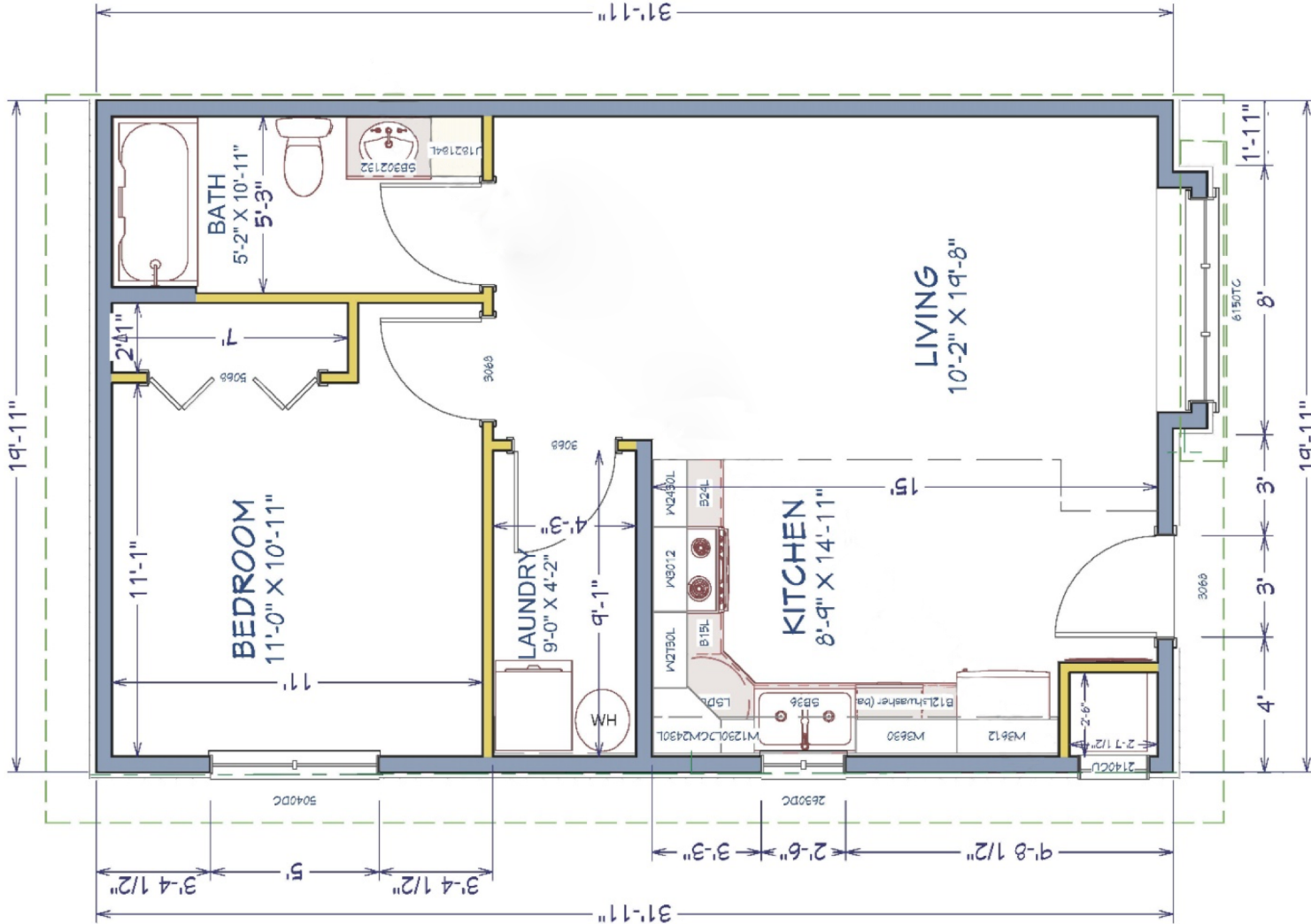
- ✓ Prefinished, vinyl siding
- ✓ Choice of two siding colors
- ✓ Lifetime siding warranty
- ✓ Prefinished soffits & fascia
- ✓ Prefinished faux stone accents
- ✓ Prefinished, vinyl casement windows
- ✓ Prefinished, steel exterior door



HIGH PERFORMANCE HOME

- ✓ Heat recovery ventilation
- ✓ .93 EF, 50-gallon water heater
- ✓ Ducted VPAC heat pump

THE LAYOUTS



Dimensions are Framing Dimension. Verify surface dimension upon ordering 1/4" = 1'

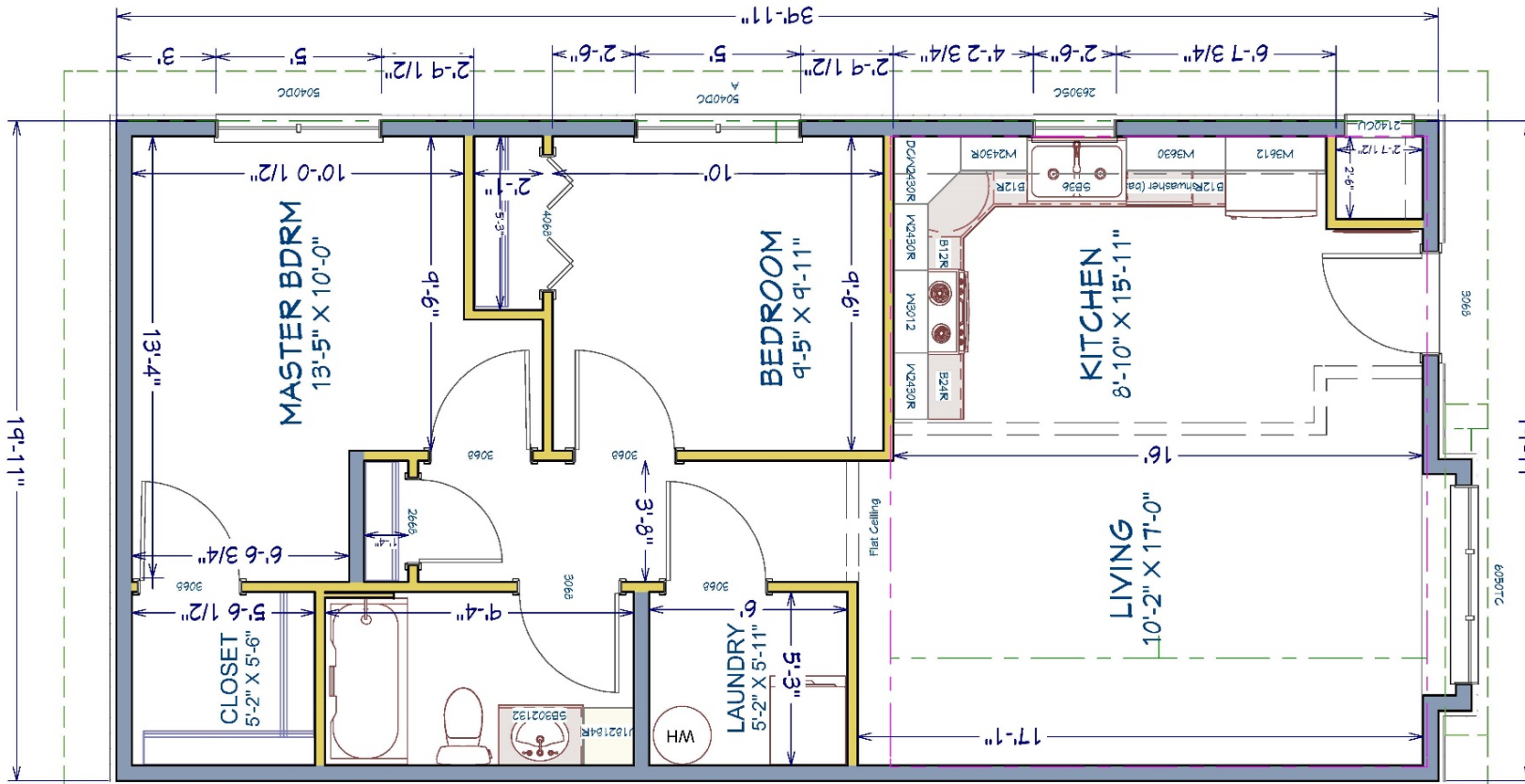
ONE-BEDROOM

Maximum Rent:
\$1,089.00

Purchase Price:
\$56,700.00*

*Includes delivery and location site work for tying units together—does not include sale or excise tax or improvements

THE LAYOUTS



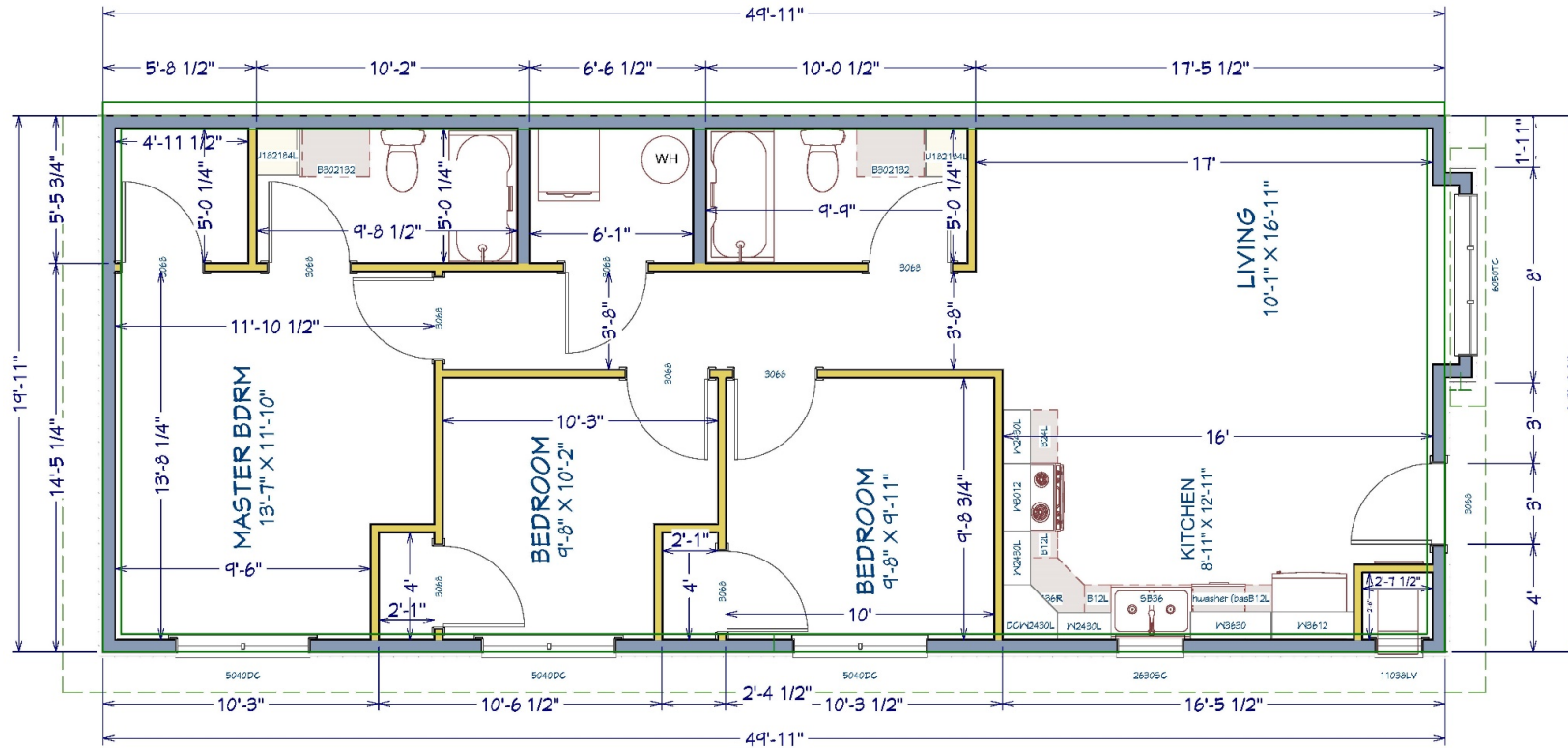
TWO-BEDROOM

Maximum Rent:
\$1,225.00

Purchase Price:
\$61,700.00*

*Includes delivery and location site work for tying units together—does not include sale or excise tax or improvements

THE LAYOUTS



THREE-BEDROOM

Maximum Rent:
\$1,362.00

Purchase Price:
\$68,700.00*

*Includes delivery and location site work for tying units together—does not include sale or excise tax or improvements

THE DAKOTAPLEX CRITERIA



Place within
limits of city of
5,000 or less



Must demonstrate
documented need
via study or market
needs analysis



Can be purchased,
owned and managed
by community,
nonprofit or for-
profit developer



Must not be owner-
occupied—must be
strictly offered as
affordable rental for
at least 10 years
from purchase*

**UNITS ARE DESIGNED TO BE
MIXED AND MATCHED AS THE
COMMUNITY NEED AND LOT
REQUIREMENTS DICTATE.**

FOR EXAMPLE

SAMPLE SCENARIO:

Community needs a triplex that includes two 3-BR units and one 2-BR unit.

2X

3-BEDROOM

Purchase Price:
\$68,700.00*

1X

2-BEDROOM

Purchase Price:
\$61,700.00*

=

Total Price:
\$199,100.00*

DAKOTAPLEX IN ACTION



TYNDALL, SD

MAY 2019

SDHDA announces
development of
DakotaPlex Pilot Project

JUNE 2019

Tyndall selected as
pilot community

FALL 2019

Units set in triplex
configuration in Tyndall



DAKOTAPLEX IN ACTION



DAKOTAPLEX IN ACTION



DAKOTAPLEX IN ACTION





LET'S GET STARTED.

Current Lead Time: **180 Days**

DAKOTAPLEX

Mike Harsma | mike@sdhda.org | 605.773.5236

DAKOTAPLEX PROGRAM

Delivering the Governor's House experience to multi-family development

WHAT IS THE DAKOTAPLEX?



- Off-site, individual "pods" combined in duplex, triplex & quadriplex configurations
- One-, two- and three-bedroom units available
- Delivered pre-built to shorten construction timeline
- Includes floor coverings, appliances and mechanical

WHY DAKOTAPLEX?



Quality Construction



Energy Efficiency



Safety & Security



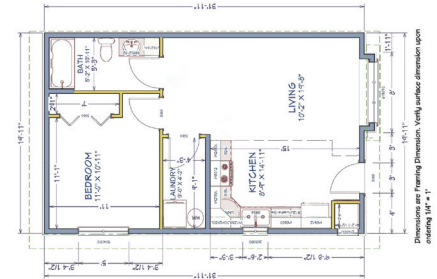
Low Maintenance



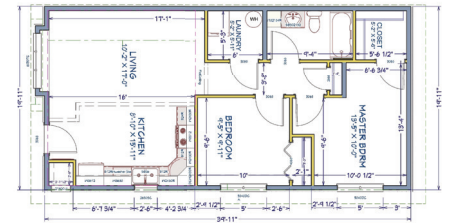
High-Performance Home

DOES MY CITY QUALIFY?

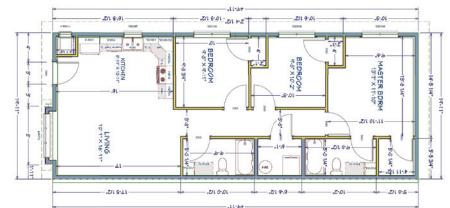
- Placing within city limits?
- City of 5,000 or less?
- Documented need via study or market analysis?
- Purchased, owned or managed by city, nonprofit or developer?
- Intended for affordable rental?



ONE-BEDROOM
Max Rent: \$1,089.00
Purchase Price: \$56,700.00*



TWO-BEDROOM
Max Rent: \$1,225.00
Purchase Price: \$61,700.00*



THREE-BEDROOM
Max Rent: \$1,362.00
Purchase Price: \$68,700.00*



LET'S TALK:

Mike Harsma | mike@sdhda.org | 605.773.5236

*Includes delivery and location site work for tying units together—does not include sale or excise tax or improvements





Governor Kristi Noem ✓

November 26, 2019 · 🌐

South Dakota is addressing the shortage of affordable housing – our new DakotaPlex program is making that happen. This new program makes sure that residents in our small communities are equipped with safe, reliable housing that is affordable. These homes are set up as a duplex, triplex or quadruplex to make housing available to even more people.

Last week, Tyndall became the FIRST community to receive a DakotaPlex home. The home is now in the process of being finished and will soon be ready for a family, or families, to call it home. Tyndall is just the first community of many that will take this step in expanding affordable housing. 🍊 🌱 🏠



👍❤️ 155

26 Comments 50 Shares

➦ Share



Governor Kristi Noem  @govkristinoem · Nov 26, 2019

SD is addressing the shortage of affordable housing – our new DakotaPlex program is making that happen. This new program makes sure that residents in small communities are equipped with safe, reliable housing that is affordable. 🏠💪🏠

sdhda.org/housing-develo...



 6

 5

 29

