

2023-2028

# COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY FOR CENTRAL SOUTH DAKOTA ENHANCEMENT DISTRICT

Corson, Dewey, Jackson,  
Mellette, Haakon,  
Hughes, Hyde, Jones,  
Stanley, and Sully.



THE PREPARATION OF THE 2023-2028 COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY WAS FINANCED BY THE ECONOMIC DEVELOPMENT ADMINISTRATION (EDA) OF THE U.S. DEPARTMENT OF COMMERCE, WITH MATCHING FUNDS PROVIDED BY THE MEMBER ENTITIES OF CSDED.



The CEDS is a strategy-driven plan developed by a diverse workgroup of local representatives from private, public, and nonprofit sectors. The collaborative effort resulted in the following primary content areas:

<b>JUNE 2022</b>	<b>DATA MINING</b>
<b>JULY 2022</b>	<b>STAKEHOLDER COMMITTEE</b>
<b>AUG/ SEPT 2022</b>	<b>COMMITTEE MEETING FINALIZE SWOT</b>
<b>NOV 2022</b>	<b>CEDS DRAFT TO COMMITTEE</b>
<b>NOV/ DEC 2022</b>	<b>30 DAY REVIEW</b>
<b>DEC 2022</b>	<b>FINALIZE DRAFT AND SUBMIT TO EDA</b>

**3**  
Executive Summary

**4**  
Regional Statistics

**7**  
Economic Analysis

**13**  
Regional SWOT

**14**  
Action Plan

**24**  
Evaluation

**25**  
Call To Action



# EXECUTIVE SUMMARY

## HISTORY

Planning and development districts were authorized in South Dakota in 1970 by executive order of Governor Frank Farrar to promote regional cooperation and economic service delivery. In May of 2000, a CEDS report was prepared for the region to establish a designated district for the area. On December 6, 2006, the efforts were successful, and Central South Dakota Enhancement District received designation from EDA as an Economic Development District. The CSDED includes the counties of Haakon, Hughes, Hyde, Jackson, Jones, Stanley, and Sully (along with twenty-three municipalities). As Dewey and Mellette Counties became members of the District in 2019 and Corson County became a member in 2021, CSDED is currently requesting the inclusion of said counties in the EDA designation of the CSDED Economic Development District for 2023. Member communities work together to improve quality of life, create job opportunities, and increase the services and opportunities available to their residents.



## VISION

CSDED is governed by a board of directors that consisting of county commissioners, city officials, private citizens, and a chamber of representatives from its member organizations. We are funded by annual memberships from the counties and communities it serves, state and federal contracts, and fee-for service activities from public and private sources. Central South Dakota Enhancement District provides project development, financing applications, project administration, planning and zoning assistance, hazard mitigation planning assistance, housing needs assessment, and homeownership.



# REGIONAL STATISTICS

The CSDED region is geographically rural and covers 14,778 square miles. Most of the population lives in small cities and towns that are scattered along the primary highways in each county, with the major population center being Hughes County (17,560). The total population of the district is 41,458 with a population density of 2.8 persons per square mile.

The median age of the population within the District is 39.9, which is above the State of South Dakota, and the national median ages of 37.2 and 38.2, respectively. The age profile of the Native Americans is typically younger than the general population which is reflected within the counties of Corson, Dewey, Jackson and Mellette where the majority of the population of each county is Native American.

The largest minority population group in the region is Native Americans. The 2020 U.S. Census data states this demographic makes up 31.3% of the region's population. There are portions of five reservations within the CSDED region: Standing Rock Indian Reservation, Cheyenne River Indian Reservation, Pine Ridge Indian Reservation, Crow Creek, and Lower Brule Indian Reservation. No trust or reservation lands are located within the counties of Sully, Haakon, and Jones.

Population Change			
	2010 Census	2020 Census	Change
Corson	4,050	3,902	-3.7%
Dewey	5,301	5,239	-1.2%
Haakon	1,937	1,872	-3.4%
Hughes	17,022	17,765	4.4%
Hyde	1,420	1,262	-11.1%
Jackson	3,031	2,806	-7.4%
Jones	1,006	917	-8.8%
Mellette	2,048	1,918	-6.3%
Stanley	2,966	2,980	.5%
Sully	1,373	1,446	5.3%
CSDED	40,154	40,107	-12%
South Dakota	814,180	886,667	8.9%

Regional Median Age		
	2010	2020
Corson	29.6	28.1
Dewey	28.8	27.4
Haakon	50.0	43.6
Hughes	39.4	38.5
Hyde	44.9	52.6
Jackson	29.0	33.2
Jones	43.5	44.9
Mellette	31.8	34.4
Stanley	41.0	47.5
Sully	46.8	48.6
CSDED	38.5	39.9
South Dakota	37.2	37.2
USA	36.9	38.2

Source: Decennial Census & American Community Survey, P1-total population & DP05 <https://data.census.gov>

Source: 5 Year American Community Survey, Table S0101 <https://data.census.gov>



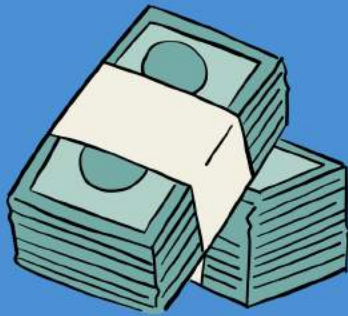
# FAST FACTS CSDED REGION

**14,778**

Total square miles  
of all counties in  
CSDED service area



Median income  
increase since 2010



**POPULATION  
OF 40,107**

**FROM  
2010**



**3.75%**

Average (2021)  
unemployment rate  
for CSDED counties



## COUNTIES

Jackson  
Haakon  
Dewey  
Stanley  
Jones  
Mellette  
Hughes  
Sully  
Hyde  
Corson

## COMMUNITIES

Cottonwood  
Belvidere  
Interior  
Kadoka  
Midland  
Philip  
Eagle Butte  
Isabel  
Timber Lake  
Fort Pierre  
Draper  
Murdo  
White River  
Wood  
Blunt  
Harrold  
Pierre  
Agar  
Onida  
Highmore  
McIntosh  
McLaughlin  
Morristown

Central South Dakota's population is aging. The average age within the CSDED region has increased by 1.4 years since 2010. Median income on average for our region has increased 15% since 2010, and the poverty rate has decreased by 10%. As our population declines, so does the available labor force. The number of people available to work has decreased 5% over the last five year period.

Geographically centered in South Dakota leaves the CSDED region with a competitive advantage in close proximity to nearly everything in the state. However, being mostly rural and a short distance from interstate 90 that stretches border to border, east to west, the region is somewhat hindered by isolation.

The CSDED region has experienced declining unemployment rates over the last ten-year period. Only twice (2017 and 2020) has the unemployment rate increased over the previous year.

Labor Statistics--Unemployment Rates (10 year)												
Area/year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
CSDED	5.8%	5.6%	5.4%	4.8%	4.1%	3.7%	4.0%	3.6%	3.7%	4.0%	3.8%	2.4%

This is not always a positive indicator of economic success for a region. As depicted in the table below, the workforce available within the CSDED region has declined significantly over that same ten-year period of time. This, coupled with an aging and declining population, does not bode well for future economic growth. Many of the goals and objectives outlined in this CEDS will specifically target these challenge areas to ensure future prosperity and thwart any threats that may accompany these emerging trends.

	Hughes County	Stanley County	Hyde County	Haakon County	Jones County	Sully County	Corson County	Mellette County	Dewey County	Jackson County
Total Labor Force	9,881	1,919	649	1,041	522	810	1,314	729	2,288	1,215
Labor Force 5-Year Pct. Chg	-2.3%	2.1%	-7.5%	-6.3%	-8.7%	-6.1%	-10.1%	-5.8%	1.0%	-7.3%
Labor Force 10-Year Pct. Chg	-1.9%	-0.9%	-18.2%	-7.3%	-23.0%	-8.4%	-15.2%	-16.3%	-5.8%	-13.1%
Employed	9,640	1,861	632	1,012	504	779	1,252	696	2,153	1,161



Central South Dakota is becoming recognized as an emerging destination for healthcare services and social assistance program. The Yellowstone Senior Living complex in Ft. Pierre will hold over 120 housing units. This will bolster job growth, workforce, and population sustaining initiatives.

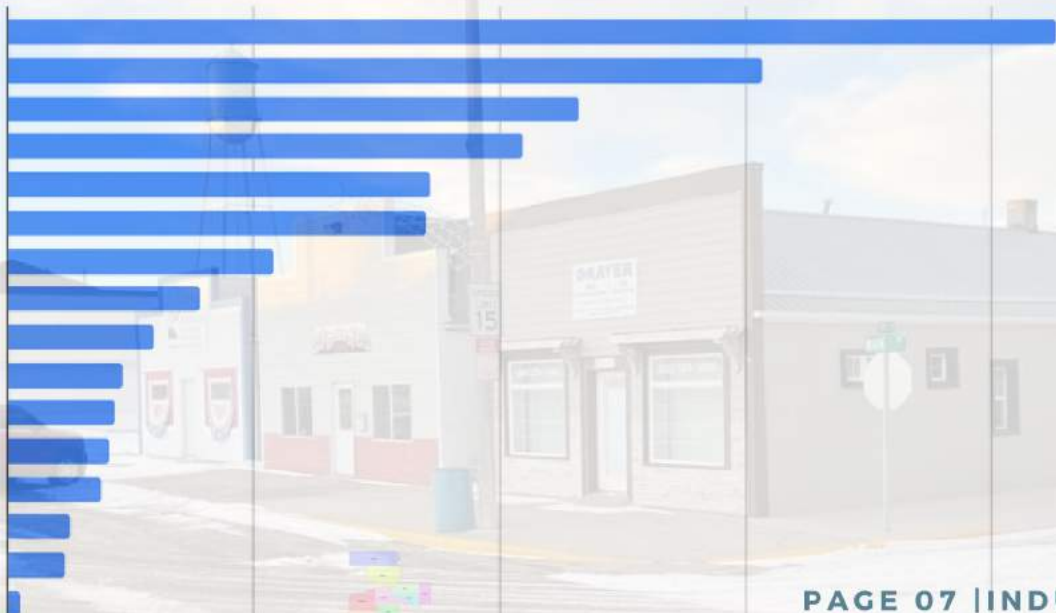
# INDUSTRY



Industry diversification can create a more resilient and competitive central South Dakota. Small business success has depended on the ebbs and flows of local economic conditions, primarily driven by farming, ranching, state government, and tourism. Promoting economic expansion within the region will lead to additional industry establishment and business recruitment contributing to long-term sustainable growth of central South Dakota communities. Entrepreneurship will be an integral component of future economic growth and should be an emphasis in all economic development initiatives. This could include investment in youth through education and enhancement of innovation capacity through the recruitment of future regional leaders.

While retail and government industries dominate the available jobs in the CSDED region, the agriculture, manufacturing, and alternative energy sectors hold much of the opportunities for expansion. Manufacturing jobs in the CSDED region account for only 9.6% of all jobs available in the market. Scotchman industries, in Philip, S.D., is responsible for 9.1% of that market share. Ringneck Energy, in Onida, S.D., works to establish renewable energy solutions that add value to grain and livestock production. They employ 40-45 individuals and bring economic vitality to the region. Future economic initiatives and opportunities in these industry sects would benefit resilience and growth in the region. Information technology, health/social services, alternative energy, manufacturing facilities, telecommunications, product development groups, and many others should also be considered. Identify challenges faced within these industries (sustainable workforce, housing, etc) and develop strategies and partnerships to ensure the possibility of future expansion.

- Retail Trade
- Public Administration
- Wholesale Trade
- Construction
- Educational Services
- Health Care and Social Ser...
- Accommodation and Food...
- Agriculture, Forestry, Fishin...
- Finance and Insurance
- Other Services (Except Pub...
- Professional, Scientific, and...
- Arts, Entertainment, and Re...
- Manufacturing
- Transportation & Warehousi...
- Information
- Real Estate and Rental and...



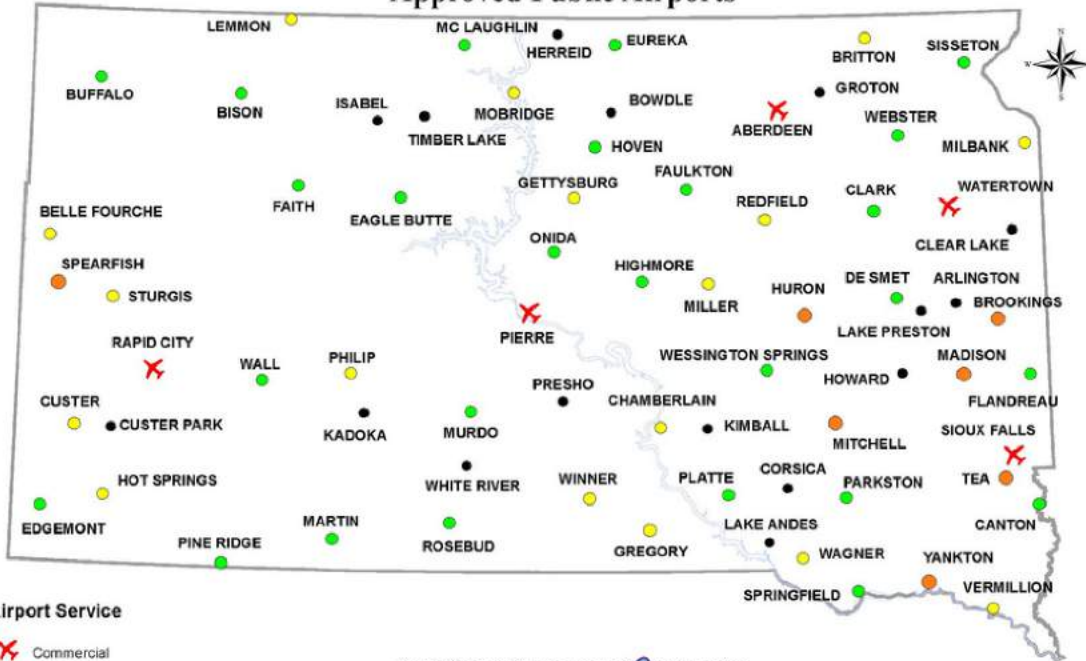
Economic development initiatives must adapt to a constantly changing environment. Competition for projects is increasing, while fewer large projects are becoming available. Achieving a thriving economy requires economic developers to have much greater collaboration with educators, nonprofits, government entities and the private sector. Our 2022 CEDS action plan identifies strategies that increase collaboration, encourage partnerships, and engage regional economic development leaders. This approach requires a focus on business retention and expansion, entrepreneurship and recruitment, and investments in talent and product development.

A key component of the regional collaboration strategy is to maintain and bolster job growth through continued linkage of the region's workforce skills, education assets, and infrastructure to the needs of high-growth and emerging industries. This includes a specific directive to facilitate and help sustain immigrant workers and their families as they live, work, and raise their families in central South Dakota.





### South Dakota Approved Public Airports



**Airport Service**

- Commercial
- Large general aviation
- Medium general aviation
- Small general aviation

South Dakota Department of Transportation  
Office of Air, Rail and Transit  
March 5, 2021

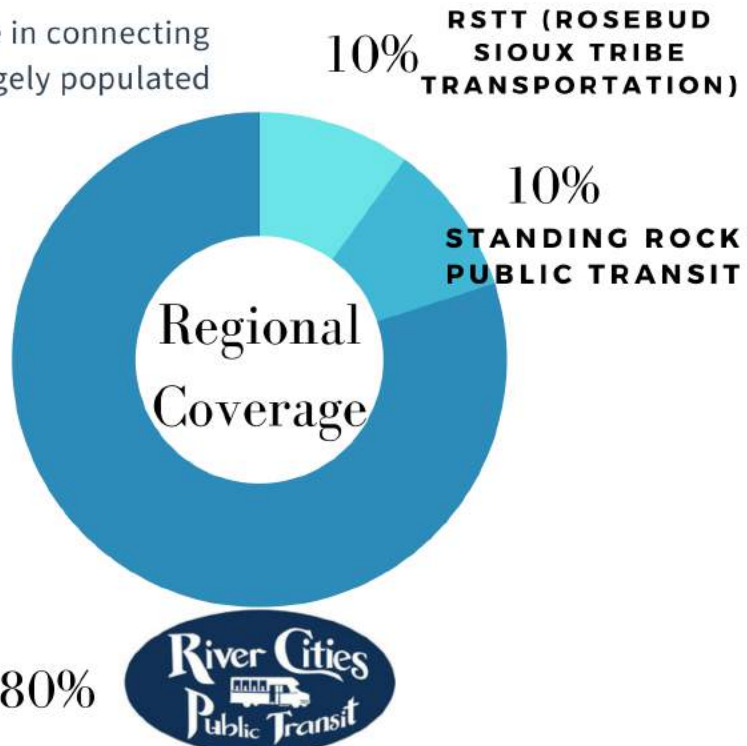


**17,514** 2021 Enplanements      **54%** Increase over 2020

## Pierre Regional Airport

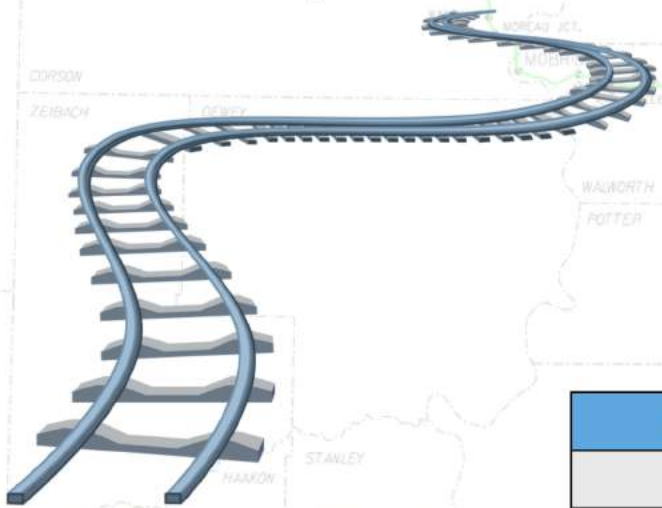
Public transportation plays a significant role in connecting the people in rural communities to more largely populated areas within and outside the CSDED region.

River Cities Public Transit is the largest transportation provider in the region. Rosebud Sioux Tribe Transportation (RSTT) and Standing Rock Public Transit also provide service within reservation service areas. The future growth of small town businesses, groups, organizations, and activities will greatly depend upon these public transportation systems.



# Active rail line miles in South Dakota as of 2021

## 2,038



The rail line system in central South Dakota is one of the most efficient economic transportation programs available to the agricultural network. Low-cost commodity transport services by rail allow for bulk crop distribution and access to national and international markets. Without this critical service, it would be more costly and difficult to move farm commodities long distances. The South Dakota 2022 draft rail plan includes provisions for improvements and investments in both passenger and freight rail programs.

Coal (originating in Wyoming) makes up the largest single source of rail traffic in South Dakota and is used for electric power generation. The largest source of outbound (originating) freight is farm products, primarily corn, soybeans, wheat, sunflowers, milo, and sorghum. The states of Washington and Texas receive the largest percentage of outgoing rail commodities.

Commodity (In Thousands of Tons)	Inbound	Outbound
Coal	1821	0
Farm Products	18	7764
Food or Kindred Products	4	2314
Chemicals or Allied Products	955	2524
Crude Petroleum, Natural Gas or Gasoline	1	0
Petroleum or Coal Products	23	92
Clay, Concrete, Glass or Stone	347	173
Logs, Lumber, Wood Products	114	0
Nonmetallic Minerals	140	4
Transportation Equipment	74	45
Primary Metal Products	117	0
Pulp, Paper or Allied Products	88	0
Waste or Scrap Materials	33	54

- 2019 STB Carload Waybill Sample
- 2022 SDDOT State Rail and Investment Guide

**TRANSPORTATION CORRIDORS ACCOUNT FOR (1,032) MILES OF ROAD SURFACE. INTERSTATE 90 RUNS EAST AND WEST THROUGH JACKSON AND JONES COUNTIES, WHILE HIGHWAY 83, A FOUR-LANE DIVIDED HIGHWAY, CONNECTS THE PIERRE / FT. PIERRE AREA WITH INTERSTATE 90. OTHER MAJOR HIGHWAYS IN OUR AREA INCLUDE HIGHWAYS 14, 34, 83, 63, 65, 20, 12, 212, 44, 1804, AND 1806.**

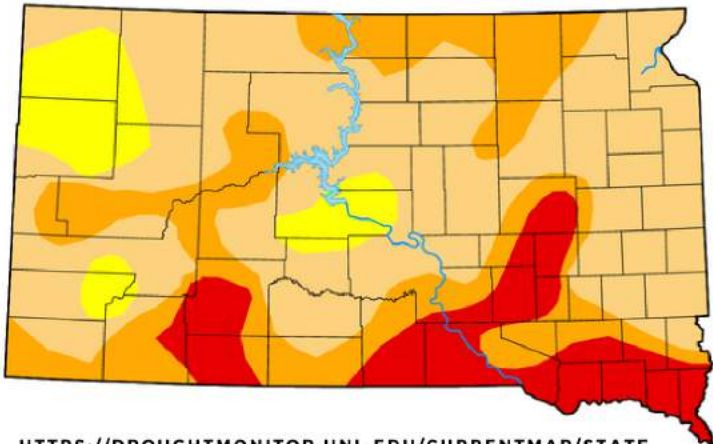
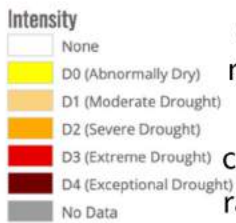




# AGRICULTURE

Agriculture is the largest industry in South Dakota. Agriculture has always been a cornerstone of the CSDED region's economy and the lives of many small towns across CSDED counties. The consolidation of family farming and increase in average farm size over the last century has contributed to the declining populations in central South Dakota.

Natural disasters, changing climate conditions, and extreme weather are major threats to South Dakota's most valuable industry. Resilience will come with innovations in farming and ranching, and industry diversification in central South Dakota.



[HTTPS://DROUGHTMONITOR.UNL.EDU/CURRENTMAP/STATE DROUGHTMONITOR.ASPX?SD](https://droughtmonitor.unl.edu/currentmap/state/droughtmonitor.aspx?sd) (NOVEMBER 17, 2022)

**5140  
JOBS**

Derived from all agricultural activity within CSDED counties

**\$524  
MILLION**

Total value added to CSDED region by Agriculture practices

**13  
MILLION  
ACRES**

Total area dedicated to agricultural activities in CSDED region

**\$732  
MILLION**

Crop and animal sales in CSDED counties (2017)

# NATURAL RESOURCES



The CSDED region is located in the center of what is arguably one of the most valuable outdoor recreation amenities in the country. Lake Oahe extends 231 miles north and provides 2,250 miles of shoreline for residents and visitors to enjoy. Much of this land is owned by the Army Corps of Engineers and readily available for public use for hunting, fishing, and other outdoor recreation activities. Lake Sharpe, extending south of the Oahe Dam, offers additional river access and recreation opportunities. Fishing, big/small game hunting, and state park and recreation area use brought over \$1.3 billion to South Dakota in 2017.

Pheasant hunting and walleye fishing are two of central South Dakota's most popular outdoor activities. Our region also boasts portions of Badlands National Park and Minuteman Missile National Historic Site in western Jackson County, as well as the Ft. Pierre National Grasslands in Stanley and Jones Counties.

Our agricultural roots may also benefit the economic vitality of the CSDED region as agritourism initiatives become more prevalent and profitable. In partnership with SDSU Extension, the South Dakota Department of Tourism initiated the inaugural class of AgritourismSD in 2021. This two-year, intensive program focuses on providing the tools and skills needed to develop a successful agritourism enterprise. One CSDED community, Timber Lake, was selected as a community hub for the program. These hubs will serve as models that other participants can recreate in their own local communities.

Fully understanding the opportunities that exist in our region to capitalize on all available resources will be vital to accomplishing many of the objectives outlined in our CEDS action plan.

**2,250  
MILES**

Lake Oahe shoreline available to outdoor enthusiasts

**\$1.33  
BILLION**

2017 total spent on outdoor activities in South Dakota

**5  
MILLION  
ACRES**

Total area available for public outdoor recreation in South Dakota

**18,387**

Jobs created from outdoor recreation in South Dakota



A SWOT analysis (strengths, weaknesses, opportunities, threats) is a summarized assessment of communities within the CSDED service area and their ability to recover and resist hardship during challenging times. The individual components have been determined based on an assessment of the entire region. This analysis was completed with the specific directive to identify strengths, opportunities, threats, and weaknesses surrounding regional resilience and readiness for future challenges.



Rural Lifestyle  
 Leadership  
 Business vitality  
 Online sales tax revenues  
 Capital City Campus  
 Small town relationships  
 County emergency planners  
 Community pride  
 Strong farming/ranching economy  
 State government  
 Education  
 Transit System



**S**

**W**



Diverse viewpoints  
 Incomplete or missing disaster plans  
 Community infrastructure  
 Workforce availability  
 Population density/decline  
 Lack of regional collaboration  
 "Silo" economies and budgets  
 Economic industry diversification  
 Lack of "population attracting" industry  
 Distance between communities  
 Healthcare employment  
 Parks and Recreation

Community development  
 Housing  
 Daycare facilities  
 Youth retention  
 Community pride/development  
 New resident/business recruitment  
 Natural resources  
 Tourism  
 Collaborative economics  
 Leadership recruitment and retention  
 Economic diversification  
 Downtown development  
 Recreation



**O**

**T**

"It's good enough" mentality  
 Misinformation  
 Limited communication channels  
 Varying city regulations  
 Lack of housing and housing contractors  
 Workforce demands  
 Online economy  
 Mental health problems/costs  
 Nature  
 Brain drain (declining population)  
 Aging population  
 Rapidly changing global economy  
 Geopolitical boundaries



# STRATEGIC ACTION PLAN

The strategies in this five-year plan are intended to address economic resiliency and growth within the region. The goals and objectives identified throughout our planning process were formulated with the region's most influential weaknesses, strengths, opportunities, and threats in mind. Primary consideration was given to incorporating collaboration and engagement within objectives wherever possible. All goals and objectives outlined in this report are considered of equal importance and should be given equal consideration in the planning and implementation process. The specific location of each goal or objective within the report is not an indication of its priority. The plan is broken down into three variable components:

Priority Area	Goal	Objective
Our key performance indicator and umbrella category where underlying goals and objectives will reside.	A single objective future target that is specific, change focused, and relevant to our current direction.	This is HOW we will progress towards accomplishing the goals outlined throughout this report.

**Improving access and availability of affordable housing**

**Attracting/retaining youth and young families**

**Attracting new companies and workers**

**Developing retail/service businesses**

**Public infrastructure/Quality of Life Improvements**

**TOP**



Survey Response  
Community/Economic  
Development Priorities





# Workforce

School districts, economic development groups, business owners, employers, and industry leaders must work together to develop training programs needed to create a workforce that can meet the economic diversification and growth goals of central South Dakota. These should include the prospects of entrepreneurship, regional business opportunities, market dynamics, and local/regional needs. Location decisions are driven less by values and more by opportunities (lifestyle, culture, diversity, housing, transit, etc.) Quality of life, business opportunities, local success stories, and alternative education pathways will all be vital to future success. Current trends suggest that future workforce will come from beyond South Dakota's borders and even beyond the borders of the United States. Working to facilitate industry positions, living arrangements, and guidance through immigration logistics is imperative. Mentorship and tax incentives will go a long way toward helping small businesses start up and thrive in central South Dakota.

## ***GOAL W1:***      **Increase the number of young people living in our small towns**

	Objective
W1.1	Promote small town quality of life to current resident youth/prospective residents
W1.2	Involve young people in community development to help them get vested in community
W1.3	Identify partnerships and organizations that can help incentivize future workforce and prospective residents
W1.4	Focus on recreational amenities desired by residents/visitors
W1.5	Advertise community benefits/amenities to new/prospective residents



# **GOAL W2:** Increase recruitment and retention of workforce

	Objective
W2.1	Promote job opportunities to immigrant workforce
W2.2	Create a program dedicated to assisting business and employees with hiring and housing opportunities for workforce
W2.3	Consider collaboration opportunities with state and federal government
W2.4	Increase the number of affordable daycare and preschool facilities
W2.5	Advertising community needs to tech schools and university systems
W2.6	Create a regional business mentorship program

# **GOAL W3:** Increase adaptability to a changing workforce

	Objective
W3.1	Increasing broadband access and promoting available wireless technology
W3.2	Bridging technology gap between aging owners and young entrepreneurs
W3.3	Increasing remote work availability and acceptance of it as a potential business practice
W3.4	Promoting more flexible working hours and consistency in business operation

## **IMPLEMENTATION PARTNERS**

DSS, Counseling Services, Veterans Services, Housing Authorities, Churches, Law Enforcement, City Government, County Commissions, GFP, Health Agencies, YMCA, DOH, Wellmark Foundation, Dept of Public Safety, Local Boards/Committees, Municipal League, DANR, DOT, GOED, Planning and Zoning, Parks and Rec Boards







# Economic Growth

## THE GOOD

A pro-business climate, favorable corporate taxes, a busy airport system and a desirable recreation area create an excellent foundation. Great opportunities for expansion and diversification of industry.

## THE BAD

"Siloed" economies, limited entrepreneurial efforts, lack of civic collaboration and limited access to public and private funding make growth in central South Dakota more difficult. Our rural location and population density also hinder development efforts.

	Objective
E1.1	Regional economic development incubator initiative
E1.2	Create an entity dedicated to economic expansion within central South Dakota
E1.3	Partner with current business development leaders to promote central South Dakota as a business destination
E1.4	Execute regional assessment to identify where infrastructure expansion and needs exist
E1.5	Identify industries that parallel our regional resources and needs
E1.6	Development of revolving loan fund for entrepreneurs

## ***GOAL E1:***

### **Expand industry diversity in central South Dakota**

Future workforce recruiting should be focused on quality of life initiatives. Talented workers will choose where to live and companies will follow the talent.





## **GOAL E2:** Promote and retain current business culture

	Objective
E2.1	Work with GOED and SBA to provide resources and education throughout the region
E2.2	Establish business development education conference for regional leaders
E2.3	Partner with local entities to educate about succession and long-term planning
E2.4	Support local community efforts to develop and sustain local economic development/chamber of commerce groups



Developing rural downtown infrastructure can be a business retention strategy. Communities with a bustling downtown attract businesses, residents, and visitors. They radiate a sense of innovation and economic certainty and act as the foundation for developing community pride and attracting future residents and business leaders to town.

# GOAL E3:

## Showcase quality of life and local resources to attract visitors and residents to the region

	Objective
E3.1	Partner with tourism to promote regional travel opportunities
E3.2	Expand and diversify already existing agri-tourism opportunities
E3.3	Highlight Missouri River for the availability of clean water, fishing, hunting, and industrial use
E3.4	Sell rural life benefits (small school size, low crime rate, low traffic times)

Expanding our focus on central South Dakota's natural resources will also bode well for the future growth of the region. The rivers, lakes, fields, and wildlife attract visitors and residents alike. It is this outdoor lifestyle that many residents find irresistible in a potential forever home. South Dakota is currently in-demand, and central South Dakota could take advantage of the current Mount Rushmore State relocation trends.

### IMPLEMENTATION PARTNERS

DSS, Counseling Services, Veterans Services, Housing Authorities, Churches, Law Enforcement, City Government, County Commissions, GFP, Health Agencies, YMCA, DOH, Wellmark Foundation, Dept of Public Safety, Local Boards/Committees, Municipal League, DANR, DOT, GOED, Planning and Zoning, Parks and Rec Boards



# Community

## ***GOAL C1:***

### **Encourage and promote leadership and community advocacy within CSDED communities**

Regional benefits are reciprocal. What brings economic benefits to one community in our region will ultimately bring value to the region. This region is largely composed of siloed economies, individually working towards economic stability, resilience, and prosperity under the auspices of their respective leadership teams and budgets. Pursuing collective goals with organized resources and strategies will raise the economic development bar for communities throughout the CSDED service area. Regionalism is a proven method in rural America, improving communities through increased collaboration and coordination of united approaches while sustaining individual community goals and aspirations. This requires consistent communication while identifying unique methods for reaching rural residents with trustworthy information they feel comfortable using to make life decisions. Planning to implement and enhance technologies that advance innovation and promote economic development is key. This includes ensuring reliable, affordable, high-speed Internet access throughout the region.

	Objective
C1.1	Expansion/promotion of existing leadership programs and their benefits
C1.2	Community gathering opportunities for networking (Capital area networking club)
C1.3	Expand and promote community life skills education (Canning, sewing, first aid/CPR, personal finance, babysitting, health, elderly care, investing, etc.)
C1.4	Encourage local community members to get involved/more engaged in local government initiatives/boards/processes

# ***GOAL C2:***

**Expand community pride through arts, beautification, and infrastructure enhancement**

	Objective
C2.1	Educate and promote the value of green space to builders and developers
C2.2	Create community assessment identifying areas of need and opportunities for beautification
C2.3	Promote expansion and use of new recreational facilities
C2.4	Infrastructure development (nice roads, green grass, clean water, etc)

	Objective
C3.1	Encourage legislative involvement regarding funding
C3.2	Partner with agencies to promote outdoor recreation and health benefits
C3.3	Assess currently available resources and identify needs that exist in central South Dakota (homelessness, suicide prevention, mental health services, domestic violence, addiction)
C3.4	Identify and promote correlation between crime rate decrease and increase in community pride

# ***GOAL C3:***

**Decrease annual investment in mental health issues and costs associated with public safety**

## **IMPLEMENTATION PARTNERS**

DSS, Counseling Services, Veterans Services, Housing Authorities, Churches, Law Enforcement, City Government, County Commissions, GFP, Health Agencies, YMCA, DOH, Wellmark Foundation, Dept of Public Safety, Local Boards/Committees, Municipal League, DANR, DOT, GOED, Planning and Zoning, Parks and Rec Boards



# Housing

**85.95%**

**Want improved access and availability of quality housing**

Housing shortages are a major concern district-wide as it impacts the economic growth of communities within the region. According to the 2020 5-year American Community Survey (ACS), there are 18,544 housing units within the District, of which 15,728 are occupied. The habitability of those vacant units is a concern of many communities within the CSDED service area and has become a priority in our CEDS. Positively and proactively addressing overwhelming issues regarding housing and public infrastructure concerns will increase capacity for growth and open opportunities for future advancement.

## ***GOAL H1:***

### **Increase the availability of housing opportunities in CSDED region**

	Objective
H1.1	Working with legislators to expand housing infrastructure funding
H1.2	Create a workgroup to initiate an annual report on housing areas of need in the CSDED region and identify/disseminate resources
H1.3	Leveraging partnership opportunities with local/regional transportation services
H1.4	Increasing partnerships with local/regional developers and their communities
H1.5	Promoting and encourage availability of new and existing rental properties
H1.6	Advertise housing need to outside developers (rental demand, land available, current success stories)
H1.7	Exploring Governor's House Program restrictions and alternative rules/regs



A 2022 HOUSING STUDY IN PIERRE AND FORT PIERRE FOUND A NEED FOR AN ADDITIONAL 300 TO 500 MORE RENTAL HOUSING UNITS MADE AVAILABLE OVER THE NEXT FIVE YEARS TO ACCOMMODATE FOR FUTURE DEMAND.

# GOAL H2:

## Promotion of community housing programs

	Objective
H2.1	Community clean up initiatives (abandoned and dilapidated properties)
H2.2	Rehabilitate and rebuild current community properties and collaborate to accomplish necessary actions
H2.3	Promote local government/entities to adopt discretionary taxation (SD state law)
H2.4	Work with tribal governments for community housing programs

# GOAL H3:

## Addressing multi-generational housing needs in the region

	Objective
H3.1	Expand senior housing/retirement living opportunities
H3.2	Expand workforce rentals for current/incoming employees
H3.3	Explore alternative housing development opportunities

## IMPLEMENTATION PARTNERS

Developers, development corporations, realtors, city governments, housing authorities, business leaders, tribal entities, law enforcement, DANR, GOED, zoning and planning, leadership programs, local activity groups, rental agencies, homebuilder associations, SDHDA, DOT, transit authorities, school districts, healthcare facilities, veterans affairs, municipal league, legislative research council.

# EVALUATION

This CEDS document has been created with the intention to be a roadmap for the CSDED, its partner counties, and the communities therein. All conversations around the CSDED leadership table should point to this plan and the identified objectives. If a conversation does not directly connect to one of the goals and objectives written in the plan, it is to be deemed irrelevant to the organization or made relevant through additional CEDS components as needed. The evaluation framework is an important element of the ongoing planning process and should answer the questions “How are we doing?” and “What can we do better?” The performance measures will help evaluate independent and collective contributions with partners to influence and affect the regional economy through the implementation of the CEDS.

## Workforce

- Number of new entrepreneurial programs
- Increased regional investment in promoting central South Dakota
- Increase in number of new start-ups
- Growth of regional mentor program
- Increased in regional population
- Expanding industry diversification
- Financial investments in entrepreneurship and youth
- Number of resident testimonials

## Economic Growth

- Decline in infrastructure needs
- Expanded industry participation and diversification
- Revolving loan fund usage/expansion
- Increased positivity around business culture within region
- Chamber of commerce membership growth
- Number of visitors to region
- New businesses established
- Number of jobs available in region

## Community

- Number of new shovel ready sites and product
- Increase in federal project related investments
- Increase in infrastructure funding
- Green space initiatives
- Leadership program involvement
- Approval rating of parks and recreation opportunities
- Increased philanthropy and arts projects

## Housing

- Increase in housing infrastructure funding for regional communities
- Decline of dilapidated housing units
- Availability of housing units in region
- Expansion of Governor's House program
- Availability of community housing programs impacting region
- Housing prices





# CALL TO ACTION

**The CSDED 2023-2028 CEDS outlines an approach to coordinate growth and prosperity that builds on the region's strengths, prioritizes key economic needs, and emphasizes regional collaboration. This plan reflects a holistic view of current economic development sentiment and initiative. A wide approach to economic development is required that includes business retention and expansion, entrepreneurship, talent and product development, infrastructure advancements, and regional coordination. With additional focus on quality of life factors and economic mobility, the strategic components contained within this report create an optimal foundation for securing the future health and prosperity of central South Dakota and our communities.**

**Regions with cohesive and realistic plans will grow in a more organized fashion and better leverage the assets in each of the component counties. This evaluation ensures alignment with multiple local initiatives for the greatest efficiency and sustainable impact of regional growth for decades to come.**

**This plan is meant to guide communities in the CSDED service area. Not only should local leaders have access, but also business executives, students, workers and elected officials. Plans are most useful when they are updated regularly, can adapt, and can be all-inclusive. While this plan will be finalized for submittal to government agencies, the Central South Dakota Enhancement District and its board of directors aim to make this a fluid plan going forward.**

**CSDDED**

Central South Dakota  
Enhancement District

**2023-2028 CENTRAL SOUTH DAKOTA ENHANCEMENT DISTRICT CEDS**  
Available online at [CSDED.org](https://csded.org)

**Inquiries may be directed to:**  
**CSDDED**  
**3431 AIRPORT RD STE 3, PIERRE, SD 57501**  
**Phone: (605) 773-2780 • Email: [Enhancement@csded.org](mailto:Enhancement@csded.org)**

The substance and findings of the work are dedicated to the public. The author and publisher are solely responsible for the accuracy of the statements and interpretations contained in this publication. Such interpretations do not necessarily reflect the views of the Federal Government.