

**Celebrating 50 Years
1956-2006
Home Builders Association of the Sioux Empire
Proud Past... Promising Future...**

The Home Builders Association of the Sioux Empire (HBA) is a partnership between builders and supporting businesses that contribute to the building industry. The HBA got its official start in 1956; however, the Sioux Falls Builders Exchange began in 1955. The Association was also referred to as the Sioux Empire Home Builders Association and Home Builders Association of Sioux Falls. The latter name stuck and was used until the Home Builders Association of the Sioux Empire became the official name.

HBA was started by a group of home builders and suppliers that wanted an Association that would serve the needs of a rapidly growing Sioux Falls. The Association was received favorably and its membership grew. In 1980 its membership topped the 300 mark with 320 builder and associate members. Today, that number is more than doubled with 723 members, 214 builders and 509 associates.

The HBA is dedicated to serving Sioux Falls and the surrounding areas. Sioux Falls is such a growing community that the Home Builders Association had to adjust their name accordingly. "Of the Sioux Empire" was added to the end of HBA because the Association recognized that Sioux Falls was expanding.

The first Home Show (Sioux Empire Show of Modern Living) was held in 1959 at the Sioux Falls Coliseum. In 1962, the Home Show moved to the arena until 1997. Then the Home Show moved to the Sioux Falls Convention Center.

1961 was the year of the Parade of Homes got its start with 17 homes entered. The HBA membership consisted of 95 Associates and 30 Builder members. In the same year, HBASE headquarters moved to the Home Federal Savings & Loan Building at 225 S. Main Ave., Rm 75.

The Fair Housing Act was set forth in 1968. This legislation banned all discrimination in public and private housing due to race, color, religion or national origin. In the same year, the Kaiser Report was released. This was President Johnson's Commission on Urban Housing which focused on housing quality and homeownership

1970-1980 was considered to be Housing's Greatest Decade. This is quite suitable considering that 17.8 million housing units were built, the largest number in U.S. history. Sioux Falls was not left out of the housing boom. During the same 10 year period, single-family dwelling units increased nearly 250%. In 1970, 259 single-family units existed. By 1980, 380 were added for a total of 639.

Some of the milestones reached in 1980 were NAHB membership reaching over 125,000 people, HBASE membership reaching over 320 and single family dwelling units in Sioux Falls reaching 639, the highest amount reached since 1955 (679)

In 1984, the HBA office packed its bags and moved to 3932 S. Willow, Suite 203 and the Fall Parade of Homes enlisted one of the most expensive homes at the time, over \$120,000.

1986 brought yet another office move for HBA. This time, the headquarters were placed at 4320 S. Arway Drive.

In 1987, NAHB celebrated the completion of the nation's 100 millionth home.

In 1992 the organization was again rewarded Project of the Year Award for House in a Day. As part of the National Association of Home Builders “Homes Across America” campaign, on June 19 & 20, more than 200 HBA members constructed a home for Habitat for Humanity in 24 hours. Sioux Falls passed legislation in 1992 that required the licensing of all residential contractors.

One of HBA’s longest running community service products got its start in 1993. The Repair Affair program is a community service event that makes accessibility easier for the elderly or disabled in their homes. Opal Doyle was the first project recipient. Over 100 families have been helped since the Repair Affairs inception.

From 1995-2004, single family dwelling units in Sioux Falls steadily increased each year from 426 in 1995 to 1,065 in 2004.

The adoption of IRC (International Residential Codes) occurred in 2001. This meant that builders no longer had to struggle with three different codes. Everything was combined under one universal code.

That brings us to 2006. HBA turns 50 but maintains its same commitment to the Sioux Empire; only now, it has more than 700 members carrying out its commitment.

From 1950 to 2005, Sioux Falls’ population increased from 52,696 to 141,000 to become the largest city in South Dakota. Due to this increase in population, the composition of the housing stock changed. In 1970, the single-family home accounted for 71 percent of all housing units. In 1990, they only accounted for 61 percent. A large portion of the city is now comprised of duplexes, townhomes and apartments.

Total housing units increased from 23,536 in 1970 to 51,680 in 2000. The number of owner and renter occupants also increased during this same time period. Owner occupied jumped from 14,463 to 30,370 in 2000. Renter occupied went from more than 8,000 to just below 20,000. One other trend that occurred at this time was the decrease in the median household size, from 3.07 to 2.4.

The 1970s and mid-1980s were dominated by multifamily residential building permits. But, in 1985, there was a turn around and more single-family permits were written.

While all of this was happening, Sioux Falls was expanding. In 1970, the city limits consisted of 16,640 acres (26 sq. miles). By 2000, the area was 35,840 acres (56 sq. miles). Projections for 2015 show the city expanding to 43,520 acres (68 sq. miles).

Lots of changes both city wide and association wide occurred over the last 50 years and many more will occur in the future. One this will remain the same, HBA’s commitment to serving the Sioux Empire.