

Planning & Development District III Digest

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Rural Housing Playbook:

A Welcome Change in Learning about Housing

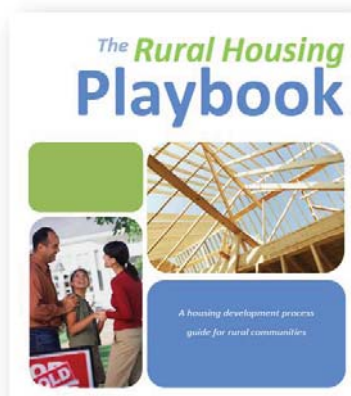
For years, District III has been mostly an information resource and referral service for housing programs in the region. Recently, with the establishment of Prairieland Housing Development (PHD), we have taken a step toward being a more significant player in the housing development arena. Housing is still an important issue to our members. PHD operated under the pretense that “no one is doing affordable housing in small towns.” While this is largely the case, there are a few shining examples of communities taking on the risk of affordable housing with success.

We hear over and over that housing is one of the most challenging development issues facing our member communities. However, many towns are not sure how to go about the housing development process. That is why we are looking forward to the debut of the Rural Housing Playbook.

The goal of the Rural Housing Playbook is to help communities think differently about the housing development process and better equip them to address specific issues in their communities. Towns should also rethink housing development as a community and economic development tool. The desired outcome from the Playbook process is to enable towns to take the necessary steps, utilize the technical assistance, and provide guidance and connection to resources outlined in the Playbook.

The Rural Learning Center, with support from the Rural Housing Collaborative (of which District III is a member), created The Rural Housing Playbook as a workbook that would respond to rural communities’ requests for a guide through the housing development process.

(Continued on Page 4)



Innovative Training Opportunity

District III has assisted area technical education institutions with a variety of workforce related projects over the last few years. The Regional Technical Education Center (RTEC) of Yankton is dedicated to helping the region “home grow” its workforce. Since 2005, RTEC has provided training to 1,262 students with much of the training in the industrial and manufacturing area. 485 welders have been trained along with 27 CNC machinists and a host of other related trainings. These are workers that are needed immediately in the current job market. The training is employer driven and results in a high placement and success rate. District III is making efforts to help RTEC look for ways to continue to regionalize this home grown approach.



District III recently submitted a unique EDA grant request to help RTEC training “hit the road”. The proposal revolves around delivering high tech training from a 37’ mobile learning unit (MLU). The MLU will be equipped with virtual welding stations, smart boards, computers with various training software, portable CNC lathes, robotic training modules, and programmable logic controllers. A qualified instructor will accompany the mobile learning unit, and it has the capacity to accommodate 8-10 students at a time. It will carry its own power source and is entirely self sufficient.

(Continued on Page 2)

INSIDE THIS ISSUE

INSIDE THIS ISSUE	
2	Director’s Corner
3	District III Rendering Services
4	GIS Product Example
5	Announcements & Deadlines
6	Neighborhood Stabilization Program
6	Pre-Disaster Mitigation Plan Updates
7	Small Business Development Center - Launch ‘09
7	Areawide Business Council RLF Recapitalization



Director's Corner

By Greg Henderson

Innovative Training Continued...

The initial target group for training will be the Yankton Sioux Tribe and area high schools. The MLU is a unique and innovative approach to providing high skill



training. Currently, students have to travel to Yankton to receive welding, CNC, CAD, or other training from RTEC. This approach will bring the training directly to area schools and communities. Furthermore, the training can be specifically customized for employers who may want to upgrade skills of current employees. This is a good example of ingenuity and innovation that is needed to "home grow" the labor force that will support current and future jobs in our area.

Contribution Recognized

The District III committee recently recognized the contribution of its longest serving member. Rex Winter was here in May 1973 when the District was organized. He is still a very active member of the committee and executive board. Rex and his wife, Ruth, have teamed up on literally hundreds of meetings and regional events. Rex has demonstrated his commitment to regional cooperation by giving the most valuable thing anyone has to share... his time.



Larry McManus was also recognized for being a founding member of the Areawide Business Council (ABC). Larry has been a fixture with ABC and District III for over a quarter century. ABC is one of the best services created by the District. It has helped create or save 1,400 jobs and generated over \$40 million in private investment. ABC is truly a grassroots lending organization. It has matured to the point where very few development deals happen without its participation. ■

The added capacity provided by the RTEC mobile classroom will increase training opportunities for the existing workforce, but will also expose area youth to the variety of jobs available in our region. Hopefully, the expanded training capacity will also lead to additional vocations in the area's manufacturing base.

Perspective

We are all being bombarded with news that our economy, society, health, weather, etc. are the worst in seventy years. Crisis is probably replacing "the" as the most commonly used word in the English language. While we cannot live and work outside of the greater culture and economy, we do not have to fall victim to the hysteria and hype that seem to be part of every news story. Older and wiser people have experienced real threats, such as the Great Depression and World War II. As a member of the baby boomer generation, I have never been hungry, homeless, or in true fear of the future.

It is hard for me to believe that a region that exists despite constant development challenges cannot survive national problems that originated from greed, ignorance, and incompetence. There will certainly be obstacles to overcome, but panic should not cloud our vision or change our approach to making this area better. ■



Image of MLU from www.featherlite.com

RTEC has surveyed the region, and there is tremendous potential for job growth just around the corner. There are two projects that will have a significant impact on the demand for a skilled workforce. The Trans Canada Pipeline Project is already in process, and the Hyperion Oil refinery is scheduled to begin construction in southeast South Dakota the first quarter of 2010. The immediate job impact will be huge. During the construction phase, approximately 8,000 skilled workers will be needed for a period of up to four years. With the mobile training lab, RTEC is making a concerted effort to harness these opportunities for our region, by allowing more of our area youth and other workers to receive the skills necessary to take advantage of these upcoming jobs. ■



District III Rendering Services

District III has provided digital rendering services to about a dozen different entities this year. Illustrations provide a valuable planning tool to local governments and other development groups. Graphics can be used to illustrate housing developments, transportation improvements, public/private investment opportunities, parks/open space planning, capital improvement plans, or community design ideas. The following are examples of recent design projects.



Left: Pickstown Community Center Rendering. The Planning Commission requested this illustration during the process of updating the Pickstown Comprehensive Plan. A feature was used to leave the roof off the building so that people can have a better view of the indoor layout of the building.

Right: Idea for Chamberlain Soccer Fields. This project was done for the LeadershipPlenty group, and was used to raise local awareness.

If you are interested in accessing these services, contact Eric at the District III office.

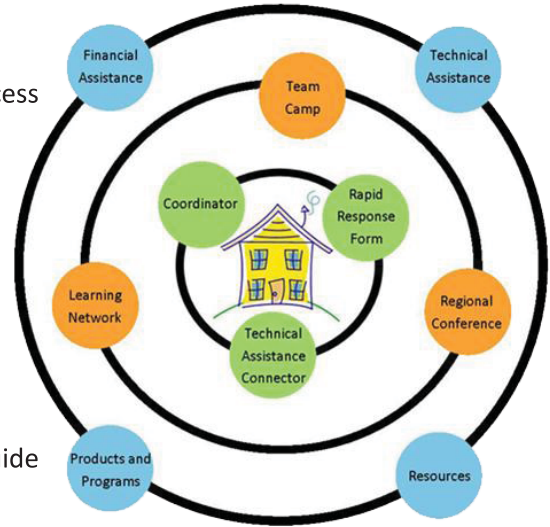


(Housing Playbook continued)

The Playbook was built on the premise of three core assumptions:

1. Building Houses IS Economic Development.
2. Small communities and housing resource providers need to rethink the process of rural housing development.
3. Building better neighborhoods can be a catalyst for broad, shared vision in rural communities.

There are a few basic steps involved in producing successful housing developments. The steps may occur in different sequences or may have different names, but each is equally important. Based upon what we know and what the Rural Learning Center has learned, communities that skip any of the steps can miss essential elements or vital input.



The Playbook is organized into modules on the following topics to help guide communities through the essential steps in housing development.

- Community Engagement – this step helps bring community members together
- Community Self-Discovery – this step helps communities determine their housing needs and set priorities
- Community Concept and Design – this step helps communities decide on a project to meet their housing needs, and to promote their project
- Development Game Plan – this step divides the development process into phases to help communities move from planning through the construction process and to a completed project

The Playbook also introduces the “Connector Network” for communities to get guidance and technical assistance with their housing and community development efforts. The Connector Network was created to help communities learn more, get direction and assistance, and access technical assistance and resources as they engage in housing development.

District III is looking forward to its role as a Technical Assistance Connector in the collaborative network. We believe this process will offer our communities a chance to look at their housing situation more holistically and discover a solution that works.

If your community is interested in learning more about the Rural Housing Playbook, please contact us or the Rural Learning Center at (605) 772-5153, or visit their website at www.rurallearningcenter.org. ■



GIS Product Example

GIS is being used in a wide variety of ways throughout the region. Parcel and plat mapping, E911 Rural Addressing, Hazardous Materials mapping, and Global Positioning System (GPS) projects are just a few of the tools that local governments are using to enhance and improve their services.

In an effort to comply with public handicapped access regulations, the City of Yankton recently requested the assistance of District III GIS staff to use GPS technology to complete a sidewalk survey. The City needed an inventory of where handicapped access already existed and what improvements or additions needed to be made to comply with regulations. The samples shown to the right are representative of the project results. The larger picture is an aerial photo, with the sidewalks (blue lines) and handicapped access curbs (red) illustrated. The interactive feature allows city officials to click on any point, and a digital image will be displayed to show the exact location and its condition.



If you would like information about GIS services, please contact Harry at the District III office. ■

Announcements & Deadlines

December 25	Christmas Day - Office Closed
December 30	Urban Tree Grant Applications Due
December 31	New Year's Day - Office Closed
January 14	Full Committee and Executive Board Meetings in Chamberlain
January 15	DENR SRF Applications Due Mary Chilton DAR Applications Due
January 19	Martin Luther King Jr. Day - Office Closed
February 1	State Water Plan Amendments Due
February 16	Presidents' Day - Office Closed
February 27	HOME Program Applications Due
March 19	TENTATIVE Legislative Dinner in Mitchell
March 31	Urban Tree Grant Applications Due
April 1	Consolidated Applications Due Solid Waste Management Applications Due



Bookmark the District III Website!

Your "one stop shop" for economic development is now easily accessible on-line. Visit us at www.districtiii.org for information on:

- Funding Programs
- Planning Assistance
- Marketing Assistance
- Housing Programs
- GIS/Mapping Services
- Areawide Business Council
- Small Business Development Center
- Regional Classified Ads
- Census Information
- Business Support Services
- Tourism
- And Much More...

Dakota Seeds Program

Adapted from www.DakotaSeeds.com

The Governor's Office of Economic Development has introduced a new workforce development program called Dakota Seeds. "Internships and assistantships are great ways to help fill temporary workforce needs and establish a pipeline for permanent employees."

A central website has been created to provide access to students and employers. On the website, Governor Rounds articulates the objectives of the program. "Our challenge is to create the jobs that will allow our



young people to live and work in our state and find ways to connect our people with our employers." The site includes a place to post internship and assistantship opportunities. Through the Department of Labor's South Dakota Career Centers, businesses can make one contact to list all available positions. The site is also being promoted at post-secondary institutions throughout the state, "giving businesses access to a quality pool of applicants looking for a meaningful work environment in which to apply what they have learned in the classroom."

Eligible businesses may apply for a grant for up to one-half the wages the students earn, with a maximum of \$2,000 for undergraduate students, \$8,000 for masters degree students, and \$10,000 for PhD students. The site lists the following requirements:

- Positions must be newly created, with plans to continue participation in Dakota Seeds in the future.
- Positions must provide a meaningful work experience for the student.
- Positions must have a link to science, technology (computer science), engineering, or mathematics. This may be accomplished through the nature of the business, the project, or the position.
- Companies must demonstrate how the funding will help meet a critical workforce need or help the company grow.
- Graduate students must be enrolled on a full-time basis at a South Dakota institution of higher learning.
- Students must be paid a minimum wage of \$9/hour.

"A cap of five positions per company annually may be imposed, depending on the demand for funding." For more information, visit www.DakotaSeeds.com.

Neighborhood Stabilization Program Plan

The South Dakota Housing Development Authority (SDHDA) has published a DRAFT PLAN associated with \$19.6 million in federal grants. Demolition of blighted structures is included as an eligible activity. The following is an excerpt from the Notice on the SDHDA website.

“The Housing and Economic Recovery Act of 2008 provides an appropriation of funds for emergency assistance for redevelopment of abandoned and foreclosed homes and residential properties. The funding known as Neighborhood Stabilization Program is considered Community Development Block Grant (CDBG) funds and will be administered by South Dakota Housing Development Authority. South Dakota is entitled to receive \$19.6 million in funding under the Neighborhood Stabilization Program. U.S. Department of Housing and Urban Development will treat the NSP Plan as a substantial amendment to South Dakota’s current approved Consolidated Plan and annual action plan.

The Neighborhood Stabilization Program Plan details how South Dakota will allocate its NSP funds. Eligible activities under NSP includes funding for acquisition, rehabilitation for resale or rental of single family homes or residential properties that have been abandoned or foreclosed; establishment of financing mechanisms for purchase and redevelopment of foreclosed upon homes or residential properties; funding to demolish blighted structures; and funding to redevelop demolished or vacant properties. Additional information on the Neighborhood Stabilization Program can be found on SDHDA’s website...”

The plan notes that 100 structures are expected to be demolished at a total cost of \$1 million. We believe that there are more blighted structures than the 100 building estimate.



Copies of the plan may be obtained without charge from the South Dakota Housing Development Authority (SDHDA) at PO Box 1237, South Dakota 57501-1237, by calling (605) 773-3181 or (TTY) (605) 773-6107, or by visiting www.sdhda.org.

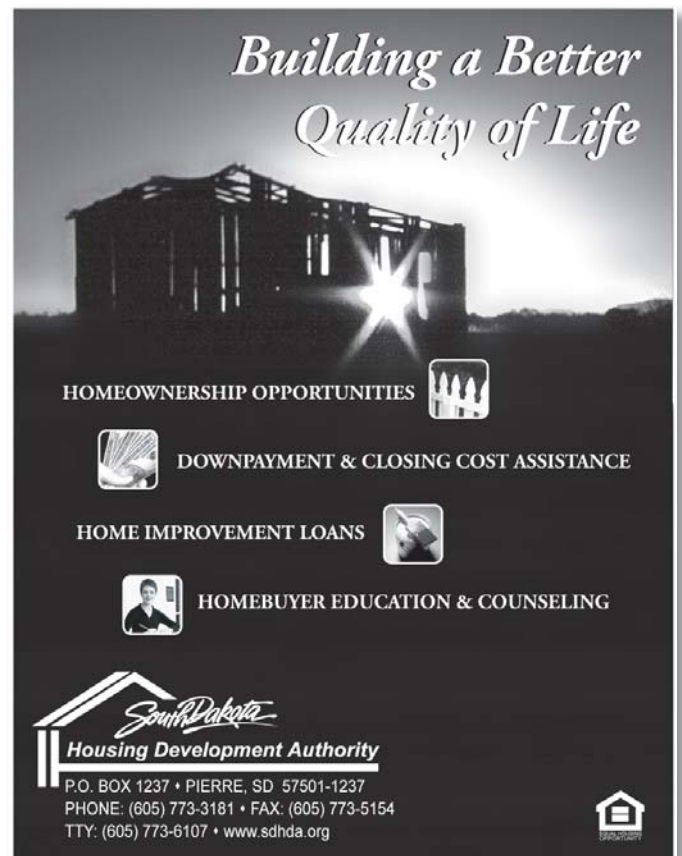
Reminder: This plan is a draft and is subject to change. The final copy of the NSP plan will be available by December 1, 2008. ■

Pre-Disaster Mitigation Plan Updates

Pre-disaster mitigation (PDM) plans are a valuable planning tool that local jurisdictions use to assess the vulnerability of the population to various hazards and identify activities that could be undertaken to minimize the impact of those hazards. The District III office produced a PDM plan for twelve of its counties in the District III region in 2003. The Federal Emergency Management Agency requires that these plans be updated every five years, and FEMA has just announced that funding has been made available for each of the twelve counties to start work on its update.

District III staff have begun initial work on the updates, but the majority of the work will occur in 2009. One of the first steps in the process will be for each county to establish a mitigation planning team. This team, working with the District III office, will guide the plan update process. After the team is formed, a series of input meetings will be held in each county in which people will be able to discuss mitigation activities they would like to see included in the updated plan. All of the meetings will be advertised and open for the public to attend.

It is anticipated that most of the plans will be completed by the end of 2009, or early in 2010, at which time they will be submitted to the South Dakota Office of Emergency Management. After an initial review in Pierre, the plans will be sent to the regional FEMA office in Denver, Colorado. ■





The South Dakota Small Business Development Centers have partnered with South Dakota Governor's Office of Economic Development, South Dakota EPSCoR, Enterprise Institute, Dakota Wesleyan University Kelley Center for Entrepreneurship, and South Dakota State University Entrepreneurship Program to plan the Launch '09, a South Dakota Entrepreneurship Education Conference.



What exactly is Launch?

Launch '09 is a one-day event advancing entrepreneurship education throughout South Dakota. Join students, educators and community/economic development leaders for this dynamic conference dedicated to the spirit of entrepreneurship.

The Student Track is geared toward inspiring and supporting students who are entrepreneurial. The Educator and Economic Development/Community Leaders Track is geared towards those who are interested in integrating innovative and creative thinking within their respective disciplines and/or community.

www.dwu.edu/sdlaunchconference



LAUNCH '09 features the Extreme Entrepreneur Tour

Students Turn to Entrepreneurship to Create Lives of Passion, Purpose, and Prosperity

The spirit of American entrepreneurship is alive and well, and poised to take South Dakota students by storm on February 26, 2009. On that date, The Extreme Entrepreneurship Tour – the first ever collegiate entrepreneur tour – will keynote Launch '09: South Dakota Entrepreneurship Education Conference in Mitchell, SD. Launch '09 is committed to helping students, faculty/administrators and members of the community succeed in the changing economy. All are invited to take part in the day's events which will be held on the campus of Dakota Wesleyan University.

The Extreme Entrepreneurship Tour, the first-ever national collegiate entrepreneurship tour, is presented by VenturePort.org and sponsored by Inc. Magazine. Founded by award-winning 25-year-olds Michael Simmons and Sheena Lindahl of Extreme Entrepreneurship Education, the tour is comprised of many of America's top young entrepreneurs who've made, earned or sold a company for millions and/or made a huge

impact before the age of 30! The vision of the tour is for all of America's college students to graduate with an entrepreneurial mindset.



Attendees at Launch '08

The event will provide inspiration and practical advice. Both emerging entrepreneurs and students of all disciplines are invited to attend and learn how they can apply the entrepreneurial mindset to their lives regardless of career choice. Launch '09 is proudly sponsored by CorTrust Bank.

The SBDC provides FREE business consultation. The Yankton SBDC office serves the District III 15-county region. If you have any questions about the Launch conference or would like information on how the SBDC helps businesses, please contact Sue or Lori at (605) 665-3751. ■



Your Local RLF Recapitalization

The Areawide Business Council Regional Revolving Loan Fund is currently working on securing more funding. The Economic Development Administration (EDA) recently approved a grant for \$750,000. These federal funds require a 25% non-federal match of \$250,000 for a total re-cap of \$1 million. Typically, EDA funding is not available for existing revolving loan funds such as ABC, but due to the disasters in the Midwest (flooding) this year, it has money available for such purposes. The complete re-cap funding package is as follows:

- \$750,000 EDA
- \$124,700 ABC funds not previously used for matching purposes
- \$100,000 Yankton Area Progressive Growth
- \$20,000 South Dakota Community Foundation
- \$5,300 Planning & Development District III

ABC has been in existence since 1982. It has made 144 loans totaling over \$7 million. The fund has created or saved over 1,400 jobs and leveraged \$44 million in private investment. The new funds will be used to continue making loans to businesses with terms that lower the overall cost of money to the borrower. Please contact Lori Cowman at the District III office for more information about the ABC revolving loan fund. ■

Executive Board:

DELAYNE PERSSON, *Aurora County*
REX WINTER, *South Central Water Development Center*
ARTHUR HERTZ, *Great Lakes of South Dakota Association*
DONALD REINESCH, *Brule County*
RON SULLY, *Canku Teca Treatment Center*
LONNIE TJADEN, *City of Freeman*
RICHARD ZIEGLER, *Davison County*

Organization:

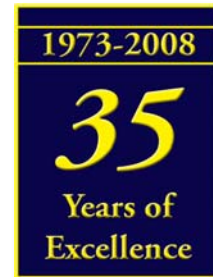
Planning & Development District III is a voluntary association of city and county governments. A committee of elected officials and private citizens govern the agency by setting the work agenda and overseeing the performance of the Director and staff. The office serves a 15-county area that includes the following counties: Aurora, Bon Homme, Brule, Buffalo, Charles Mix, Davison, Douglas, Gregory, Hanson, Hutchinson, Jerauld, Lyman, Sanborn, Tripp, and Yankton. There are 68 communities and three tribal governments within the service area.

If you would like to receive this publication in digital form via email, please contact our office.

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