

Affordable Housing Program

Down Payment/Closing Cost:

A \$1,000, 0% deferred mortgage for eligible applicants to utilize when purchasing their primary residence. Applicants will be required to attend a NESDCAP homebuyer education class.

Housing Repair Loan:

Housing repair loans for applicants primary residence. Loans are not eligible for cosmetic type repairs.

Housing CD Pledge Program:

Purchase of a Certificate of Deposit in a participating lending institution that can be pledged as collateral for housing loans.

Community Development Corporation Financing:

NESDCAP provides partial financing on "The Governor's House" in partnership with community development groups.

Direct Lending:

NESDCAP encourages partnerships with the applicants lender. Direct Lending has restrictive guidelines with a limited amount of funds.

For more information, inquire by contacting the NESDCAP office.

"THE GOVERNOR'S HOUSE"

"The Governor's House" program provides reasonably sized, affordable homes to income qualified households. This low maintenance, energy efficient home is designed to provide ownership opportunities where income levels may have prevented homeownership. For more information, visit "The Governor's House" website at:

http://www.sdhda.org/Homebuyer/gh_home.htm

Marketing Representative:

NESDCAP is the marketing representative for "The Governor's House" on behalf of the South Dakota Housing Development Authority in the following counties: Beadle, Brown, Campbell, Clark, Codington, Day, Deuel, Grant, Edmunds, Faulk, Hamlin, Hand, Marshall, McPherson, Potter, Roberts, Spink and Walworth.

Revised March 2010



In accordance with Federal Law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, and familial status. (Not all prohibited basis apply to all programs.)

NESDCAP/NESDEC and USDA are equal opportunity providers, employers and lenders. To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, DC 20250-9410, or call (800) 795-3272 (voice), or (202) 720-6382 (TDD).

NORTH EAST SOUTH DAKOTA COMMUNITY ACTION PROGRAM

HOUSING PROGRAMS



NESDCAP
NESDEC

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.....Who We Are

The Northeast South Dakota Community Action Program (NESDCAP) is a 501(c)(3) private non-profit agency serving the following counties: Beadle, Brown, Campbell, Day, Edmunds, Faulk, Hand, Hughes, Hyde, Marshall, McPherson, Potter, Roberts, Spink, Stanley, Sully, and Walworth.

(All programs have varying income guidelines throughout the year, service areas and eligibility restrictions. Availability and sources of funds may vary.)

What We Do - HOUSING

- ◆ Home Rehabilitation
- ◆ Rental Property Management
- ◆ Affordable Housing Program
- ◆ Housing Education
- ◆ “The Governor’s House”

Weatherization Assistance Program

The weatherization program is designed to assist income eligible households with home expenses through energy conservation measures such as insulation, minor repairs, and air sealing measures. Furnace repairs and replacements may also be considered under this program.



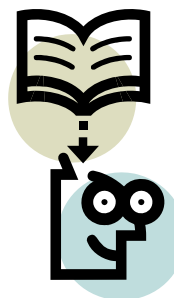
FHLB– Federal Home Loan Bank

Rehabilitation under this program generally focuses on one major home repair. This is a five year forgivable loan.

Number in Household	Income Guideline:
1 or 2	\$28,750
3 or more	\$33,060

Technical Services

Provide technical services for development corporations, government entities and/or individuals wanting to obtain affordable housing in their community.



Apartment Management

NESDCAP provides management services to individuals or organizations. Units may be subsidized through the USDA Office of Rural Development or HUD (Housing and Urban Development).

Apartment Ownership

NESDCAP currently owns two apartment complexes in the communities of Milbank and Veblen. These units have subsidized rent available through the USDA Office of Rural Development.

Housing Education

NESDCAP is a HUD approved Housing Counseling agency.

- ◆ NESDCAP provides: Homeowner counseling, budgeting, and loan packaging to individuals who wish to purchase a home. This program also provides technical assistance for rental or mortgage delinquency, displacement and/or relocation and credit counseling.
- ◆ Individual and group homeownership education course.

HERO—Housing Education Resource Organization. NESDCAP is a member of a group of organizations within the State of South Dakota whose purpose is to provide uniform housing counseling services.

Helping
Northeast
South
Dakota
Grow



Foreclosure Counseling

NESDCAP provides foreclosure counseling to clients in crisis. To seek help call The Mortgage Crisis Hotline phone number, 1-877-832-0163, or the website, www.sdhomebuyer.org.