



OWN YOUR OWN HOME ON THE ROSEBUD RESERVATION

KEYA WAKPALA
WOICAGEYAPI
DEVELOPMENT
HOUSING
INFORMATION



ABOUT US

Keya Wakpala Woicageyapi (Turtle Creek Regenerative Development) will be a living community that nourishes the Sicangu spirit and way of life. The Keya Wakpala (KW) site comprises 590+ acres that eventually will be home to anywhere from 200-600 affordable and accessible quality-built, energy efficient homes, near community gardens and a multi-use gathering space, with places for people to shop and work and for children to play together. Keya Wakpala offers a pathway to reclaiming who we are as the Sicangu Lakota Oyate.



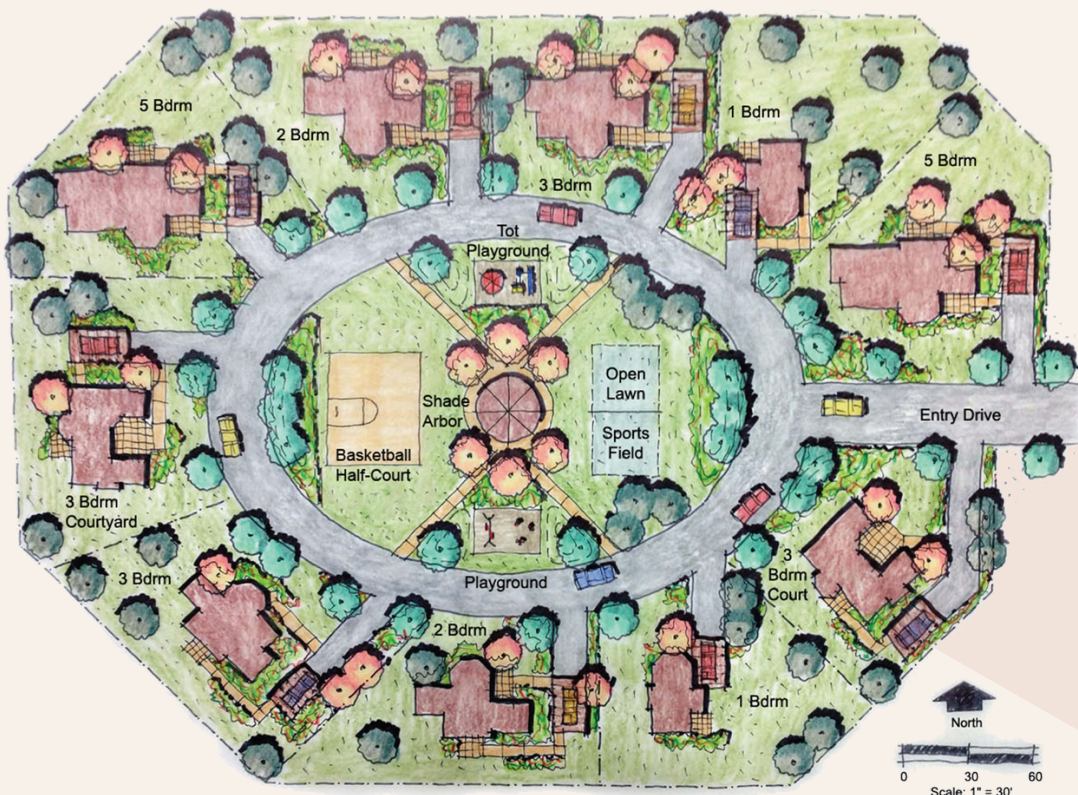
Keya Wakpala Woicageyapi grounds, currently home to Turtle Creek Grocery Store and Keya Wakpala Gardens.

THE FIRST 10 HOMES

OPPORTUNITY FOR HOME OWNERSHIP IN THE FIRST NEIGHBORHOOD AT KEYA WAKPALA IS AVAILABLE NOW!

The first housing to be built at Keya Wakpala will be individual homes of anywhere from one to three bedrooms, with the possibility of adding more bedrooms in the future, up to five total. These 10 homes include one model home that will serve as a program center and community-use building. The model home is anticipated to be completed and ready for occupancy and touring this year.

The other nine homes in this first neighborhood will utilize the similar designs we have completed so far. This packet contains drawings of those designs and floorplans currently available for Sicangu community members to consider for home ownership. More information about those homes, including cost information, is also included on the following pages. Other home designs will become available in the future.



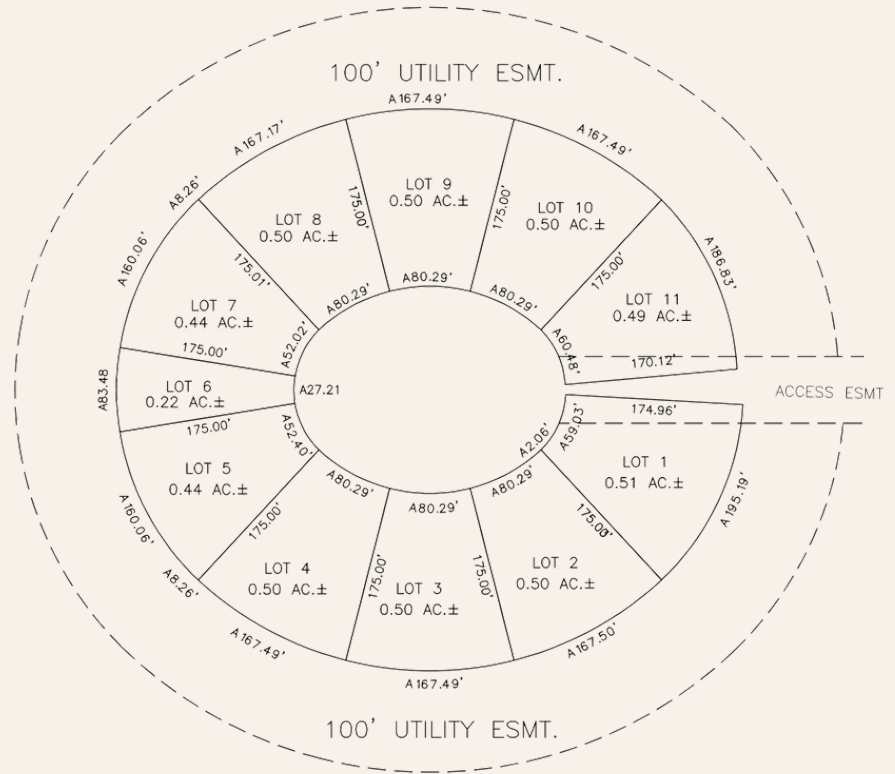
The nine lots available will be situated around a circle with a common space or park in the center, as illustrated in this conceptual sketch (house details in the sketch are just examples, not reflective of any choices we anticipate from specific homebuyers).

YOUR OPTIONS

The first homes will be built for those who complete the loan approval process first, with the home size and design chosen by each homebuyer.

Each home will come with a leased lot of roughly one-half acre in size, arranged as suggested in this diagram.

The lots available now are those numbered 2 to 5 and 7 to 11. The model home is being built on lot #1. Homebuyers will choose their lots from whatever is still available at the time that they commit to their home purchase.



Household Size	\$40,000 subsidy income limit
1	\$50,400
2	\$57,600
3	\$64,800
4	\$72,000
5	\$77,760
6	\$83,520
7	\$89,280
8	\$95,040

A subsidy of up to \$40,000 dollars per home is available to the first 5 of the 9 homebuyers who qualify based on income level. The subsidy will lower the home purchase cost, which will also lower your monthly mortgage payments. That is another reason to do what you can to get going on the ownership process as soon as possible. The current income limits to qualify for this subsidy for various household sizes are included in this chart.

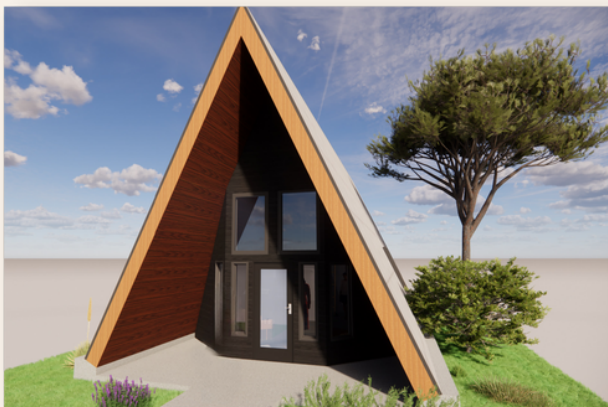
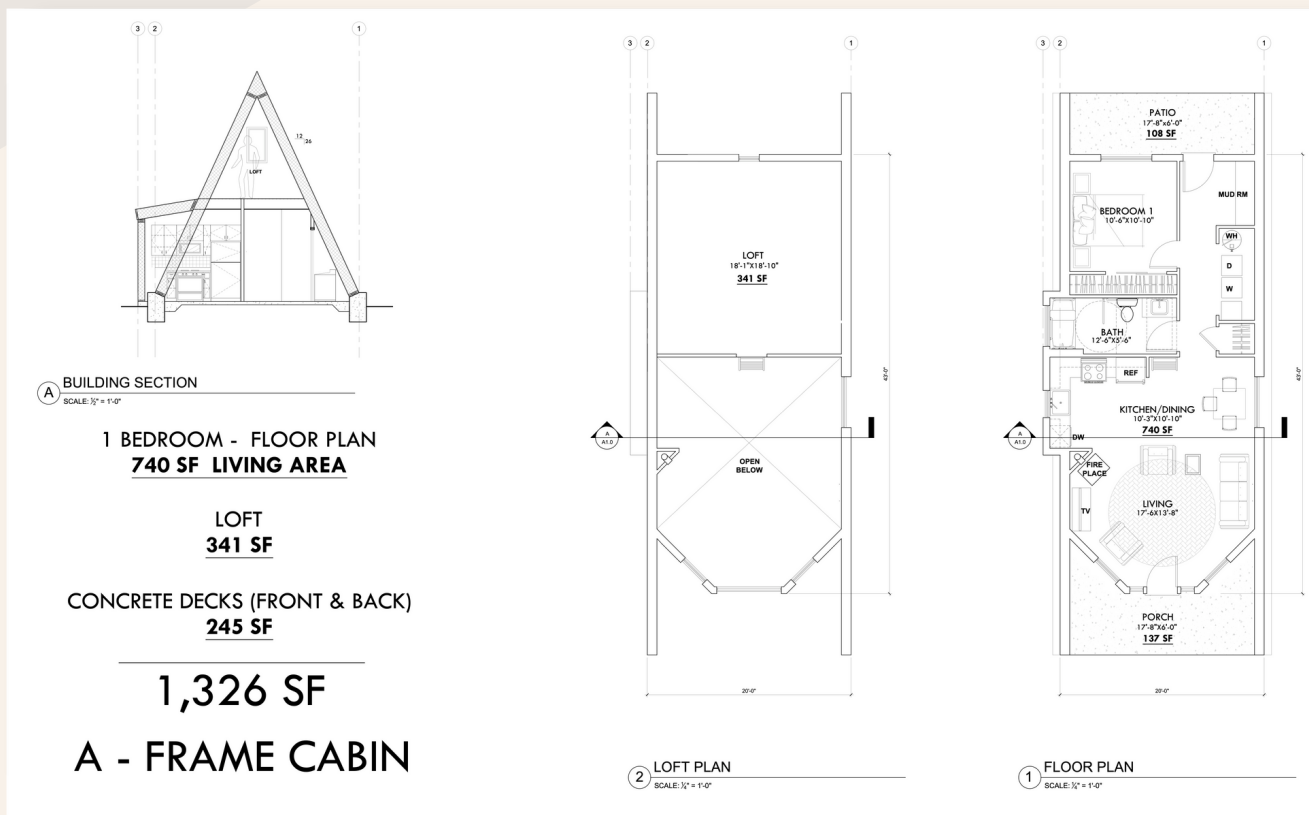
There are a variety of financing options available to homebuyers. Those with the lowest interest rates are generally offered by USDA through their 502 Direct Loan program, or through the VA for veterans, but a homebuyer is free to work with any lender. The staff at Tatanka Funds can assist you with the process of getting pre-qualified regardless of the lender and deciding on the option that fits your needs and income level the best.

1 BEDROOM A-FRAME HOME

Cost*: \$180,785

1,326 square feet
including loft and outside decks

*Cost figures are before any subsidies or other down payment assistance, which can reduce cost significantly. Loan closing costs (estimated at around \$2,000) are also not included. Several of the financing options available allow for closing costs to be included in the loan financing so they are not needed at the time of purchase.

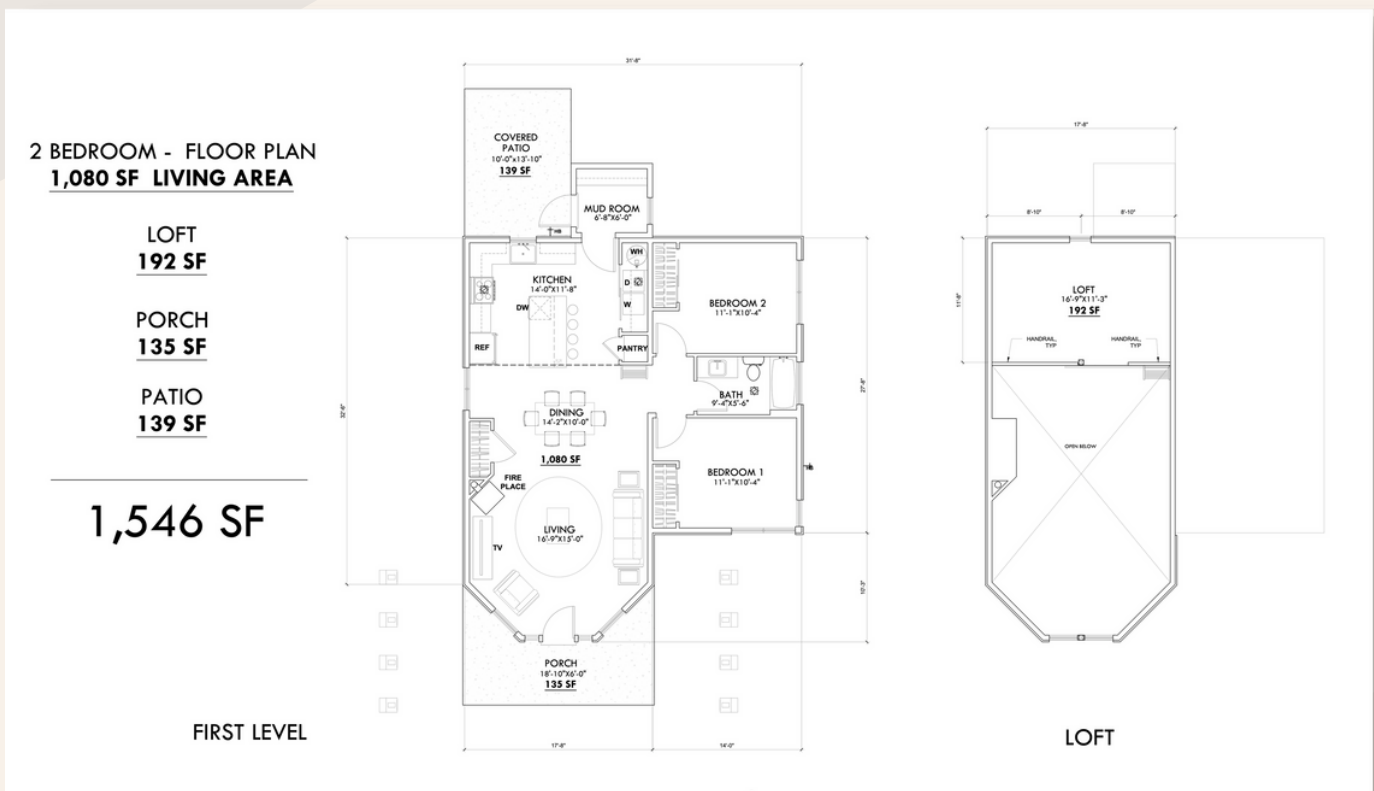


2 BEDROOM GROW HOME

Cost*: \$220,495

1,546 square feet
including loft and outside decks

*Cost figures are before any subsidies or other down payment assistance, which can reduce cost significantly. Loan closing costs (estimated at around \$2,000) are also not included. Several of the financing options available allow for closing costs to be included in the loan financing so they are not needed at the time of purchase.

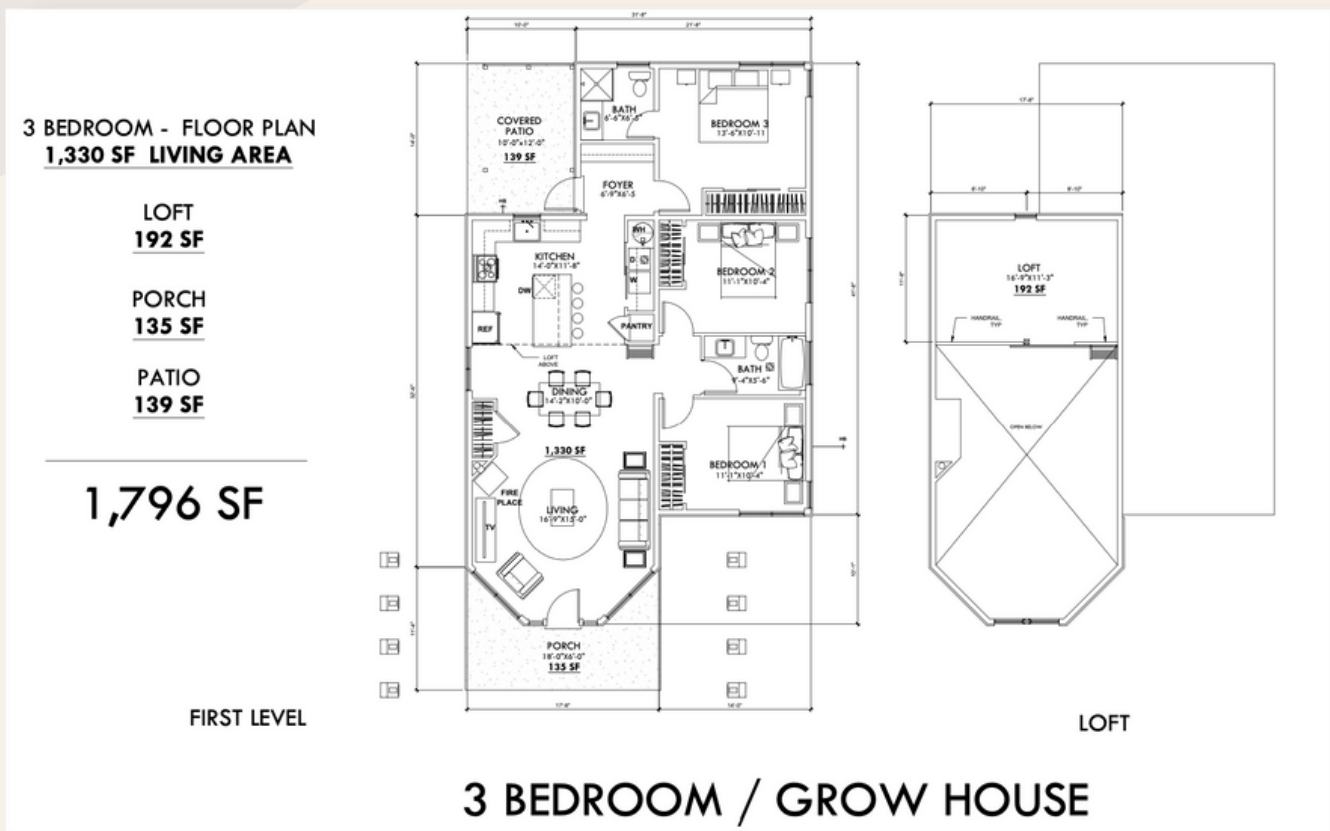


3 BEDROOM GROW HOME

Cost*: \$244,530

1,796 square feet
including loft and outside decks

*Cost figures are before any subsidies or other down payment assistance, which can reduce cost significantly. Loan closing costs (estimated at around \$2,000) are also not included. Several of the financing options available allow for closing costs to be included in the loan financing so they are not needed at the time of purchase.



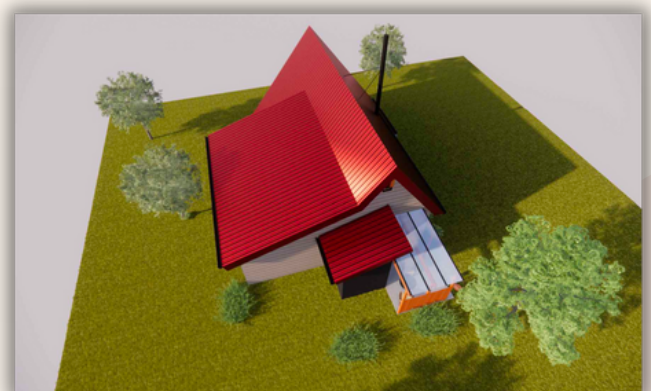
INTERIOR (2 OR 3 BEDROOMS)

*(these are mock-ups only,
there will be variations
depending on no. of bedrooms)*



EXTERIOR (2 OR 3 BEDROOMS)

*(these are mock-ups only,
there will be variations
depending on no. of bedrooms)*



INTERESTED IN HOMEOWNERSHIP NOW OR IN THE FUTURE?

*If you interested
in purchasing a
Keya Wakpala home
(now or in the future),
scan the code or go to
our website to fill out
our contact form:*



[www.sicangu.co/
keyawakpala](http://www.sicangu.co/keyawakpala)

Sicangu Co is now embarking on the research and planning for the next stages of residential development at Keya Wakpala. We will be developing additional designs over time to provide a wider range of both home ownership and rental options to the community. Even if you are not immediately interested in becoming a homebuyer, but think living and owning at Keya Wakpala might be something you'd like to pursue within 3-5 years, it is not too early to start moving through the home buying process to get qualified for financing.

The first step is to attend a Homeowner Education class offered by Tatanka Funds.

HOMEOWNERSHIP CLASSES AND FINANCIAL LITERACY SUPPORT



Sharli Colombe
605-856-8400
sharli.colombe@tatankafunds.org

QUESTIONS ABOUT KEYA WAKPALA WOICAGEYAPI?



Michael Prate
605-605-6056
michael@sicangu.co

OUR PARTNERS



7 DIRECTIONS
architects / planners



**ROSEBUD
CONSTRUCTION**

MÄZÄSKÄ
OWECASO OTIPI FINANCIAL



**HERMANSON EGGE
ENGINEERING, INC.**
CONSULTING ENGINEERS