

Britton Rural Housing Playbook Regional Conference

The third in a series of Rural Housing Playbook regional conferences was held on Tuesday, January 12, 2010 in Britton, SD at the Marshall County Community Building. Thirty four people attended, representing local governmental entities, businesses, economic development organizations, for profit and not-for-profit developers, rural electric cooperatives, and lenders. The purpose of the conference was to introduce communities to the Rural Housing Playbook, a process manual for housing development in rural South Dakota communities. The event was sponsored by the Rural Electric Economic Development (REED) Fund. Additional support and assistance was provided by Darah Darrington of the SD Cooperative Extension Service, Lori Moen and Marcia Erickson of NESDEC and NESDCAP, and Glacial Lakes Area Development.



Project Coordinator Rita Edwards led the group through an exercise that provided an overview of the Rural Housing Playbook approach to housing and community development. The group participated in activities that acquainted them with community engagement and team building, discovering a community's housing assets and needs, and discussing aspects of a particular type of housing development project. The exercise mirrored the approach to housing development presented in the Rural Housing Playbook.

The group also heard from several resource providers regarding technical assistance, financial and other housing support available to individuals and communities.



Lori Moen shared information about a new NESDCAP program designed to provide assistance and mentoring for individuals and families at risk of becoming homeless. USDA/RD Area Specialist Roxanne Woodring reviewed several loan and guarantee programs that provide financing for single-family housing. She also discussed many programs available to assist communities and developers with

infrastructure financing, water and wastewater programs, and community facilities. Sheryl Miller of the SD HUD office provided information about a number of single family and rental housing finance and subsidy programs. She also noted that HUD is responsible for enforcing Fair Housing rules and regulations. The director of the South Dakota Housing Development Authority's Governor's House program, Paul Kostboth, provided information on the Governor's House program and other individual finance and development finance programs provided by SDHDA. He shared the interesting fact that the Governor's House program uses no state funds and in fact generates income for the state in the form of sales, use, and excise taxes of about \$2.5 million. Linda Salmonson of the REED Fund shared information about how the Fund can participate in financing for business, agri-business, infrastructure, and community development projects that benefit rural areas. She also shared information on energy saving tips and tax credits for home energy efficiency improvements, and urged attendees to contact their local rural electric cooperative for more information.

The day ended with a tour narrated by local economic development board member Tom Farber. He highlighted housing development projects completed over the past several years in Britton. The group viewed Governor's Houses developed in town and toured an existing home undergoing renovation in preparation for resale.



This home is a product of the Britton-Hecla High School's "Building Houses" program that provides students an opportunity to learn building trades. The home is then available for purchase by a community member.

For more information about the Rural Housing Playbook or to schedule a presentation in your community, contact Rural Housing Playbook Coordinator Rita Edwards by e-mail at Coordinator@RuralHousingPlaybook.com or by calling 605-280-4298. Access to the Rural Housing Playbook is available at www.RuralHousingPlaybook.com.