



## GOVERNMENT AFFAIRS UPDATE

*A weekly review of government issues & activities important to the home building industry*

**Monday, August 2, 2010**

### **Congress Ensures Funding for Key Rural Housing Program**

With funding for a key rural housing program nearly depleted, Congress last week approved legislation to ensure that home buyers in rural areas have continued access to affordable mortgages through the U.S. Department of Agriculture (USDA) 502 loan guarantee program. NAHB supported a provision to give the USDA authority to increase the upfront premium for 502 guarantees — making the program self-sustaining and providing families in rural communities with a vital source of mortgage credit — was included in a broader \$58.8 billion supplemental bill (H.R. 4899) to pay for the wars in Afghanistan and Iraq and provide emergency funding for other programs. The legislation will correct the program's funding shortfall by enabling the Section 502 Single Family Housing Guaranteed Loan Program to pay for itself, rather than relying on federal funding. It will allow participating lenders to increase their current 2% fee on mortgages to as high as 3.5% and allow an annual fee of up to 0.5% per year on the balance of the loan. To read the legislation, visit <http://thomas.loc.gov/> and enter bill number 4899 in the upper center of the page.

### **Jason Gant for Secretary of State PAC Contribution – Aug. 13**

The Board of Trustees of the South Dakota Home Builders Association Political Action Committee has voted to support State Senator Jason Gant in his campaign for South Dakota Secretary of State. Trustees voted to support Gant at the South Dakota Home Builders Association Summer Board Meeting held last month in Watertown. A check contribution presentation will be made on Friday, August 13 at 9:00 a.m. at the HBASE office. HBASE Legislative Committee members, Sioux Empire Friends of Affordable House PAC Trustees, and other interested members are encouraged to attend the check presentation. Please RSVP by contacting the HBASE office at 361-8322 if you are able to attend.

### **Housing Needs Assessment Study**

A public presentation was made last week at the City Council Informational Meeting on the Sioux Falls Housing Needs Assessment Study. The study points out that the year 2010 represents a challenging time to make future projections and forecasts regarding the housing industry based on national and regional economic conditions. In short, housing achievements from the study included the following:

- Significant unit production has occurred even during a national recession
- The City has steadily increased the rate of home ownership
- Conventional rental housing production has been strong
- Sioux Falls has a very successful private development community
- Rankings show the City to be affordable by comparative measurers

A complete copy of the executive summary is available by logging onto the HBASE website and selecting Government Affairs.

### **Public Notification for Rezones**

The Land Use Committee of the Sioux Falls City Council met July 26 to discuss the public notification aspects for development applications. Among the items discussed:

- Legal notice be required in newspapers 10 days prior to hearing
- Written notification mailed by city to all adjacent property owners within 300 feet of subject property.
- Post sign on public right-of-way 7 days prior
- Improve electronic posting on city website for public awareness

The issue will be further discussed at a future City Council Land Use Committee meeting.

### **Electronic Permitting**

Starting Monday, August 2, 2010, the Building Services and Zoning divisions of Planning and Building Services will implement an electronic permitting system that will eliminate the current handwritten forms. The intent is to make the issuance of building and zoning permits faster, more efficient, to eliminate the filing of paper permits, and to save money in the long term. Currently, the electronic permitting system will be used by City staff to capture the building permit information. Future consideration for accessing this system online is being reviewed. The permitting system has been designed and developed in-house by the Information Technology division of the City's Central Services department.

## **IN THE WEEK AHEAD**

### **Sioux Falls City Council Informational Meeting**

The Sioux Falls City Council will meet today on Monday, August 2 at 4:00 p.m. at Carnegie Town Hall, 235 W. 10<sup>th</sup> St. Among the issues to be discussed:

- Economic Development Bonds
- Budget Hearings

### **Sioux Falls City Council Meeting**

The Sioux Falls City Council will meet today on Monday, August 2 at 7:00 p.m. at Carnegie Town Hall, 235 W. 10<sup>th</sup> St. Among the issues to be discussed:

- Ordinances for Various Property Rezones
- Notice of Transfer of Appropriations Within Major Organizational Units

### **Lincoln County Commission Meeting**

The Lincoln County Commission will meet on Tuesday, August 3 at 8:30 a.m. at the Lincoln County Courthouse, 104 North Main Street. Among the issues to be discussed:

- Transfer Budgeted Revenue \$1,500,000 from General Fund to Road and Bridge Fund
- Memorandum of Official Intent to Reimbursement – Recovery Zone Bonds

### **Minnehaha County Commission Meeting**

The Minnehaha County Commission will meet on Tuesday, August 3 at 9:00 a.m. at the Minnehaha County Administration Building, 415 North Dakota Avenue. Among the issues to be discussed:

- First Reading and Authorize County Auditor to Publish Notice of Hearing to Consider Text Amendments to the 1990 Revised Zoning Ordinance for Minnehaha County to Create a Definition for Adaptive Reuse and to Make Adaptive Reuse a Conditional Use District, and RC Recreation/Conservation District
- Authorize Submission of Revised Project Safe Home Tax Credit Application to the South Dakota Housing Development Authority and Authorize Submission of Related Letters of Commitment

### **Sioux Falls City Planning Commission Meeting**

The Sioux Falls City Planning Commission will meet on Wednesday, August 4 at 7:00 p.m. at Carnegie Town Hall, 235 W. 10<sup>th</sup> St. The meeting will include a discussion on the following issue:

- 2011-2015 Capital Improvement Program (Informational)

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**For additional information on any of the issues listed above, please contact the HBASE's Government Affairs Director, Todd Anawski at 361-8322 or [todd@hbasiouxempire.com](mailto:todd@hbasiouxempire.com)**