

HISTORIC PRESERVATION

ANNUAL LOAN REPORT for 2025

Presented - February 2026



Deadwood Historic Preservation Commission 2025 Annual Loan Program – Executive Summary

Prepared by: NeighborWorks Dakota Home Resources | February 2026

Overview

- The Deadwood Historic Preservation (DHP) Loan Program continued to support the preservation and stabilization of historic properties in 2025. Lending activity reflected a transition from large-scale capital projects in prior years to smaller, targeted residential rehabilitation efforts that directly assist property owners in maintaining historic structures.
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- **16 new loans issued in 2025**
(Down from 18 in 2024 and 36 in 2023)
 - **Total 2025 Lending: \$298,334**
Continued decrease from \$539K (2024) and \$967K (2023)
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Primary Uses of Funds (2025)

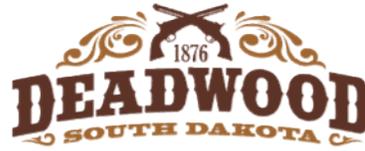
The majority of loans supported preservation-driven residential improvements:

- **Residential Preservation Projects:** \$96,766
- **Retaining Wall – Owner Portion:** \$69,127
- **Life-Safety Improvements:** \$47,622
- **Windows, Siding, and Exterior Repairs:** \$45,000 combined
- **Foundation & Vacant Structure Stabilization:** \$20,000
- **Refinancing Assistance:** \$19,820

No commercial or upper-floor revitalization loans were issued in 2025, indicating limited demand in those categories during this cycle.

- **No Commercial or Upper-Floor Loans in 2025**
Shift away from large-scale/commercial projects toward homeowner-driven rehabilitation.
- **Active Loan Portfolio:**
169 loans outstanding (gradual decline as loans repay)

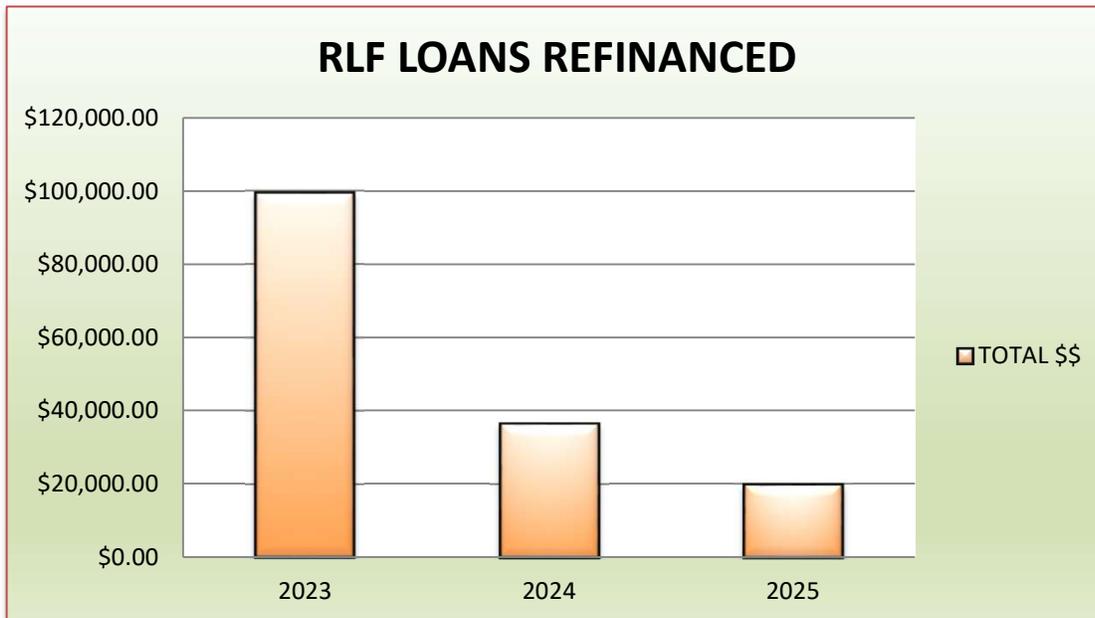
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2025 REVOLVING LOAN FUND- REFINANCE

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2023	2 Dudley	\$18,139.75
	17 Lincoln	\$26,856.53
	47 Forest	\$19,668.00
	53 Lincoln	\$8,098.22
2024	512 Cliff	\$26,648.12
	55 Taylor	\$9,733.44
2025	23 1/2 McKinley	\$9,318.85
	562 Williams	\$10,500.78

YEARLY TOTALS			
	2023	2024	2025
Number of Loans	4	2	4
Loan Amount Total	\$99,410.62	\$36,381.56	\$19,819.63



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2025 REVOLVING LOAN FUND - RETAINING WALL PROGRAM

OWNER PORTION

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2023	51 Van Buren	\$24,000.00
	318 Williams	\$10,048.83
2024	74 Van Buren	\$21,478.82
	5 Harrison	\$14,835.00
2025	34 Jackson	\$34,600.00
	35 Jackson	\$34,527.00

YEARLY TOTALS

	2023	2024	2025
Number of Loans	2	2	2
Loan Amount Total	\$36,313.82	\$34,048.83	\$69,127.00



CITY PORTION

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2023	51 Van Buren	\$186,448.00
	318 Williams	\$8,670.00
2024	74 Van Buren	\$41,237.00
	33 1/2 Jackson	\$161,485.00
2025		\$0.00
		\$0.00

YEARLY TOTALS

	2023	2024	2025
Number of Loans	2	2	0
Loan Amount Total	\$195,118.00	\$202,722.00	\$0.00



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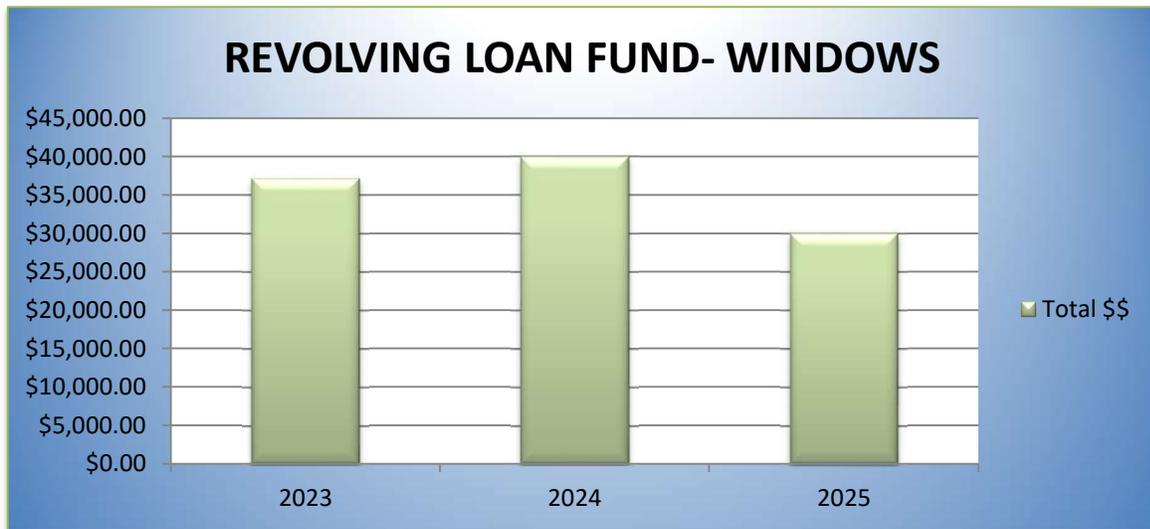


2025 REVOLVING LOAN FUND- WINDOWS

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2023	770 Main	\$1,507.96
	772 Main	\$1,769.70
	57 Forest	\$20,000.00
	9 Shine St	\$13,900.00
2024	299 Williams	\$20,000.00
	67 Terrace	\$20,000.00
2025	37 Lincoln	\$10,000.00
	35 Jackson	\$20,000.00

YEARLY TOTALS

	2023	2024	2025
Number of Loans	4	2	2
Loan Amount Total	\$37,177.66	\$40,000.00	\$30,000.00



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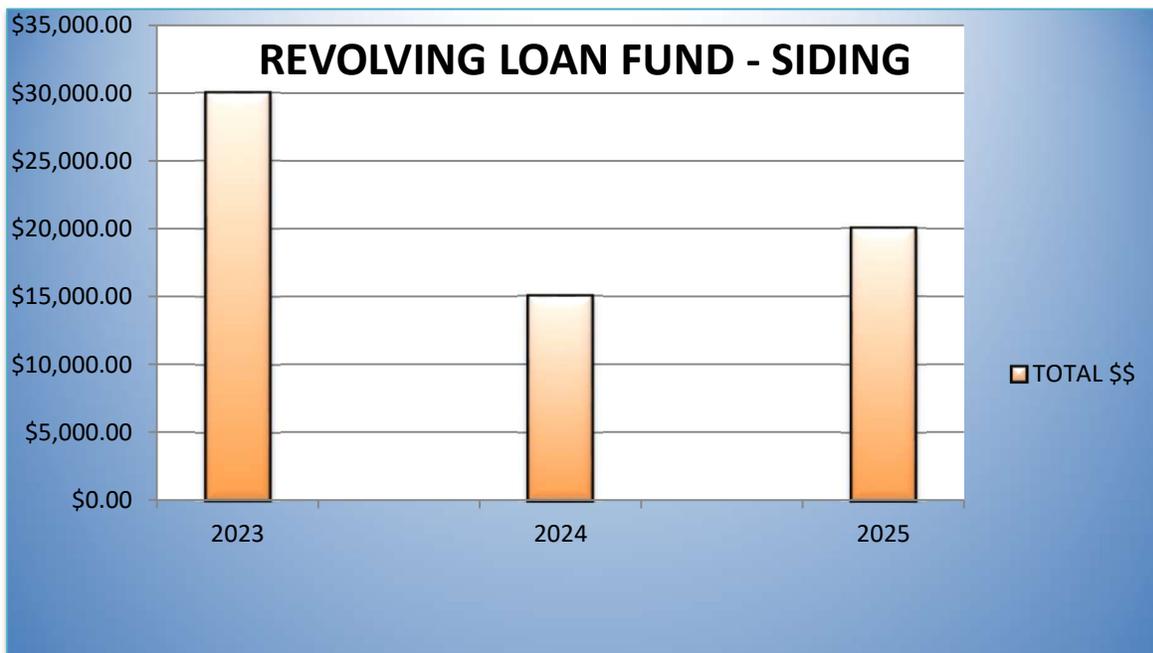


2025 REVOLVING LOAN FUND- SIDING

	PROPERTY ADDRESS	LOAN AMOUNT
2023	57 Forest	\$10,000.00
	358 Williams	\$10,000.00
	9 Shine	\$10,000.00
2024	299 Williams	\$5,000.00
	67 Terrace	\$10,000.00
2025	52 Van Buren	\$10,000.00
	37 Lincoln	\$10,000.00

YEARLY TOTALS

	<u>2023</u>	<u>2024</u>	<u>2025</u>
Number of Loans	3	2	2
Loan Amount Total	\$30,000.00	\$15,000.00	\$20,000.00



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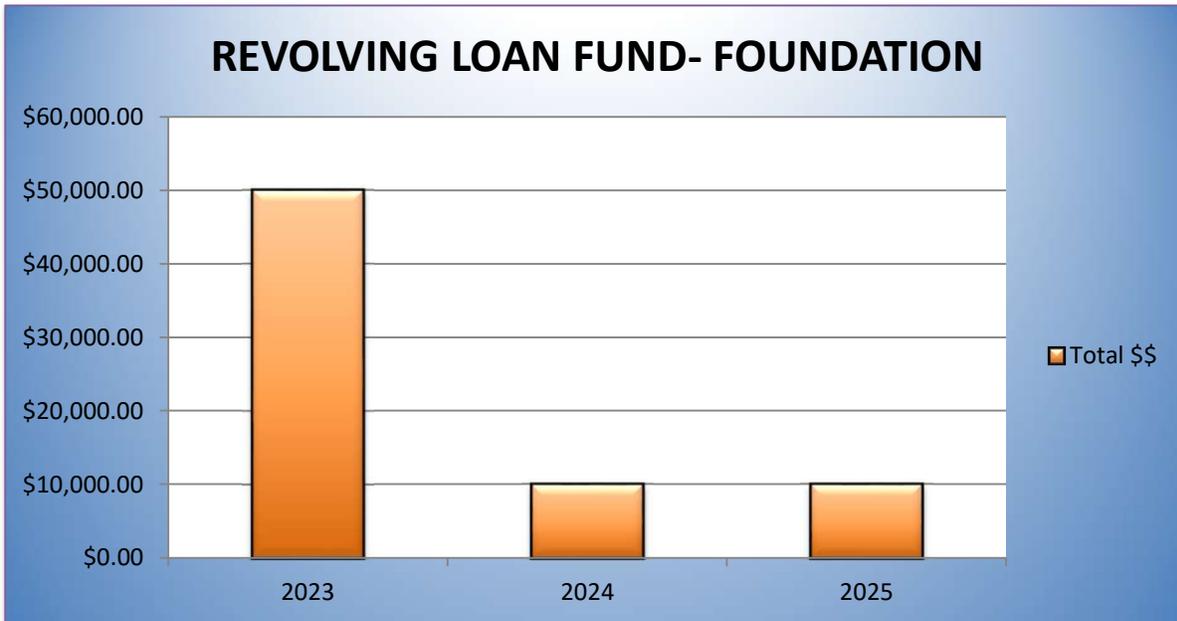


2025 REVOLVING LOAN FUND- FOUNDATION

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2023	37 Lincoln Ave	\$10,000.00
	52 Van Buren	\$10,000.00
	57 Forest	\$10,000.00
	358 Williams	\$10,000.00
	9 Shine	\$10,000.00
2024	299 Williams	\$10,000.00
2025	67 Terrace	\$10,000.00

YEARLY TOTALS

	2023	2024	2025
Number of Loans	5	1	1
Loan Amount Total	\$50,000.00	\$10,000.00	\$10,000.00



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2025 REVOLVING LOAN FUND- VACANT

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2023	37 Lincoln Ave	\$10,000.00
	57 Forest	\$10,000.00
	39 Stewart	\$10,000.00
2024		\$0.00
2025	51 Highland	\$10,000.00

YEARLY TOTALS

	2023	2024	2025
Number of Loans	3	0	1
Loan Amount Total	\$30,000.00	\$0.00	\$10,000.00



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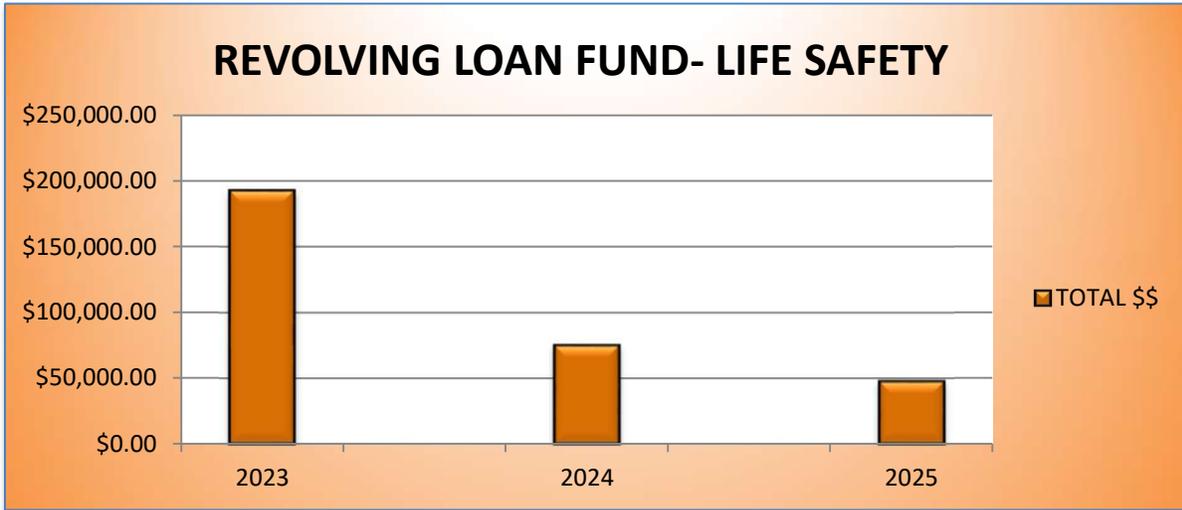


2025 REVOLVING LOAN FUND- LIFE SAFETY

YEAR	PROPERTY ADDRESS	LOAN AMOUNT
2023	23-25 Lincoln	\$17,638.89
	52 Van Buren	\$25,000.00
	57 Forest	\$25,000.00
	358 Williams	\$25,000.00
	18 Denver	\$25,000.00
	47 Lincoln	\$25,000.00
	39 Stewart	\$25,000.00
	9 Shine St	\$25,000.00
2024	7 Stewart	\$24,902.68
	299 Williams	\$25,000.00
	23 Centennial	\$25,000.00
2025	51 Highland	\$25,000.00
	458 Willams	\$8,664.99
	14 Van Buren	\$13,957.06

YEARLY TOTALS

	2023	2024	2025
Number of Loans	8	3	3
Loan Amount Total	\$192,638.89	\$74,902.68	\$47,622.05



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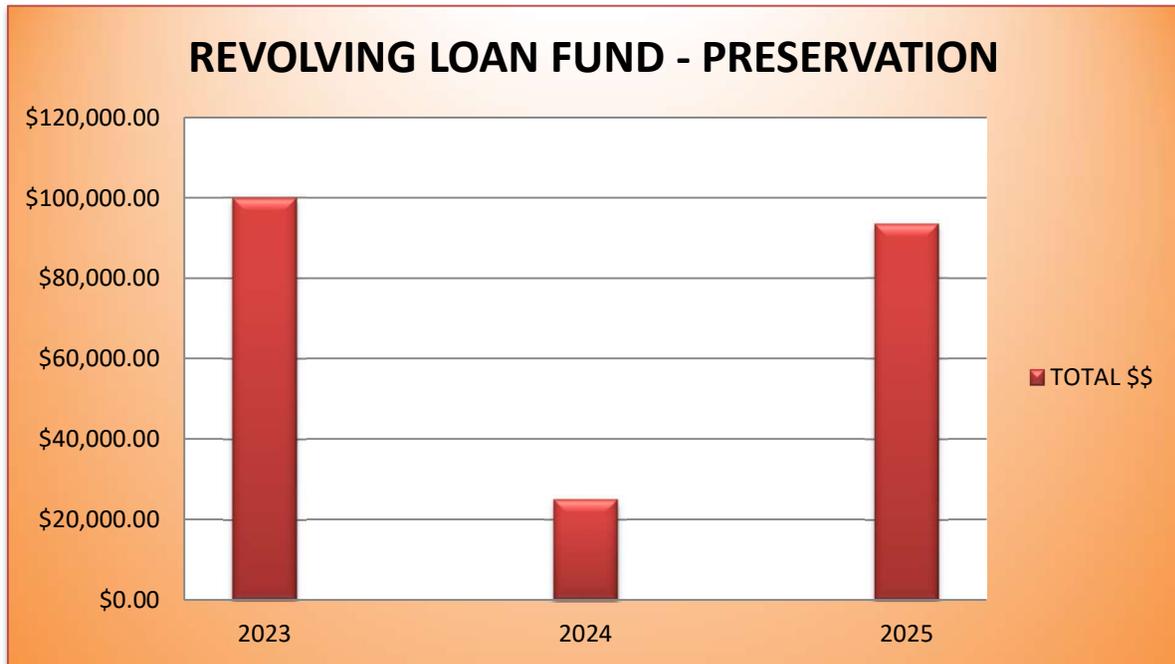


2025 REVOLVING LOAN FUND- PRESERVATION

	PROPERTY ADDRESS	LOAN AMOUNT
2023	52 Van Buren	\$25,000.00
	57 Forest	\$25,000.00
	358 Williams	\$25,000.00
	9 Shine St	\$25,000.00
2024	23 Centennial	\$25,000.00
2025	51 Highland	\$25,000.00
	458 Willams	\$50,000.00
	15 Washington	\$18,481.77

YEARLY TOTALS

	2023	2024	2025
Number of Loans	4	1	3
Loan Amount Total	\$100,000.00	\$25,000.00	\$93,481.77



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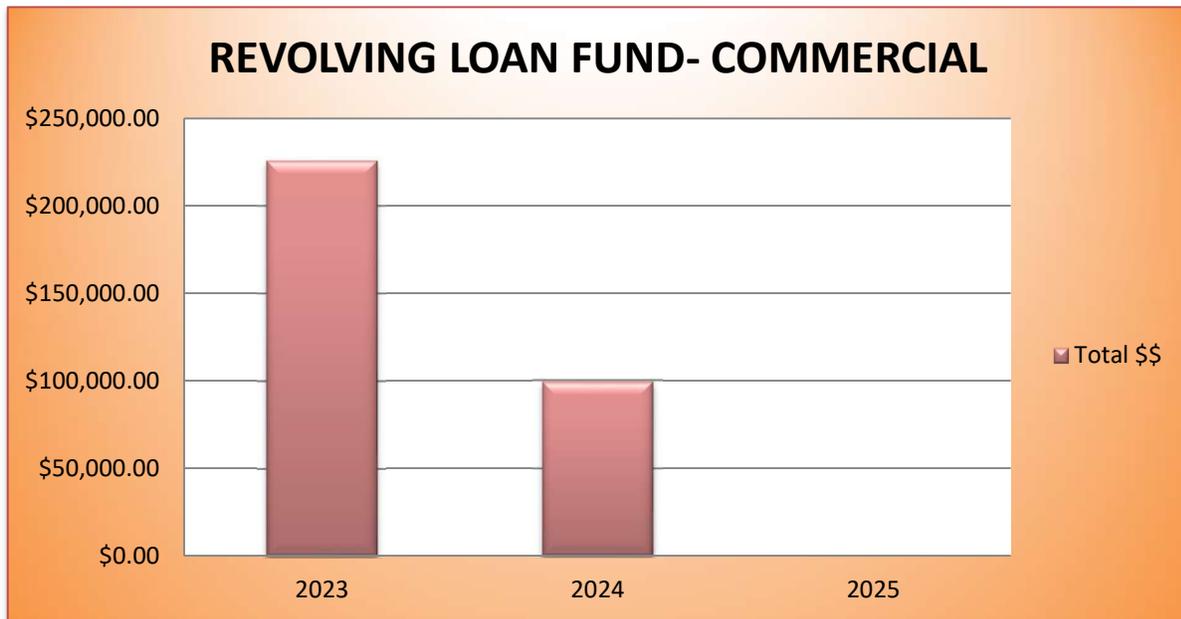


2025 REVOLVING LOAN FUND- COMMERCIAL

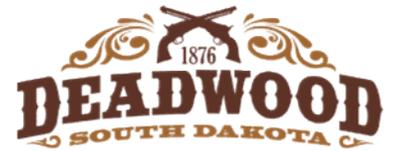
	PROPERTY ADDRESS	LOAN AMOUNT
2023	608-610 Main St (refi of upper floor loan)	\$225,930.26
2024	745 Main	\$49,201.34
	745 Main	\$50,000.00
2025	NA	\$0.00

YEARLY TOTALS

	2023	2024	2025
Number of Loans	1	2	0
Loan Amount Total	\$225,930.26	\$99,201.34	\$0.00



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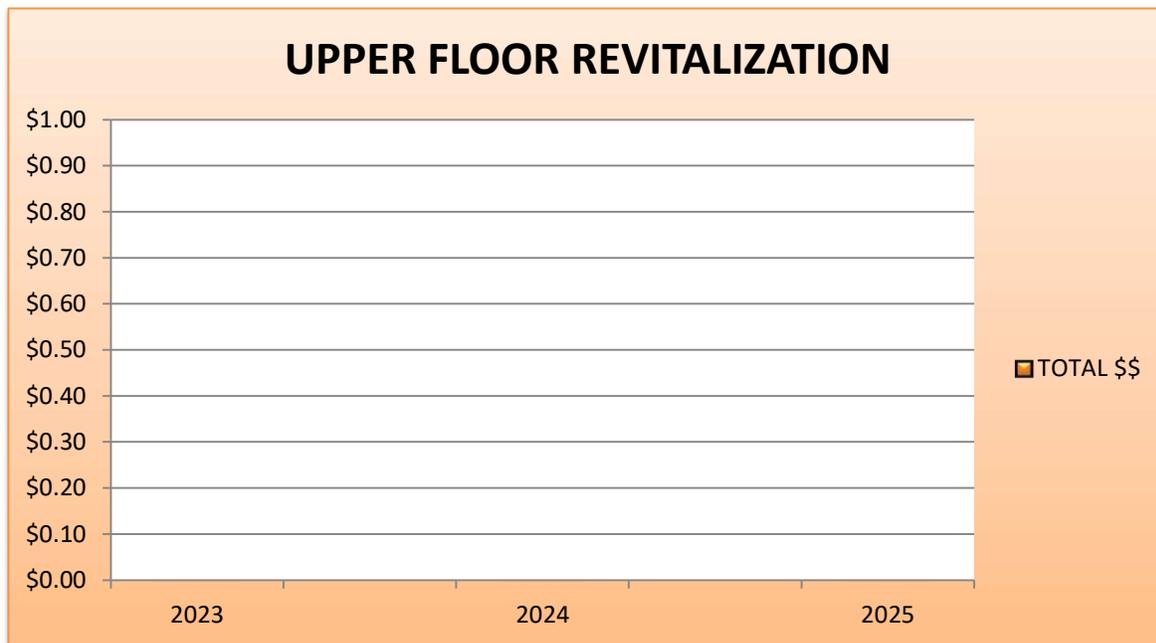


2025 REVOLVING LOAN FUND- UPPER FLOOR

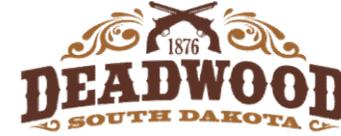
	PROPERTY ADDRESS	LOAN AMOUNT
2023	NA	\$0.00
2024	NA	\$0.00
2025	NA	\$0.00

YEARLY TOTALS

	2023	2024	2025
Number of Loans	0	0	1
Loan Amount Total	\$0.00	\$0.00	\$0.00

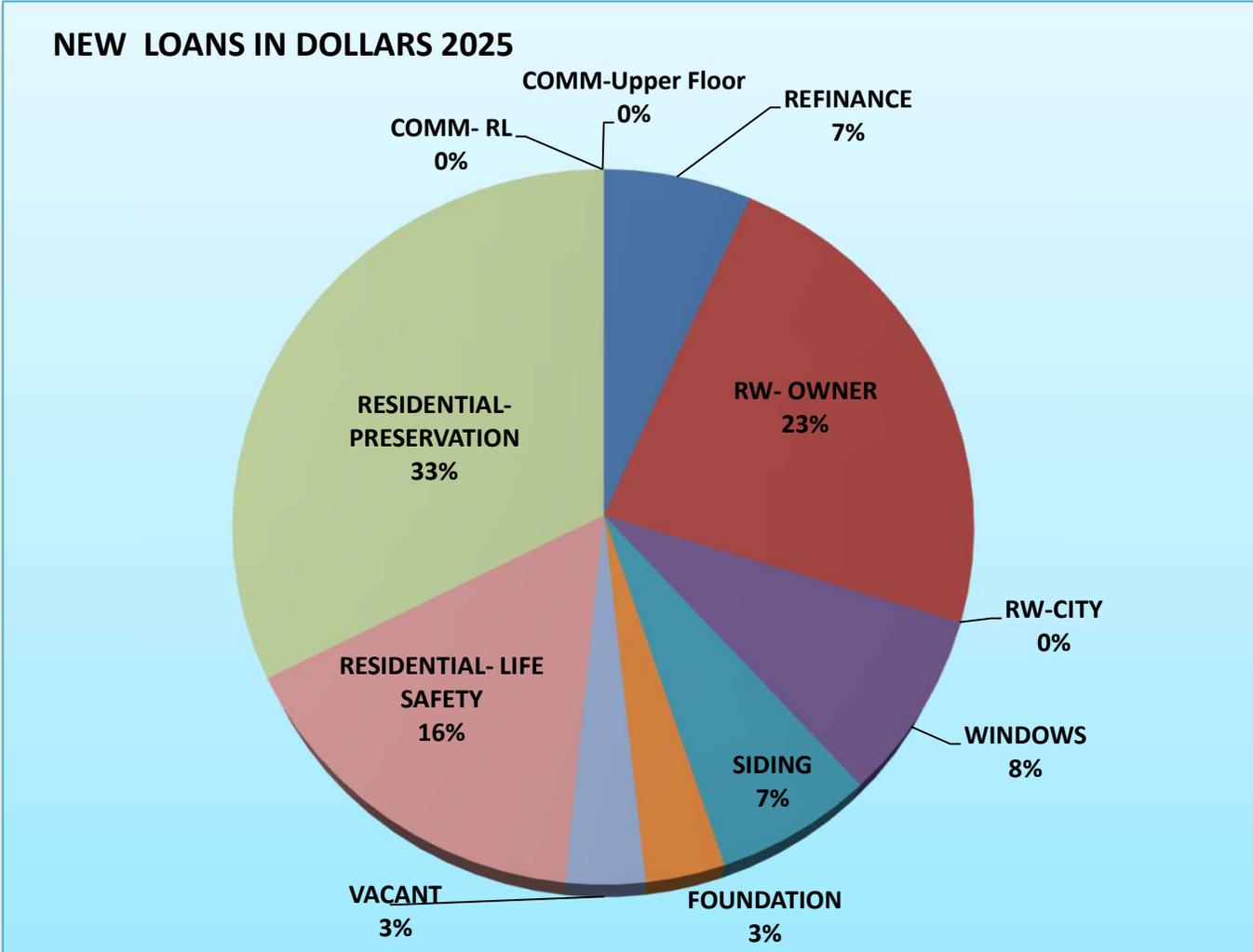


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2025 YEAR SUMMARY- NEW LOANS IN DOLLARS

<u>PROGRAM</u>	<u>AMOUNT</u>
REFINANCE	\$19,819.63
RW- OWNER	\$69,127.00
RW-CITY	\$0.00
WINDOWS	\$25,000.00
SIDING	\$20,000.00
FOUNDATION	\$10,000.00
VACANT	\$10,000.00
RESIDENTIAL- LIFE SAFETY	\$47,622.05
RESIDENTIAL- PRESERVATION	\$96,766.04
COMM- RL	\$0.00
COMM-Upper Floor	\$0.00
TOTALS	\$298,334.72



Number of New Loans	
2023	36
2024	18
2025	16

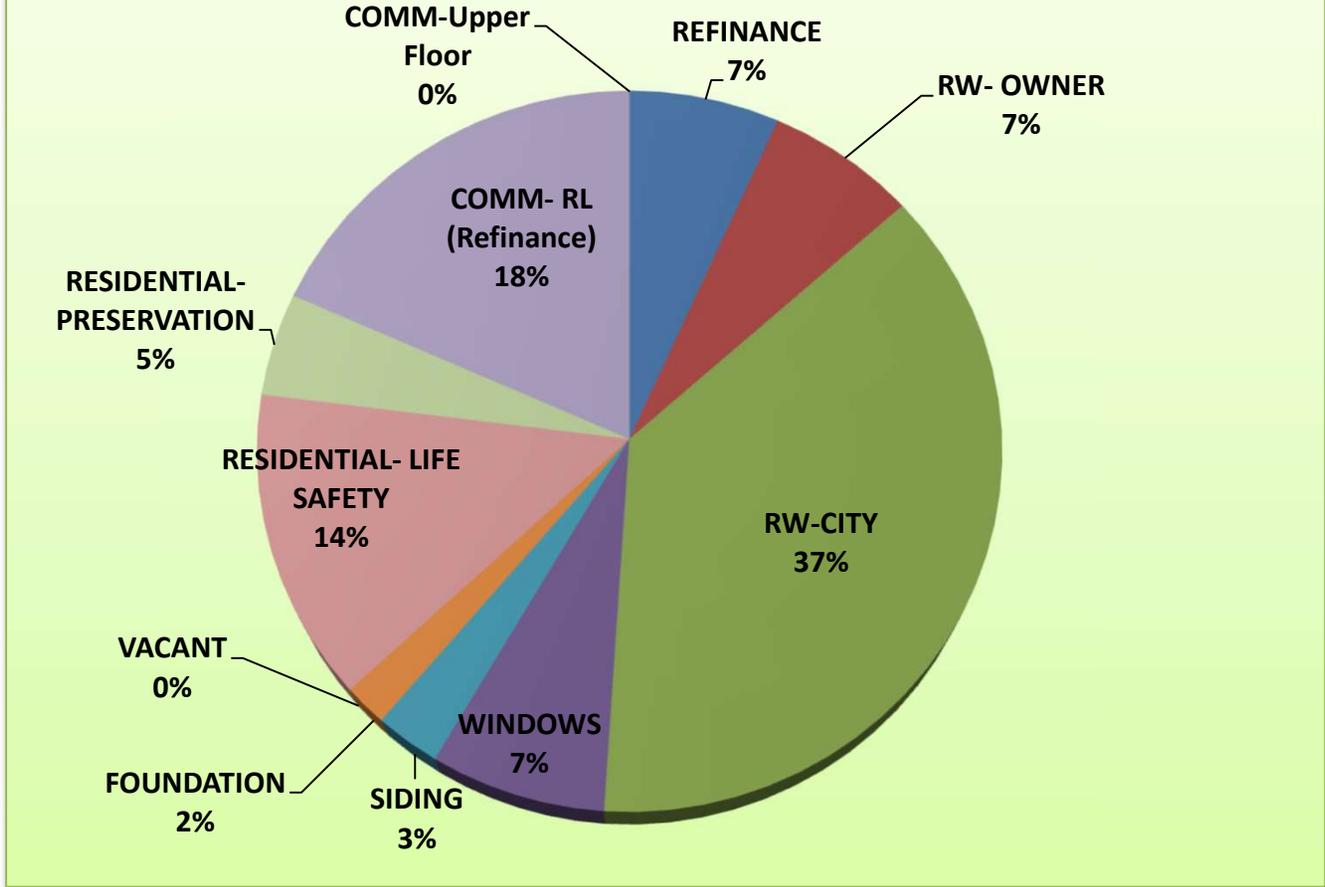
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2024 YEAR SUMMARY - NEW LOANS IN DOLLARS

<u>PROGRAM</u>	<u>AMOUNT</u>
REFINANCE	\$36,381.56
RW- OWNER	\$36,313.82
RW-CITY	\$202,722.00
WINDOWS	\$40,000.00
SIDING	\$15,000.00
FOUNDATION	\$10,000.00
VACANT	\$0.00
RESIDENTIAL- LIFE SAFETY	\$74,902.68
RESIDENTIAL- PRESERVATION	\$25,000.00
COMM- RL (Refinance)	\$99,201.34
COMM-Upper Floor	\$0.00
TOTALS	\$539,521.40

NEW LOANS IN DOLLARS - 2023



Number of New Loans

2022	40
2023	36
2024	17

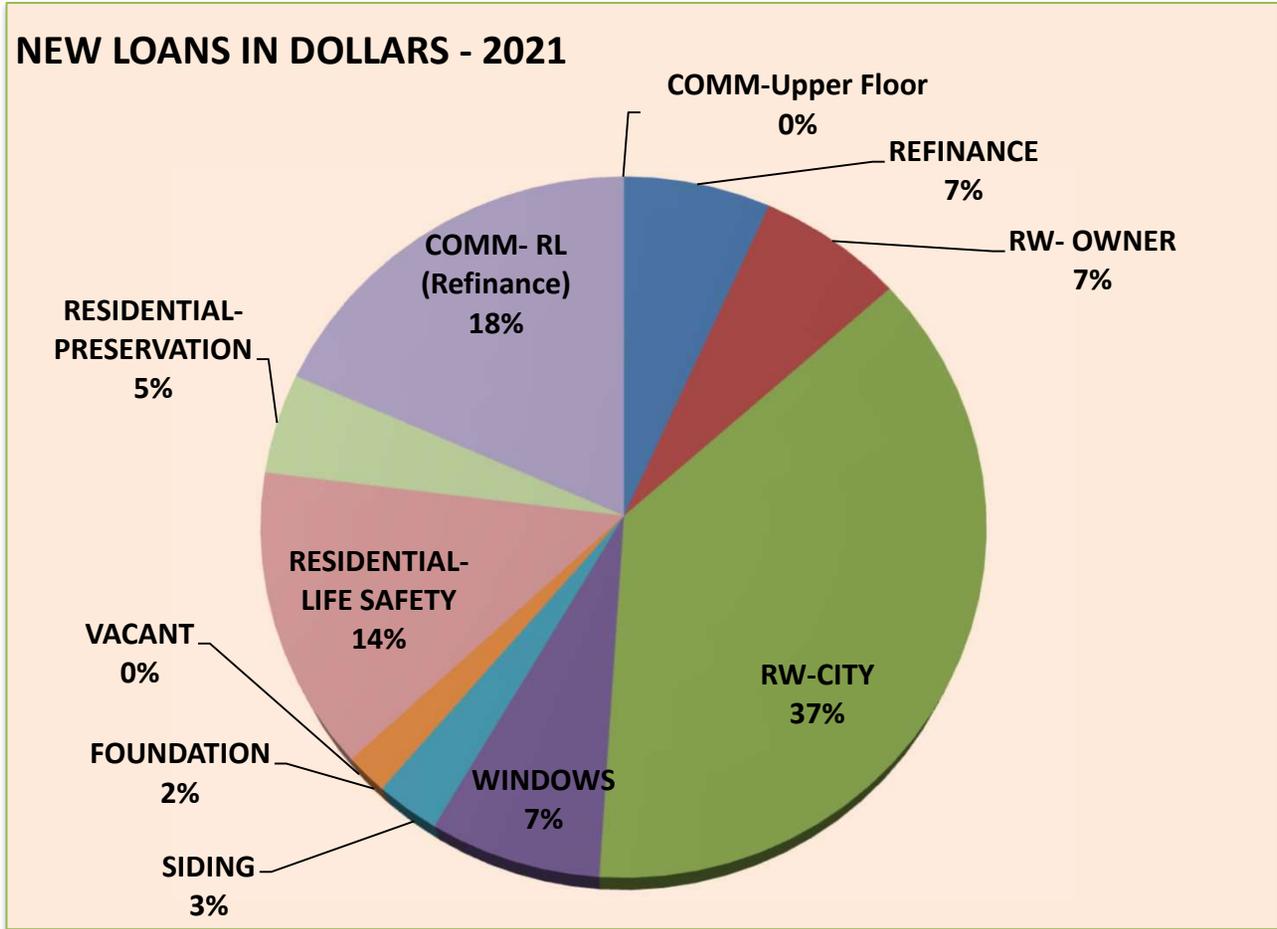
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2023 YEAR SUMMARY - NEW LOANS IN DOLLARS

<u>PROGRAM</u>	<u>AMOUNT</u>
REFINANCE	\$72,762.50
RW- OWNER	\$34,048.83
RW-CITY	\$195,118.00
WINDOWS	\$37,177.66
SIDING	\$30,000.00
FOUNDATION	\$50,000.00
VACANT	\$30,000.00
RESIDENTIAL- LIFE SAFETY	\$192,638.89
RESIDENTIAL- PRESERVATION	\$100,000.00
COMM- RL	\$225,930.26
COMM-Upper Floor	\$0.00
TOTALS	\$967,676.14

Number of New Loans	
2021	22
2022	40
2023	36



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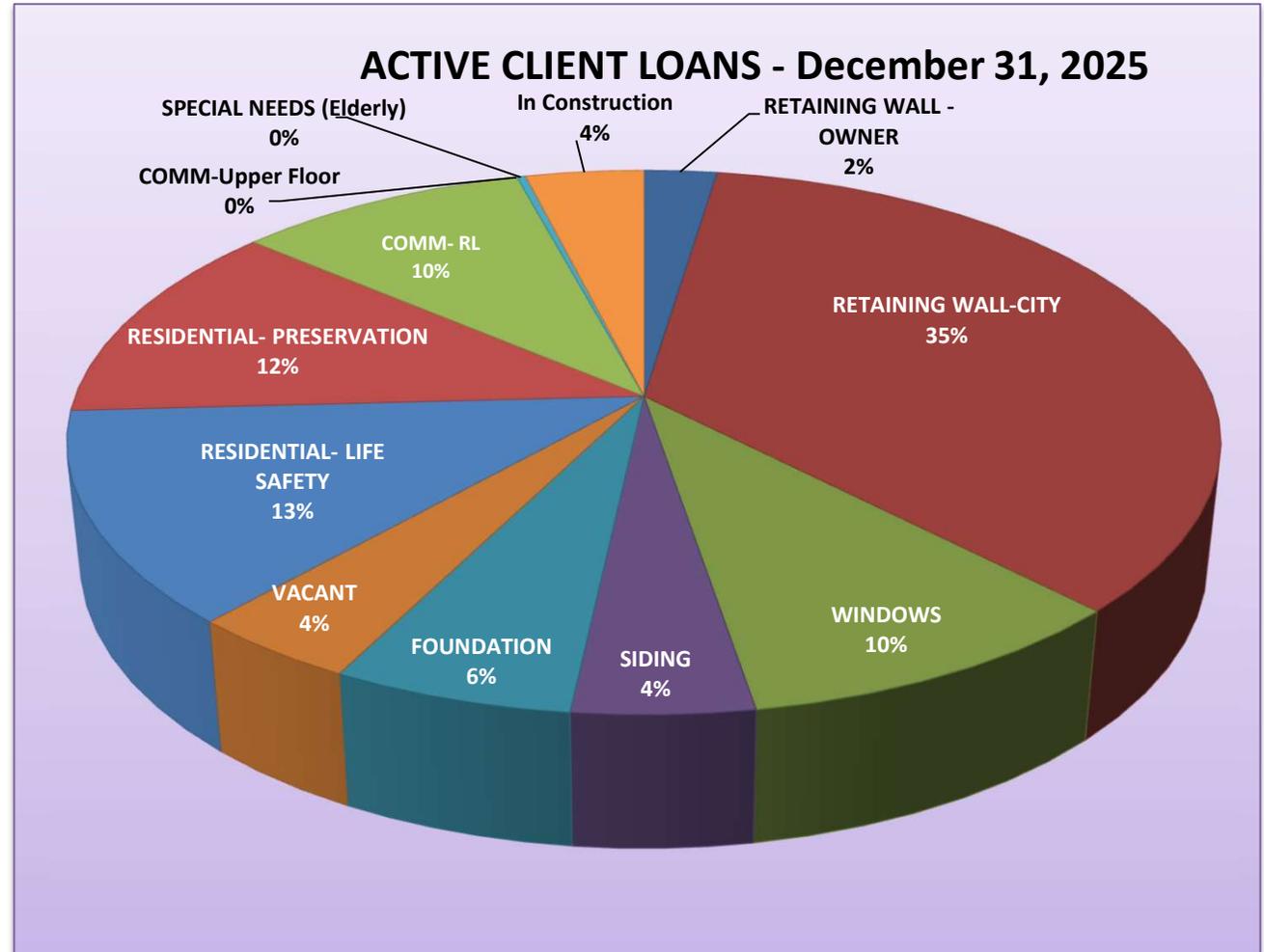


ACTIVE LOANS AS OF 12/31/2025

PROGRAM	AMOUNT
RETAINING WALL -OWNER	\$82,067.43
RETAINING WALL-CITY	\$1,204,053.39
WINDOWS	\$331,485.61
SIDING	\$148,331.80
FOUNDATION	\$197,500.72
VACANT	\$140,000.00
RESIDENTIAL- LIFE SAFETY	\$428,455.73
RESIDENTIAL- PRESERVATION	\$411,113.16
COMM- RL	\$327,900.97
COMM-Upper Floor	\$0.00
SPECIAL NEEDS (Elderly)	\$10,000.00
In Construction	\$133,347.26
TOTAL VOLUME	\$3,414,256.07
TOTAL VOLUME- 2024	\$ 3,581,907.37
TOTAL VOLUME- 2023	\$ 3,487,716.76

TOTAL ACTIVE LOANS

Number Active Loans- 12/31/2025	169
Number Active Loans- 12/31/2024	177
Number Active Loans- 12/31/2023	179



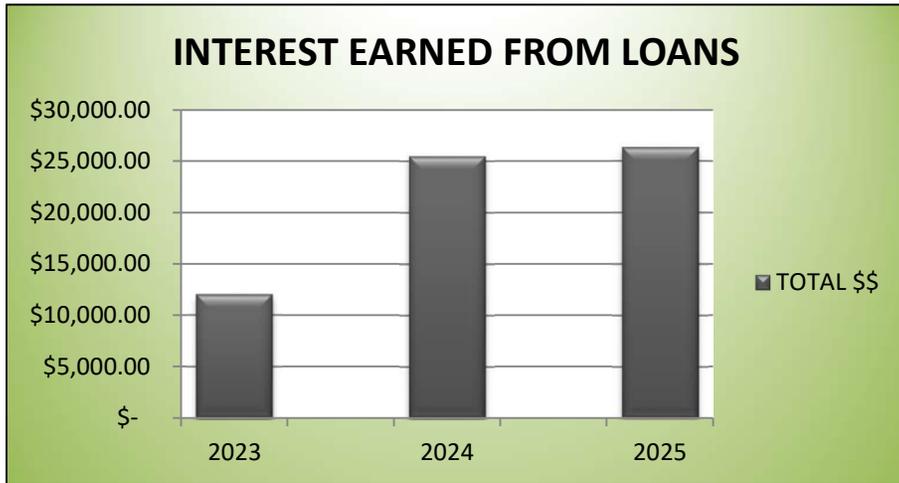
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INTEREST EARNED

YEARLY TOTALS

	2023	2024	2025
Number of Loans	\$ 11,987.07	\$ 25,495.81	\$ 26,373.91
Loan Amount Total	179	177	169



ORIGINATION and SETTLEMENT FEES FROM NEW LOANS

YEARLY TOTALS

	2023	2024	2025
Number of Loans	\$ 23,851.21	\$ 15,557.66	\$ 9,320.47
Loan Amount Total	36	18	16

