June 30, 2017

Steve Allender
Office of the Mayor
300 Sixth Street
Rapid City, SD 57701

RE: Letter of Support for Good Samaritan Housing Project

Dear Mr. Allender:

Pursuant to Section 2.12.010 of the Rapid City Municipal Code, the Mayor is the chief executive officer of the City of Rapid City. As such, I am writing to request your support for the following proposed project sponsored by The Evangelical Lutheran Good Samaritan Society (the Society) in Rapid City.

The following development is planned for Rapid City:

The Society, headquartered in Sioux Falls, South Dakota, is a not-for-profit organization committed to providing quality affordable housing and program enriched services, in order to promote healthy communities for seniors and others in need. As an experienced affordable housing provider, the Society has worked with HUD for over 30 years and has developed 27 Section 202 or Section 236 properties across the country. The Society has also completed the development of 9 low-income housing tax credit (LIHTC) projects, with two LIHTC projects located in South Dakota. The Society manages nearly 1,700 units of affordable housing.

Sage View Glen (the Project) will be a newly constructed affordable housing building targeting seniors who are 62 and older located in Rapid City, South Dakota. The Project will apply for tax credits in 2017. The Project will be developed and managed by the Society. It will be owned by a Limited Partnership and the general partner will be a non-profit organization.

The plan will be for the Project to be a newly constructed, 50 unit rental senior apartment building. The three-story building will be an elevator served structure. Of the Project’s 50 total units, 42 will be one bedroom and 8 will be two bedrooms. Resident amenities will include but not limited to limited access entry at all exterior doors, an optional meal provided once a day on-site, a community room with kitchen, a fitness room, a library with a computer available for resident’s use and an on-site manager. Amenities within each unit include a range, refrigerator, microwave and dishwasher. The Project will be located at 4243 Wisconsin Avenue on Lots 1 and 2 of the Good Samaritan Subdivision. These two parcels of land have been combined into one lot and the proposed address for the Project will be 177 E. Minnesota St, Rapid City, SD 57701.

The proposed site for this location is surrounded by a mix of residential and business areas. There is a bus stop within one city block of the Project, giving residents easy access to several local...
amenities such as shopping centers, grocery stores and restaurants. The hospital, several medical clinics and a park are also within 2 miles of the Project.

The market study, which was undertaken by Danter & Associates and completed on June 14, 2017, is provided with this letter and available for your review. The Project intends apply to South Dakota Housing Development Authority (SDHDA) for the LIHTC, HOME, and Housing Trust Fund (HTF) programs. Support from the Chief Executive Officer of the local governing body with a City Council Approved Resolution is required by SDHDA in order to apply for funding. Please consider supporting this much needed affordable housing project for seniors in your community.

Regards,

[Signature]

Tyler Arens
Affordable Housing Development Consultant
The Evangelical Lutheran Good Samaritan Society

Enclosures