



Main entrance- stone arch



Building side view



Arched windows post rehabilitation



Promoting Long-Term Affordability

State of South Dakota Sir Charles Apartments

(acquisition and rehabilitation rental)

Completed in 2011, the Sir Charles Apartments were acquired and rehabilitated to retain affordable housing for elderly and disabled tenants in Yankton, SD, a rural community of 14,000. The property, an old hotel combined with three other structures, is on the National Register of Historic Properties. To ensure continued affordability for a 40-year period, the project was able to retain project-based Section 8 rental assistance and a line of credit from South Dakota Housing Development Authority (SDHDA) to ensure sufficient cash flow to cover debt service, if necessary. The project is service-enriched with counseling, a meal program, and vocational training, as well as a cleaning service available to the tenants. The property has four accessible units and was rehabilitated with a focus on energy-saving measures, which include new lighting, cooling, and sprinkler systems. This project is critical to retaining affordability and assistance for the elderly and disabled citizens of Yankton.

For More Information Contact

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Promoting Long-Term Affordability

HUD Region • Field Office
Region 8 • Denver Field Office

Home Units • Total Units
8 HOME units • 34 units

Home Funds • Total Funds
\$788,240 • \$3.925 million

- Primary Funding Sources**
- HOME: \$788,240
 - LIHTC: \$2.288 million
 - Private Loan: \$393,000

- Partners**
- South Dakota Housing Development Authority (SDHDA)
 - Sir Charles Housing, LLC
 - Lewis and Clark Behavioral Health Services (LCBHS)
 - Development for the Disabled, Inc.

Reaching Underserved Populations

Producing Sustainable Housing

Building Community Housing Development Organization Capacity