



Ozark Foothills Regional Community Foundation

Post-2017 Disaster Regional Housing Study



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Acknowledgements

This report was prepared by:
MarksNelson, LLC, 1310 East 104th Street, Suite 300, Kansas City, MO 64131
www.marksnelsoncpa.com
816-743-7700



Pre-Disaster Conditions

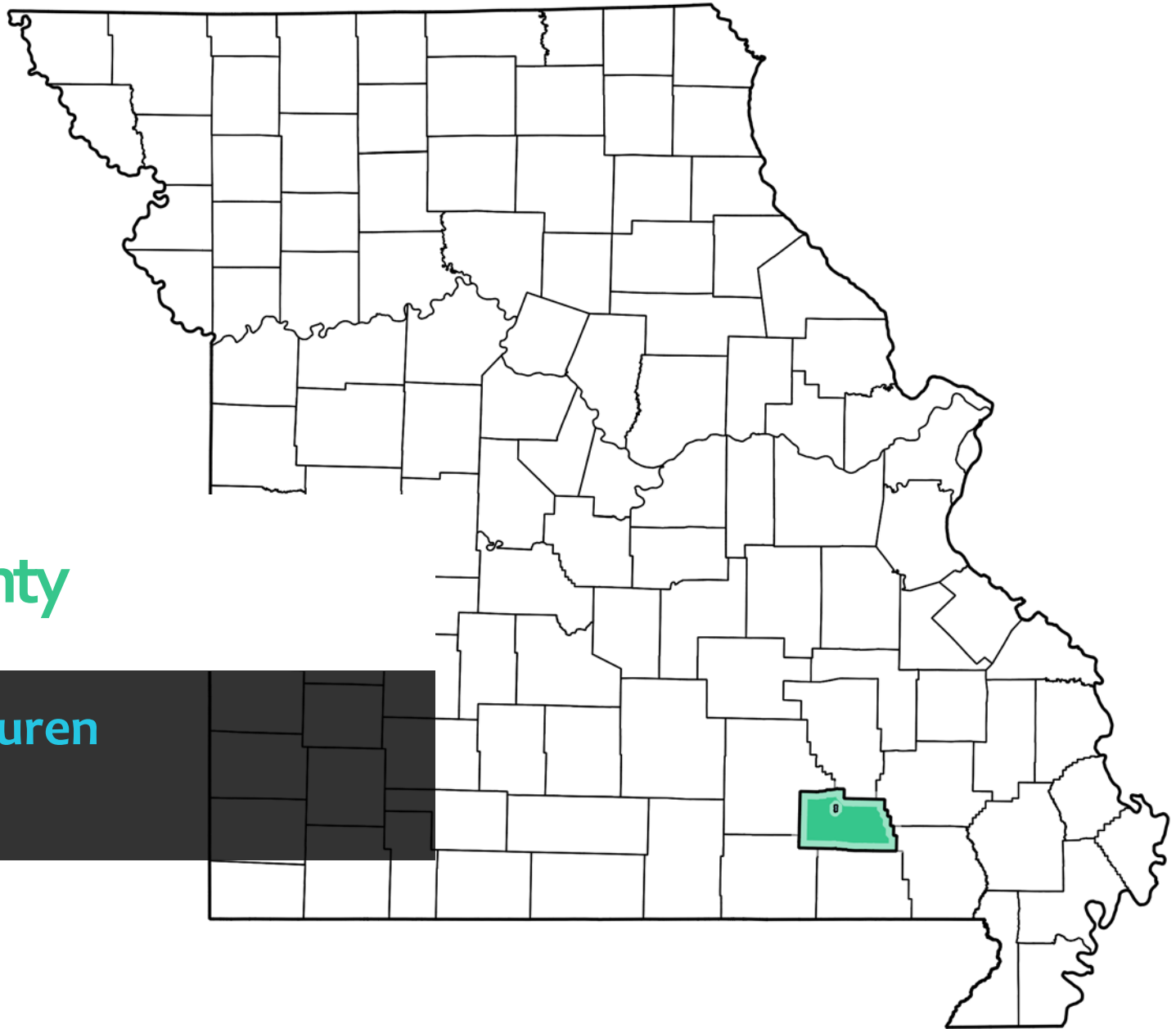
2010-2017

Regional Overview-Counties

	Carter	Reynolds	Ripley	Wayne
Population-2017	6,255	6,361	13,807	13,369
Population change 2010-2017	-0.16%	-5.0%	-2.08%	-1.12%
Median Age	41.3	46.0	42.5	46.9
Total Housing Units	3,260	4,035	6,618	8,087
Housing Units for Seasonal or Recreational use	422	960	426	1,759
Owner-occupied/Renter	73%/27%	78%/22%	77%/23%	77%/23%
Vacancy Rate	26%	35%	18%	32%
Median Household Income	\$37,875	\$40,278	\$33,849	\$35,135
Median Home Value	\$90,400	\$90,300	\$87,800	\$72,700
Median Monthly Rents	\$564	\$562	\$514	\$548
Tenants with Possible Sufficient Income to Become Homeowners	70%	80%	76%	77%
Percent living in poverty (2017)	14.5%	17.3%	23.4%	23.4%
Number of homes impacted	152	44	98	44
Number of homes destroyed	12	0	15	0
Number of homes suffering major damage	105	6	40	1
Impacted homes occupied by owner/renter	114/38	35/9	85/13	41/3
Key economic sectors in the county	Healthcare/Soc Serv, Education, Manufacturing	Mining, Manufacturing, Healthcare/Soc Serv	Healthcare/Soc Serv, Manufacturing, Education	Healthcare/Soc Serv, Manufacturing, Education

Regional Overview-Population Centers

	Van Buren	Ellington	Doniphan	Piedmont
Population-2017	1,095	1,204	2,166	2,345
Population change 2010-2017	33.7%	21.99%	8.46%	18.61%
Median Age	25.1	40.8	42.1	43.0
Total Housing Units	455	603	1,027	1,083
Housing Units for Seasonal or Recreational use	37	17	0	6
Owner-occupied/Renter	61%/39%	57%/43%	51%/49%	55%/45%
Vacancy Rate	16%	22%	13%	11%
Median Household Income	\$42,917	\$33,456	\$30,368	\$31,417
Median Home Value	\$94,100	\$61,600	\$85,800	\$74,000
Median Monthly Rents	\$536	\$549	\$518	\$548
Percent living in poverty	11.8%	22.4%	34.7%	27.8%

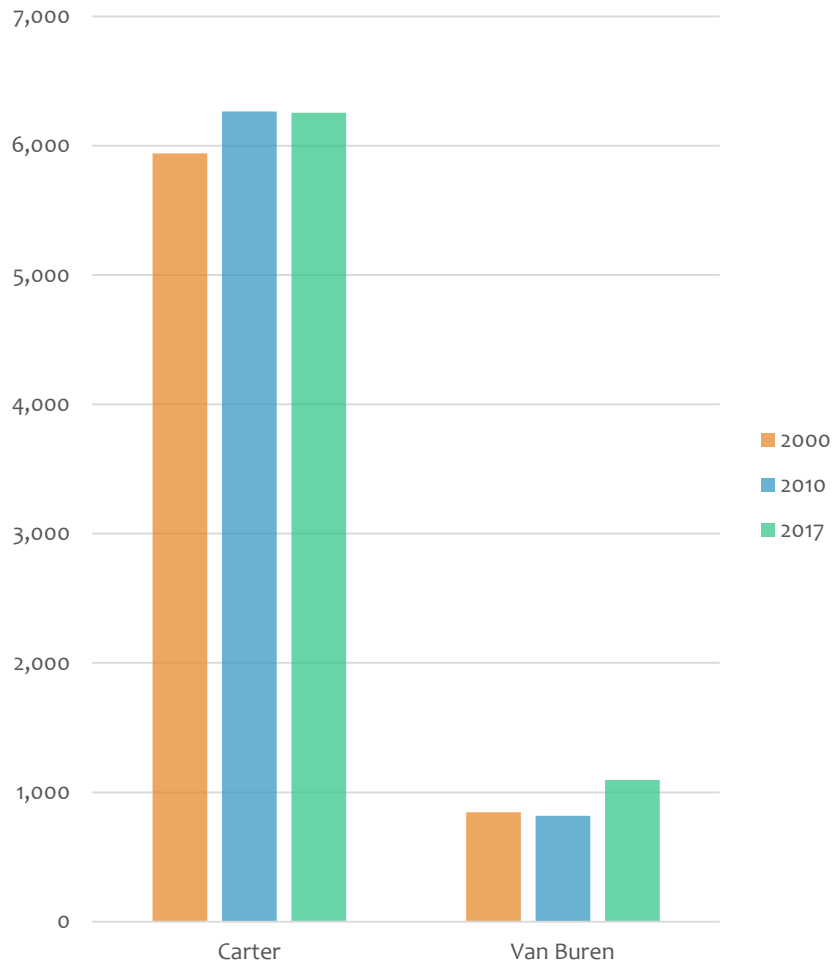


Carter County

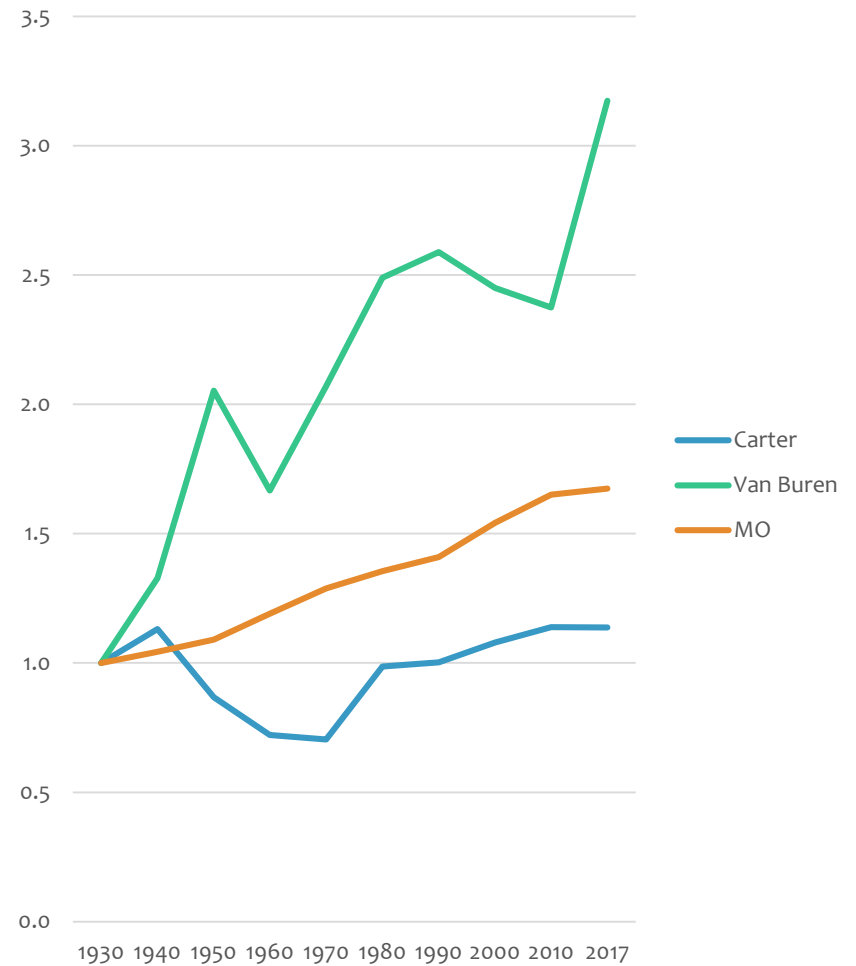
City of Van Buren

Population

Population

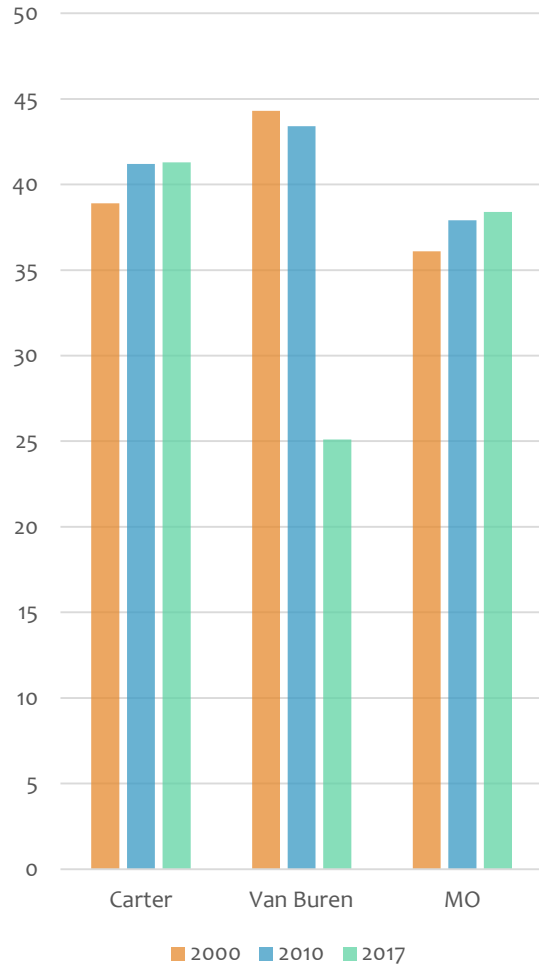


Population Growth Trends (1930 = 1.0)

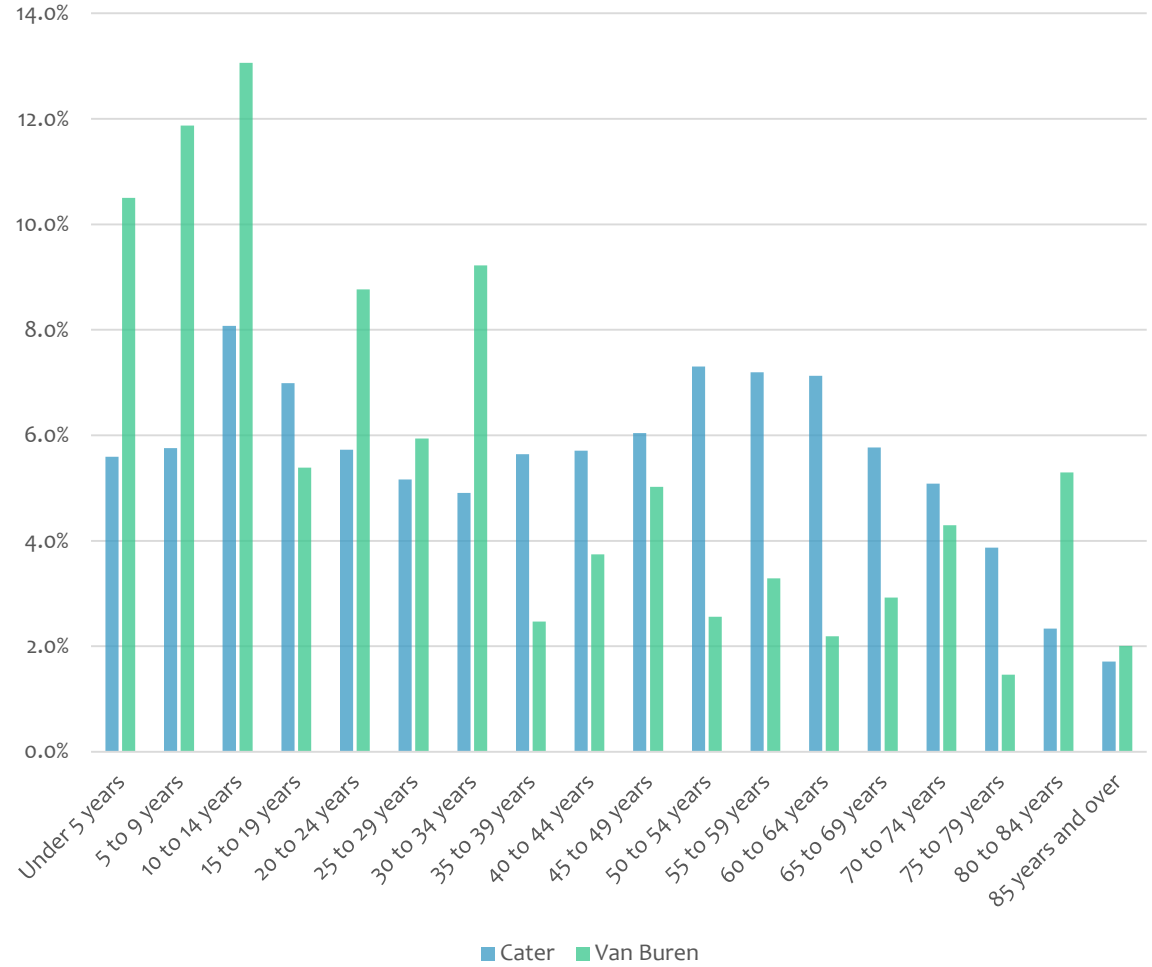


Demographics

Median Age

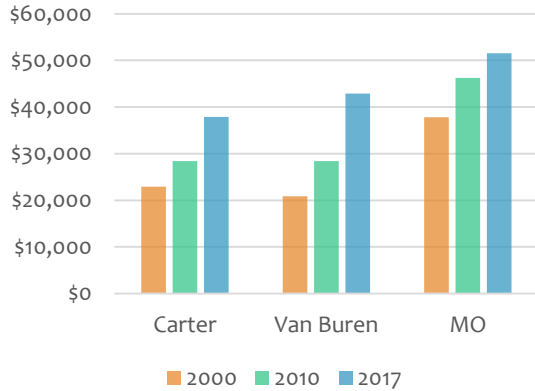


Age Groups (2017)

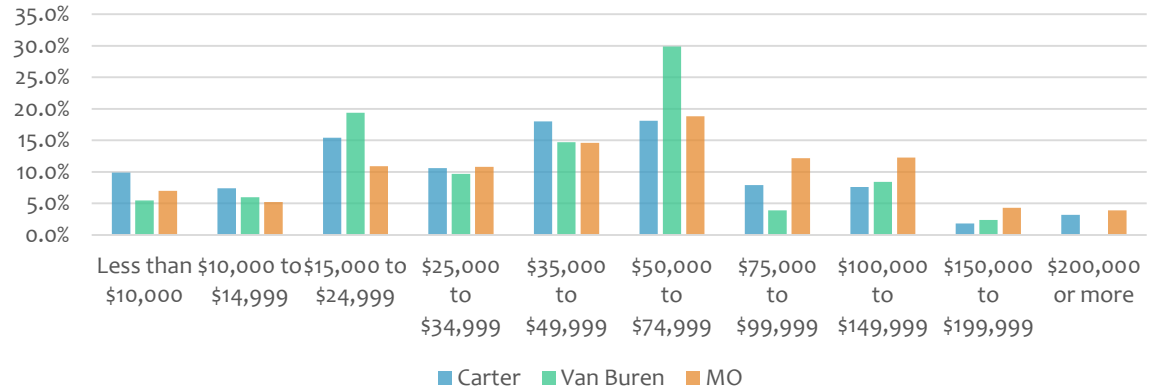


Area Income

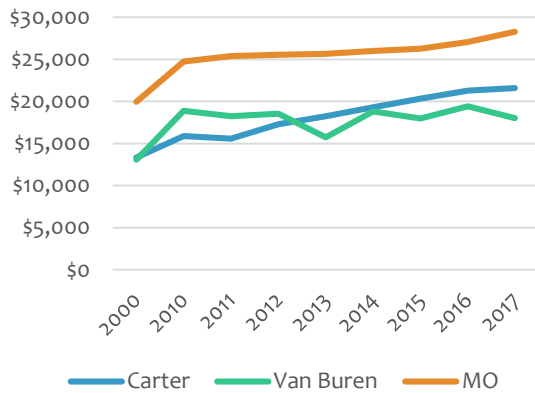
Median Household Income



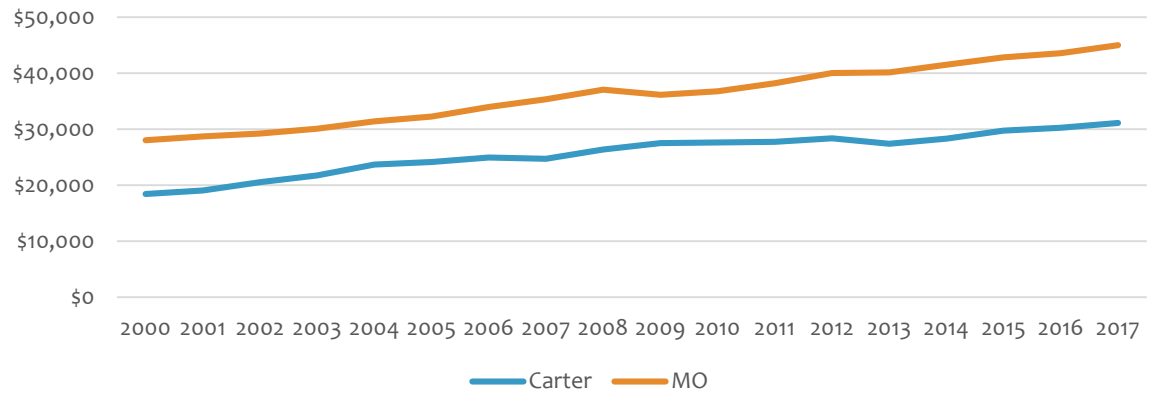
Household Income Levels (2017)



Per Capita Income (Salary Only)

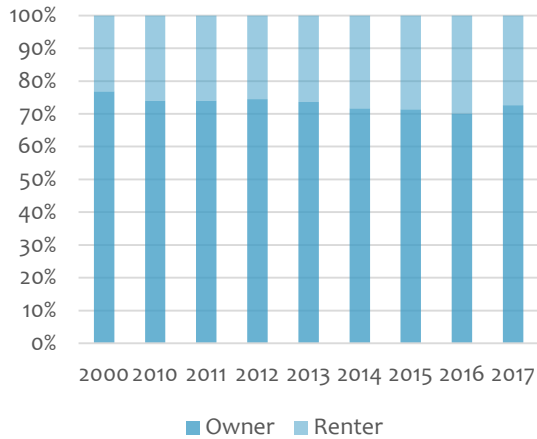


Per Capita Personal Income (All Income Sources)

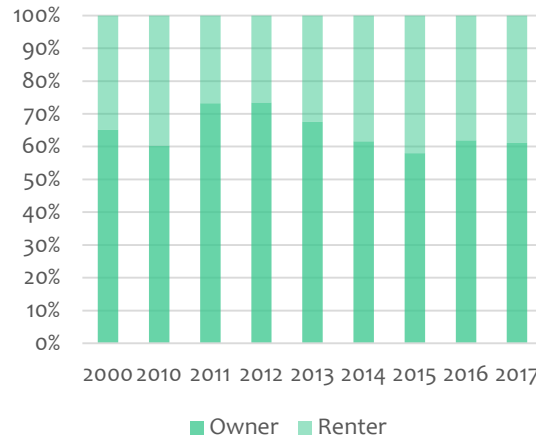


Household Tenure

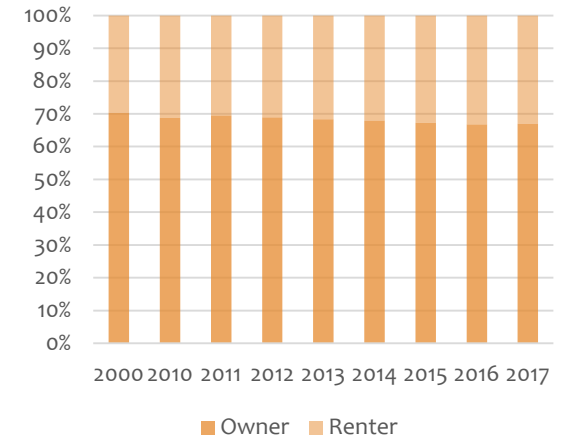
Tenure – Carter



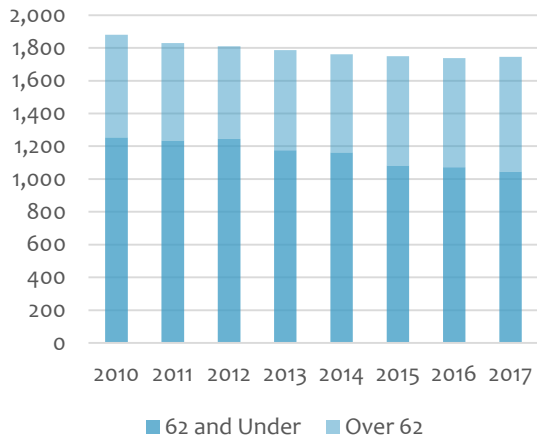
Tenure – Van Buren



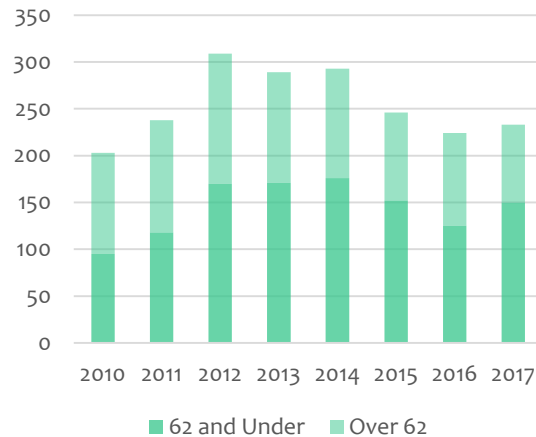
Tenure – Missouri



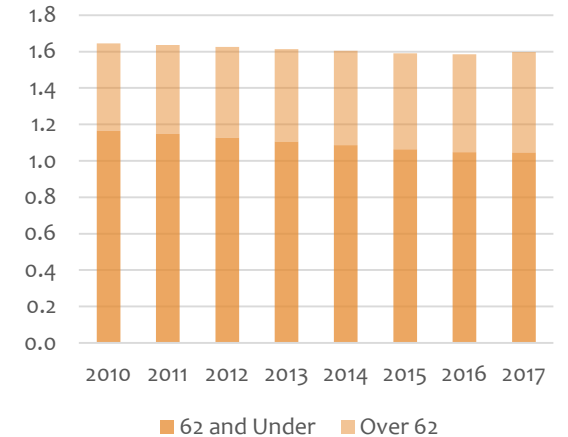
Owner Age – Carter



Owner Age – Van Buren

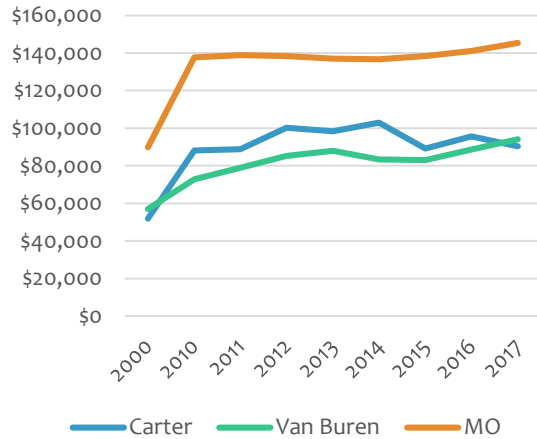


Owner Age – Missouri (Millions)

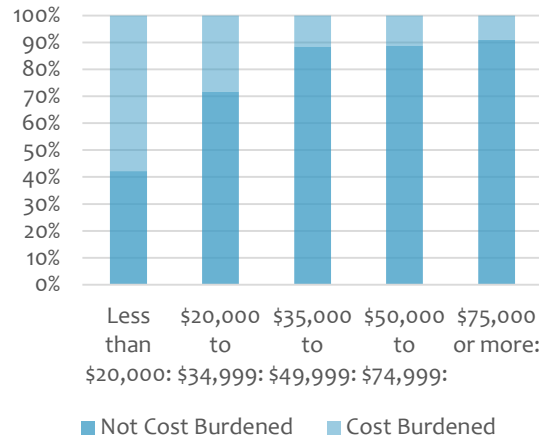


Housing Values

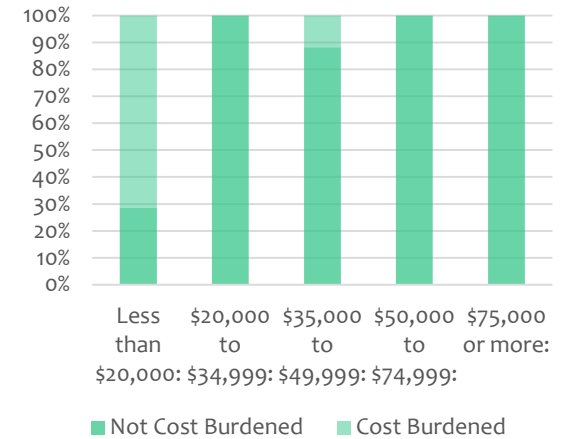
Median Housing Values



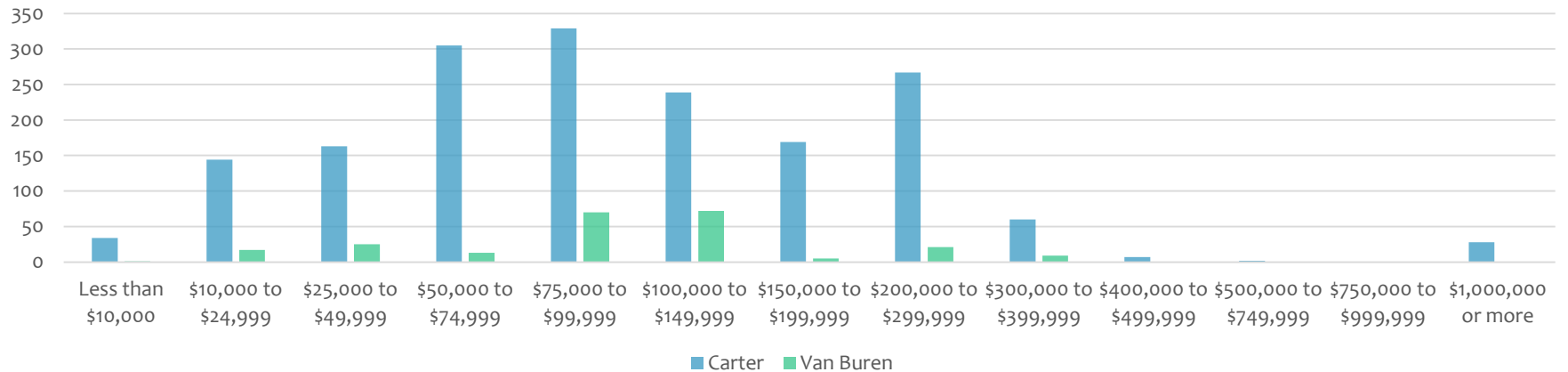
Cost Burdened Owners – Carter



Cost Burdened Owners – Van Buren

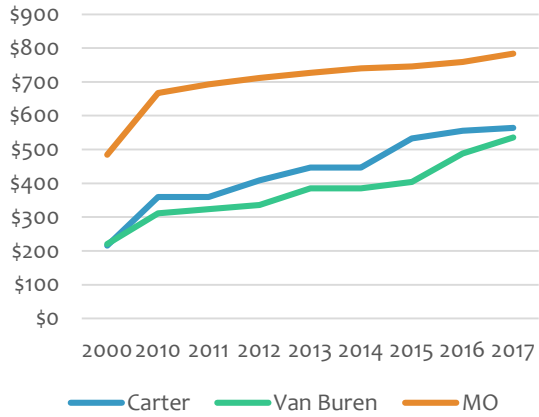


Owner Occupied Housing Values (2017)

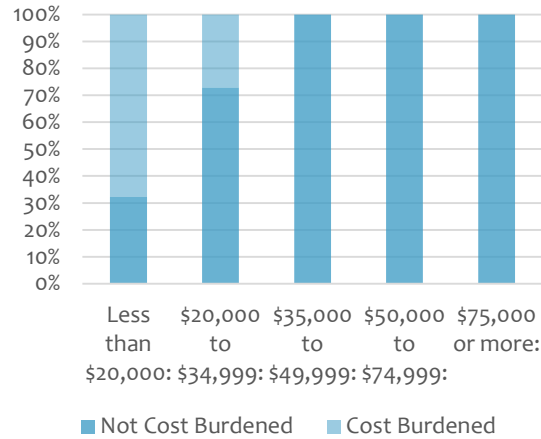


Area Rent

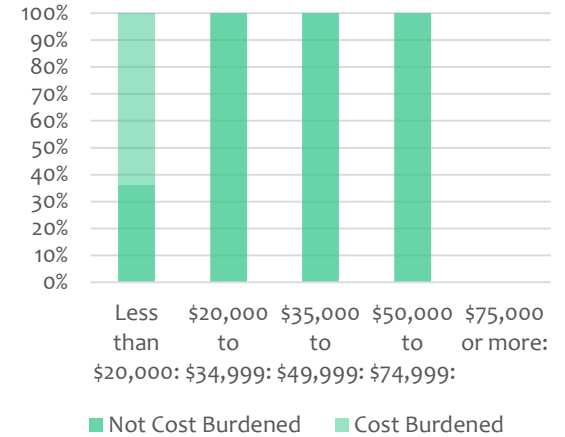
Median Rent



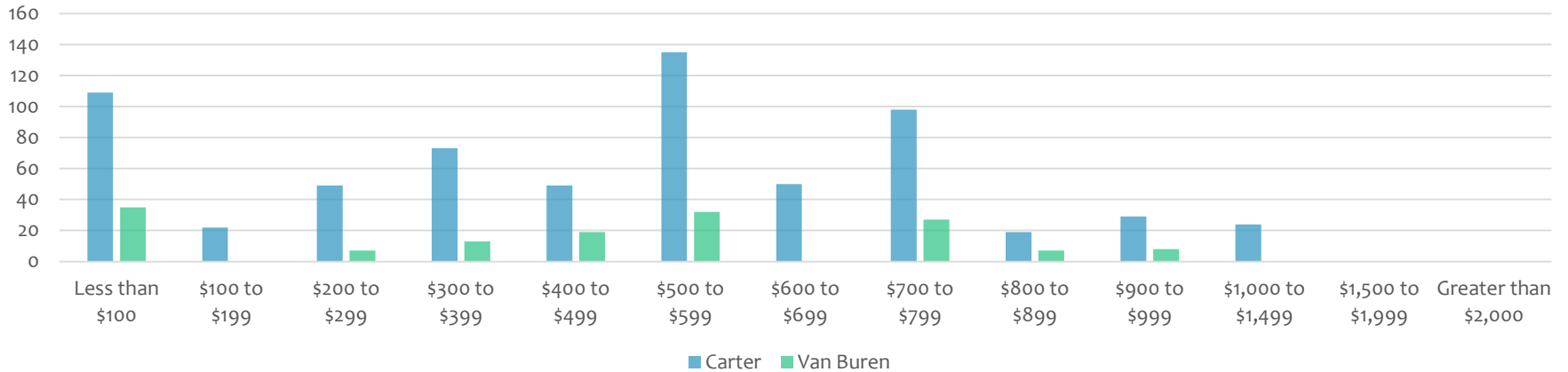
Cost Burdened Renters – Carter



Cost Burdened Renters – Van Buren

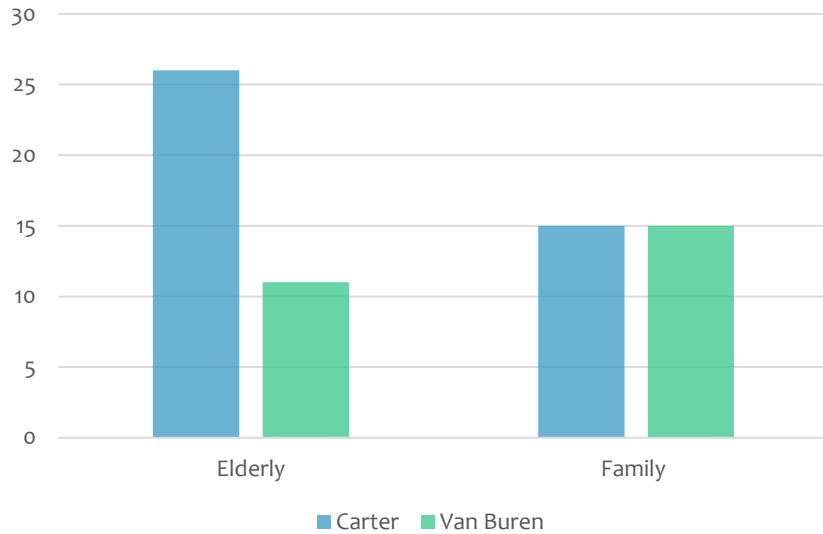


Rental Rate Breakdown (2017)

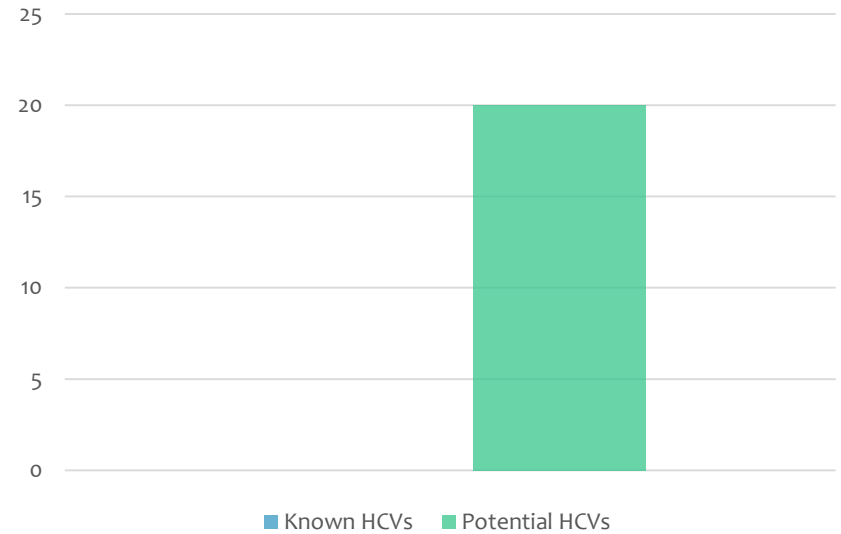


Housing Assistance

Known Subsidized Units (USDA 515 Properties)



Known vs. Potential Housing Choice Vouchers – Carter County*



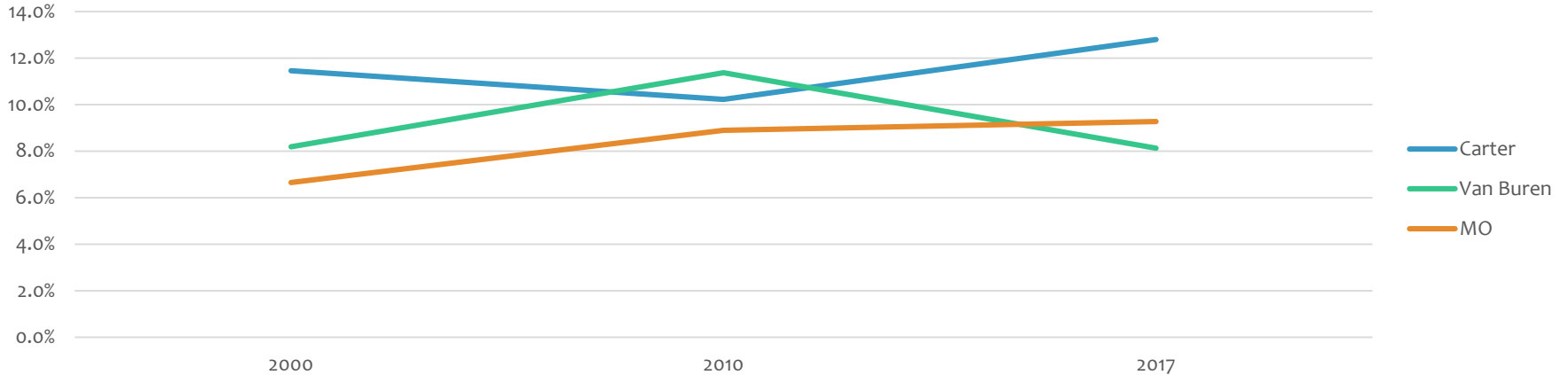
Known LIHTC Properties

Project Name	Total Units	Low-Income Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	USDA 515 Property?
ELLSINORE SENIOR HOUSING	24	24	0	20	4	0	0	Y
RIVERVIEW APTS	16	16	0	0	16	0	0	Y

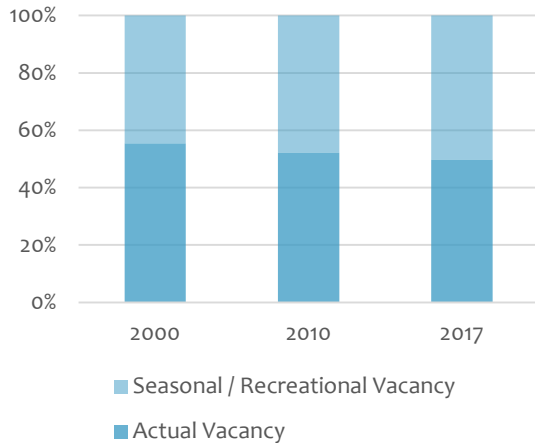
*There are no known Housing Choice Vouchers (HCVs) in Carter county. Public data sources are published on the census tract level, and for confidentiality purposes, HUD only publishes counts from tracts with 10 or more HCVs. There are 2 census tracts in Carter county, and no data are published for these tracts. If there are HCVs in the county, the maximum number of potential HCVs is 20.

Vacancy

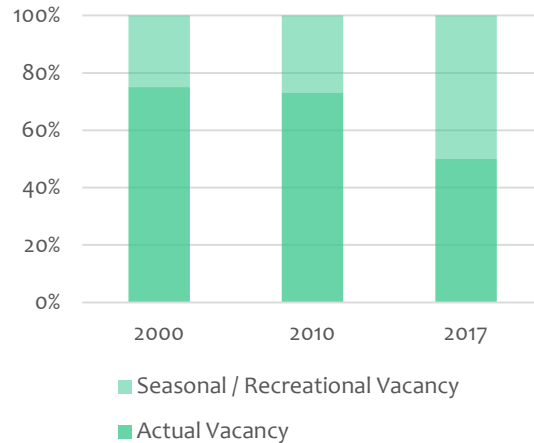
Actual Vacancy Rate



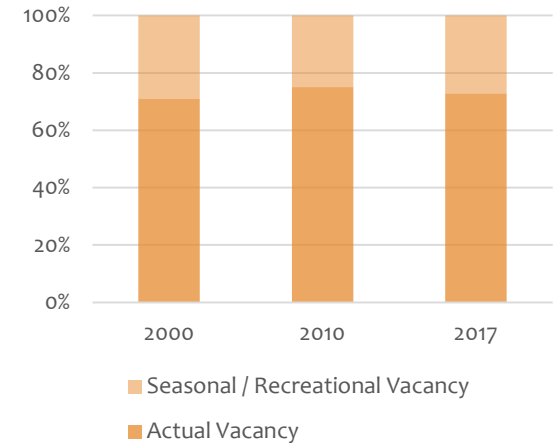
Vacancy Types – Carter County



Vacancy Types – Van Buren

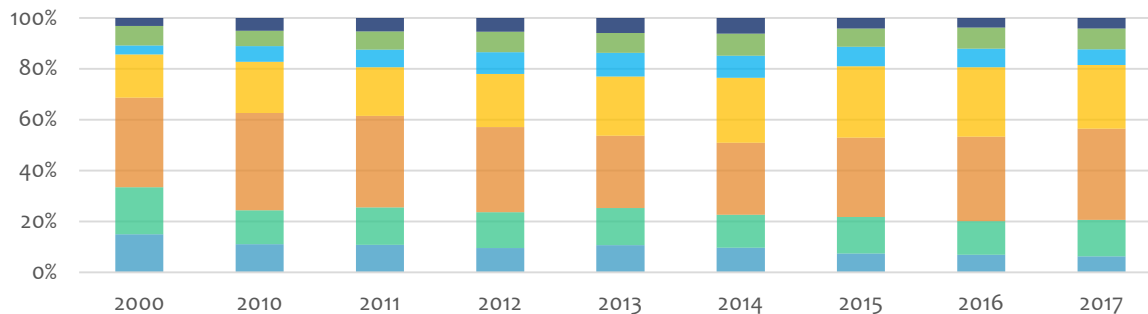


Vacancy Types – Missouri

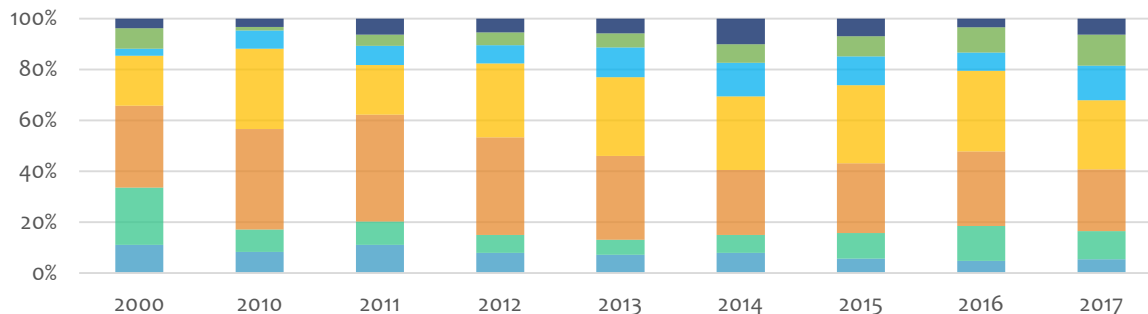


Educational Attainment

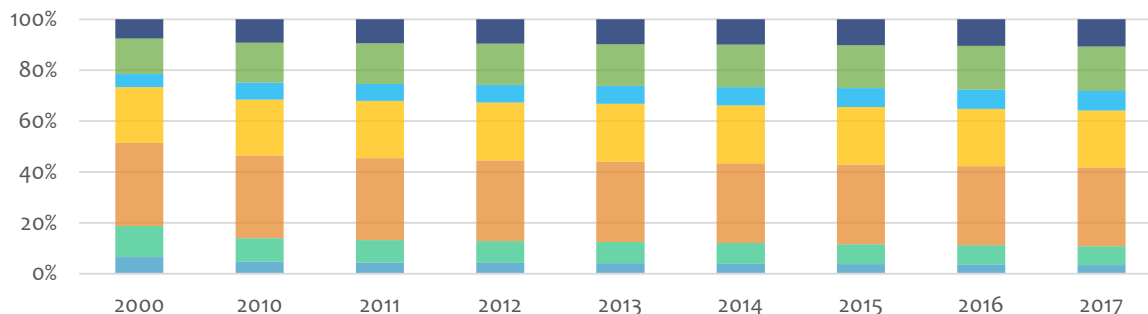
Carter County



Van Buren

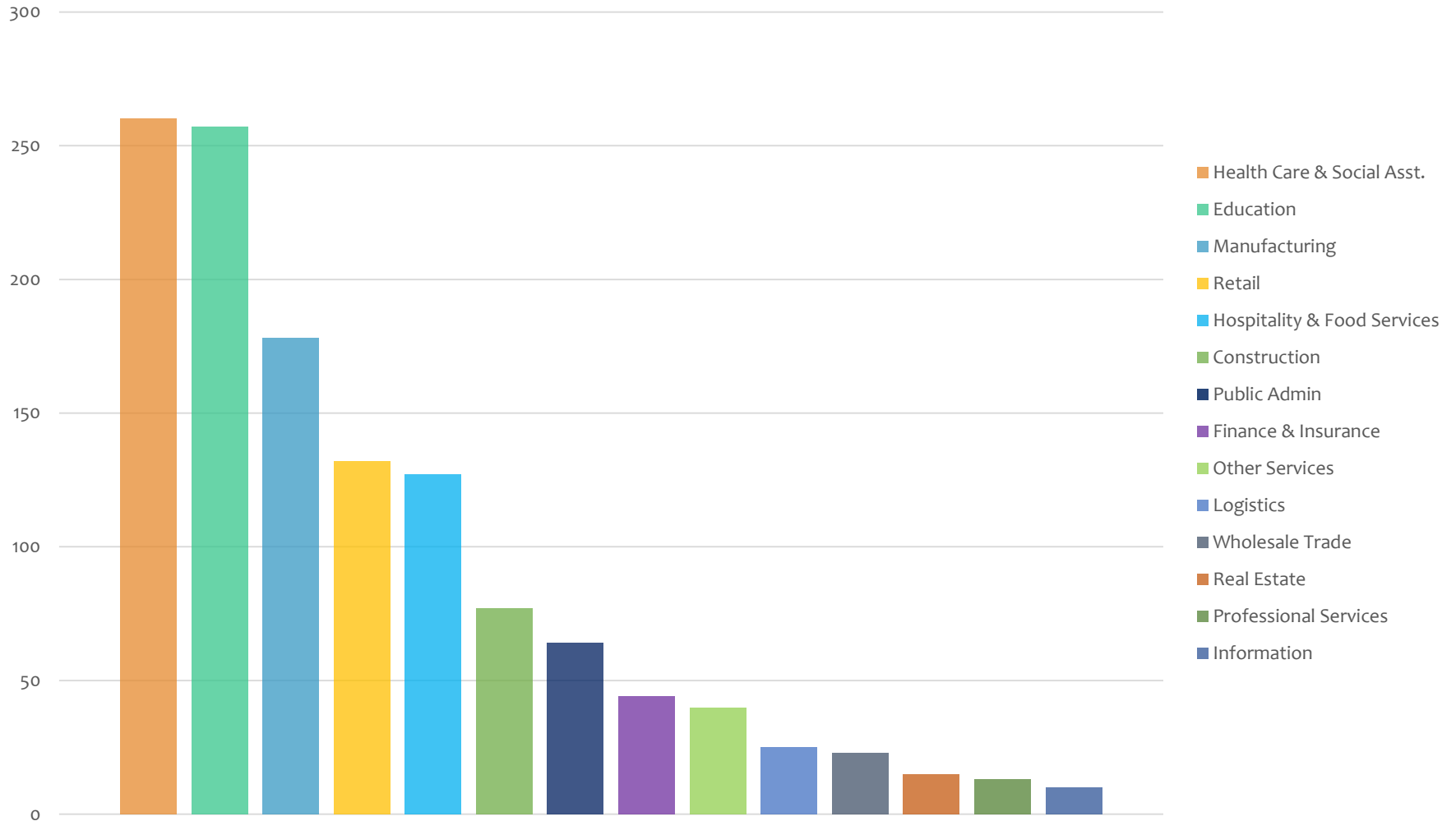


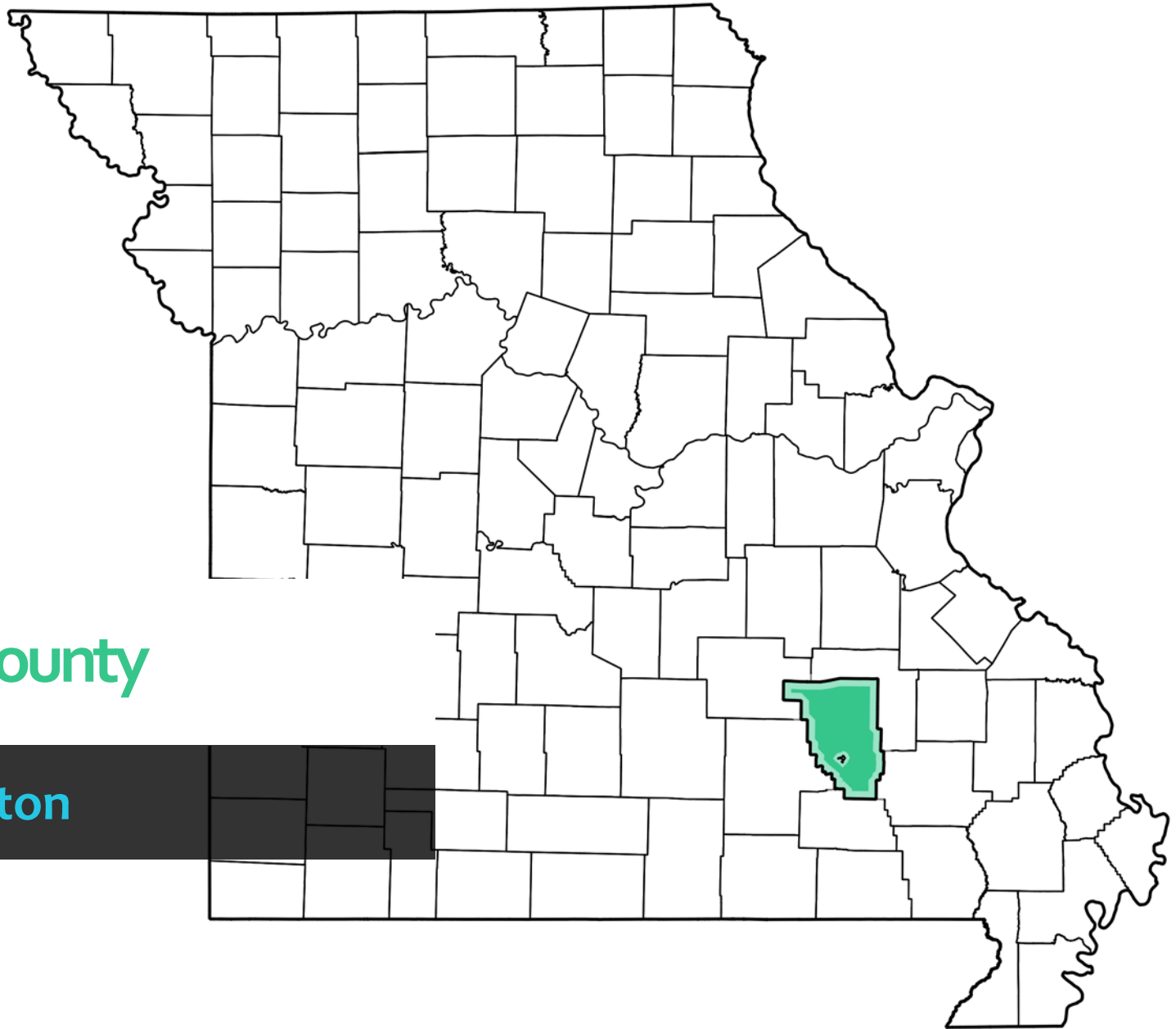
Missouri



Economic Base

Industry Composition – Carter County



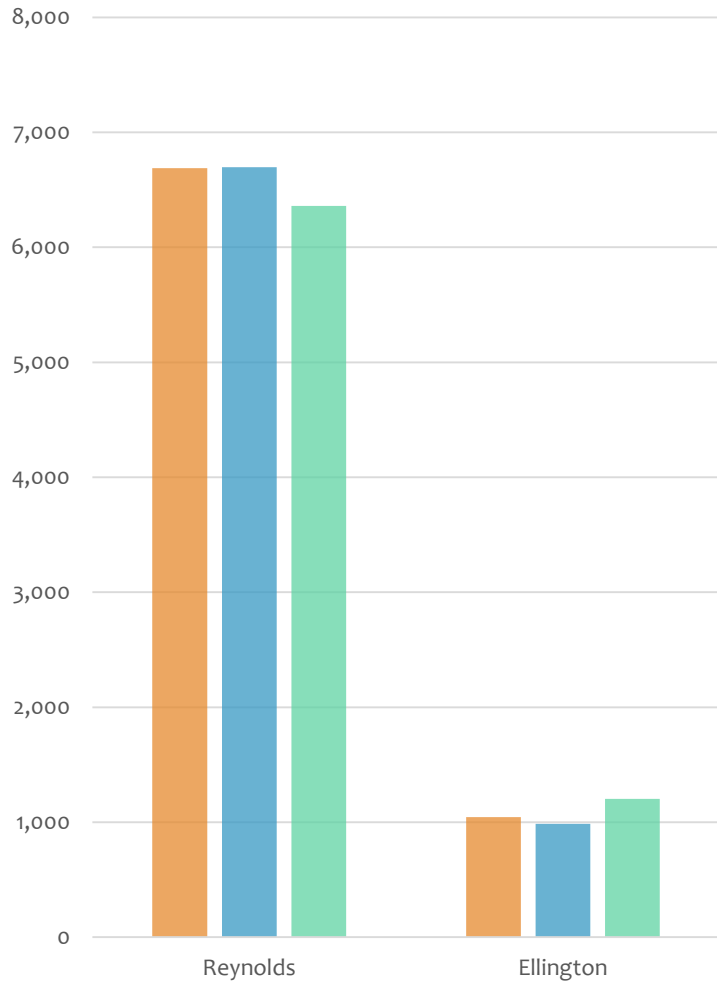


Reynolds County

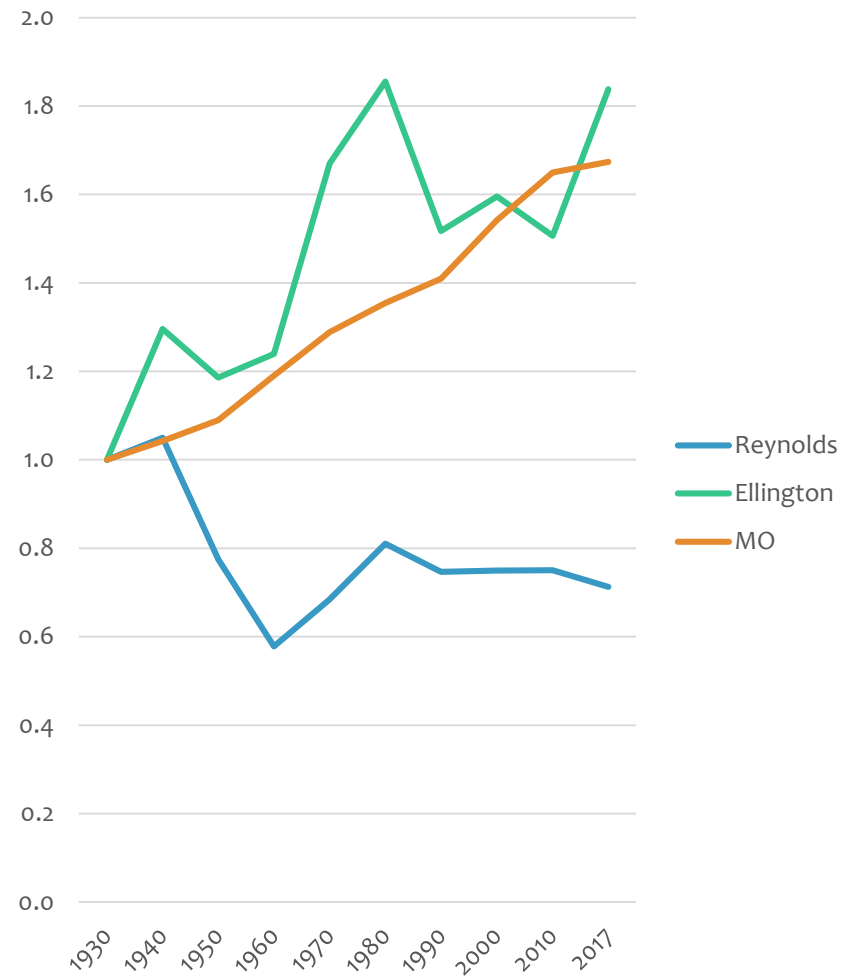
City of Ellington

Population

Population

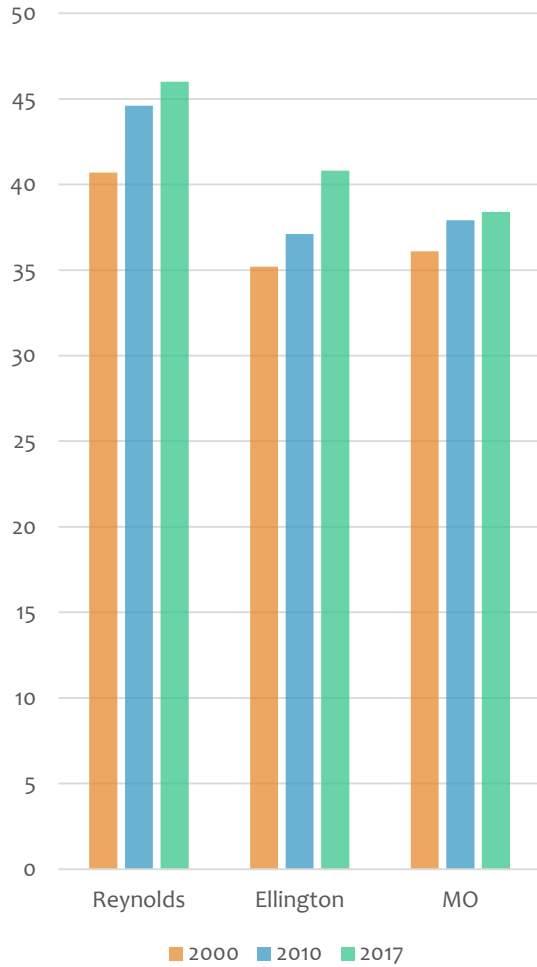


Population Growth Trends (1930 = 1.0)

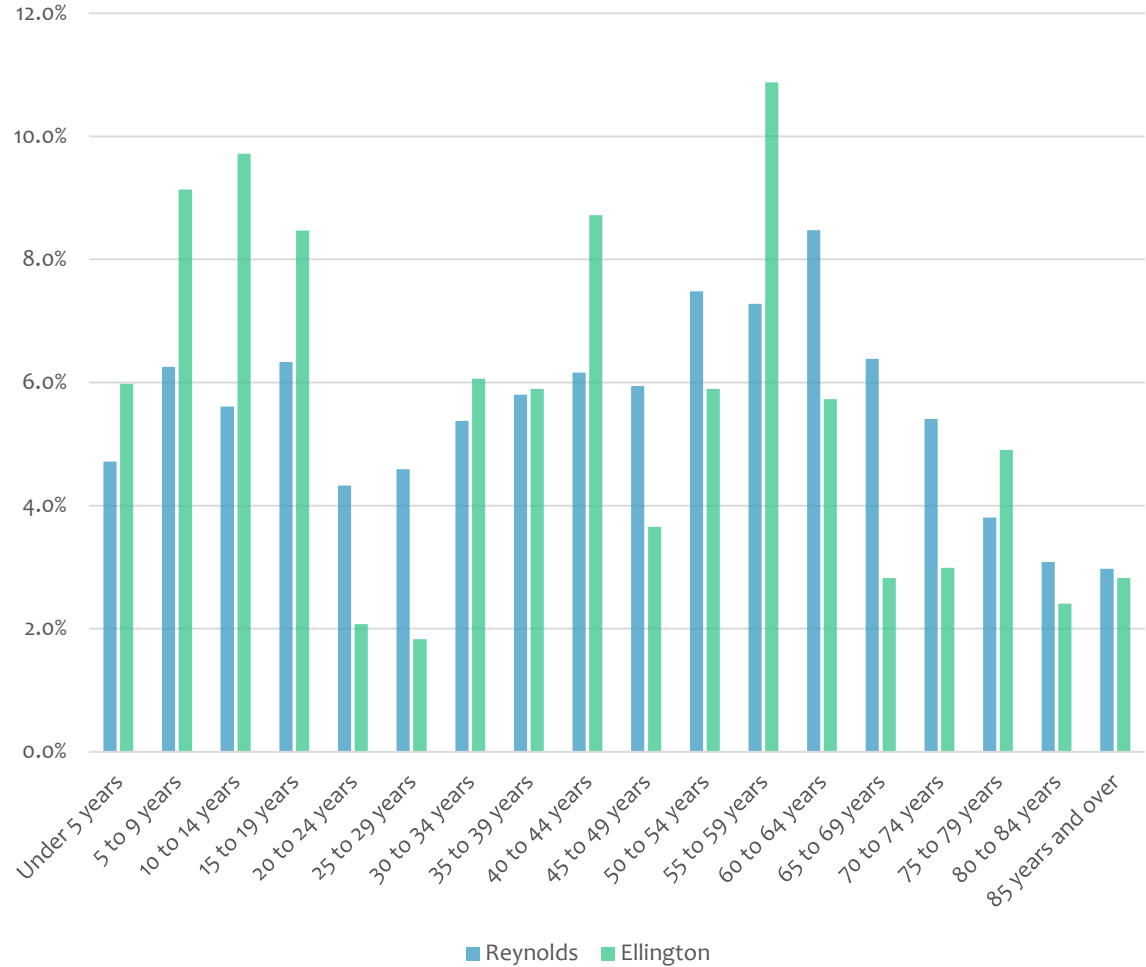


Demographics

Median Age

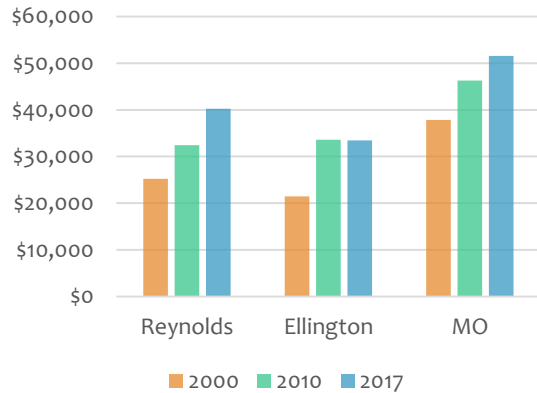


Age Groups (2017)

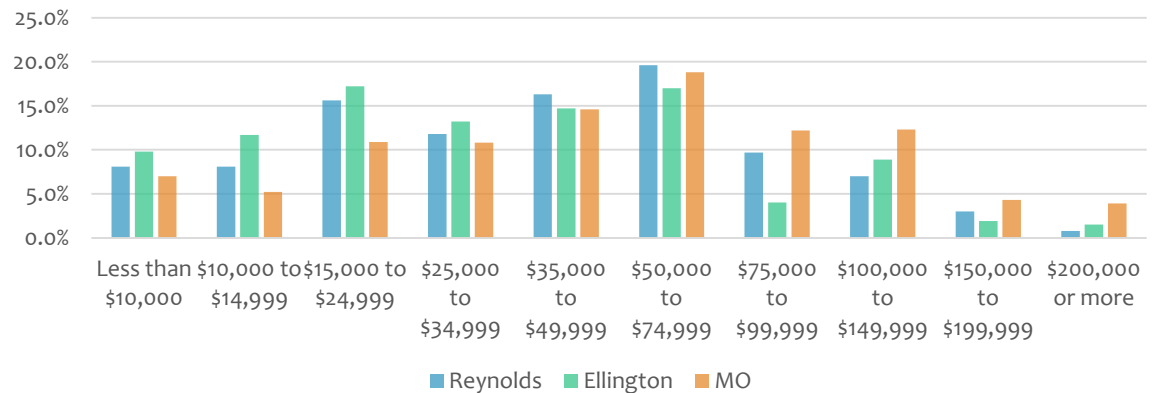


Household Income

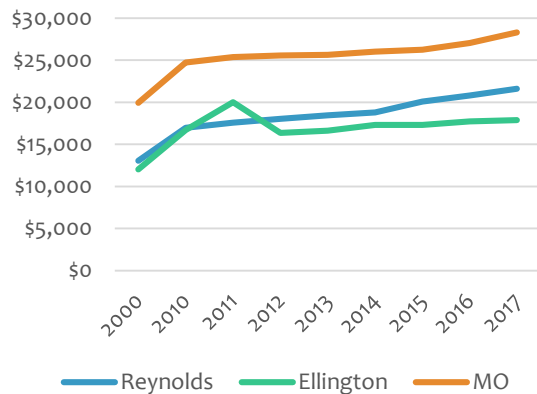
Median Household Income



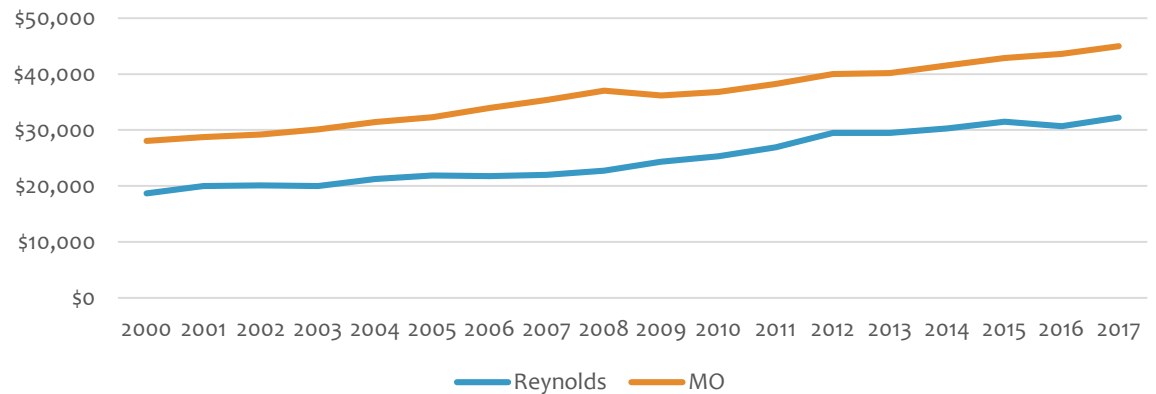
Household Income Levels (2017)



Per Capita Income (Salary Only)

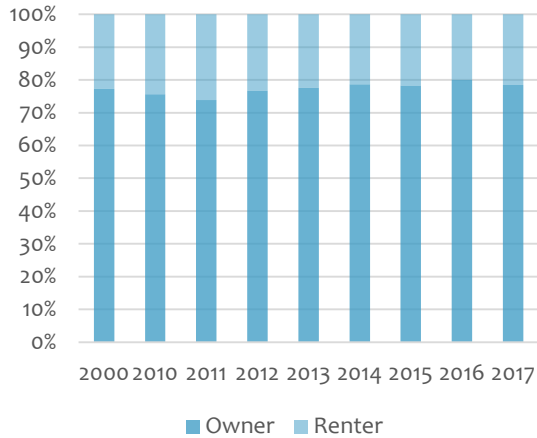


Per Capita Personal Income (All Income Sources)

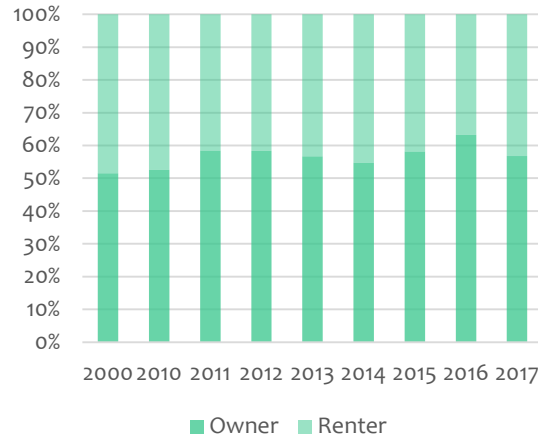


Household Tenure

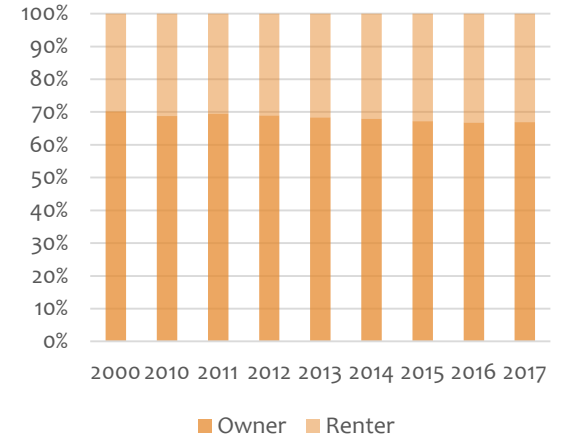
Tenure – Reynolds



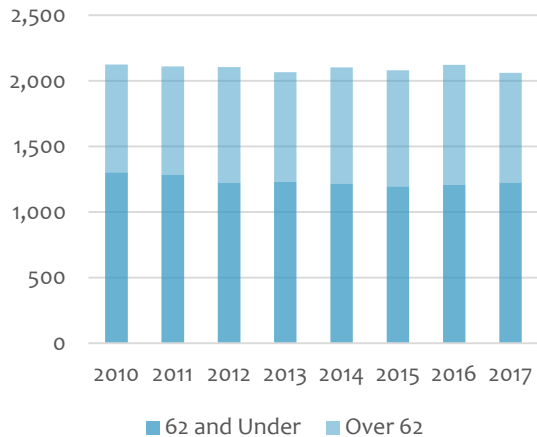
Tenure – Ellington



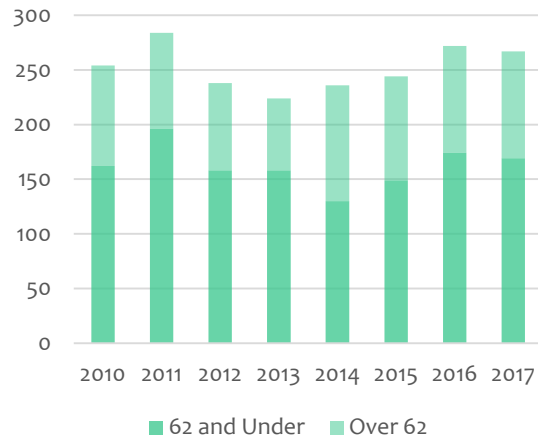
Tenure – Missouri



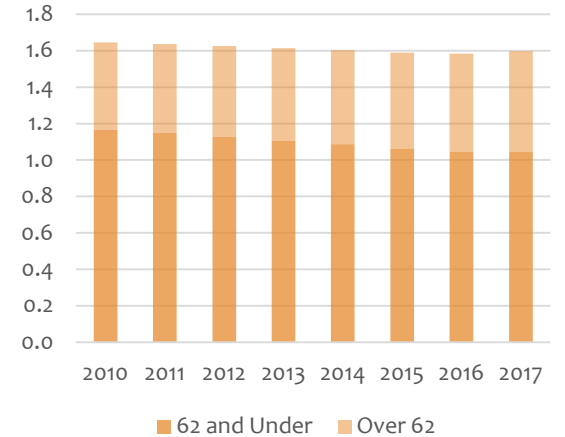
Owner Age – Reynolds



Owner Age – Ellington

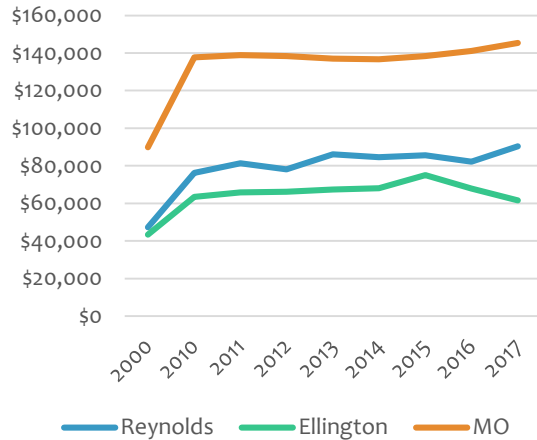


Owner Age – Missouri (Millions)

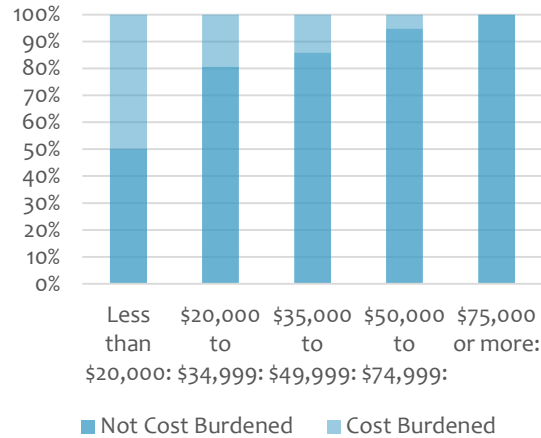


Housing Values

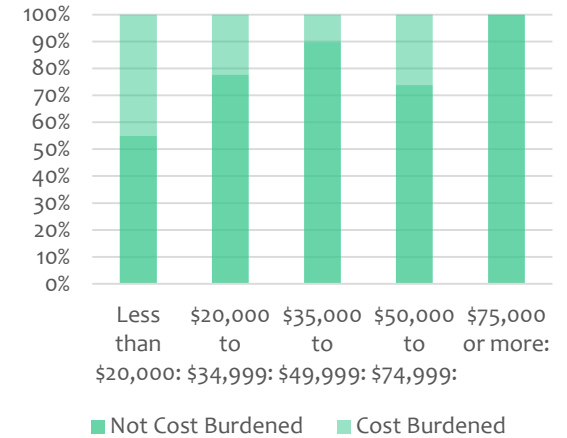
Median Housing Values



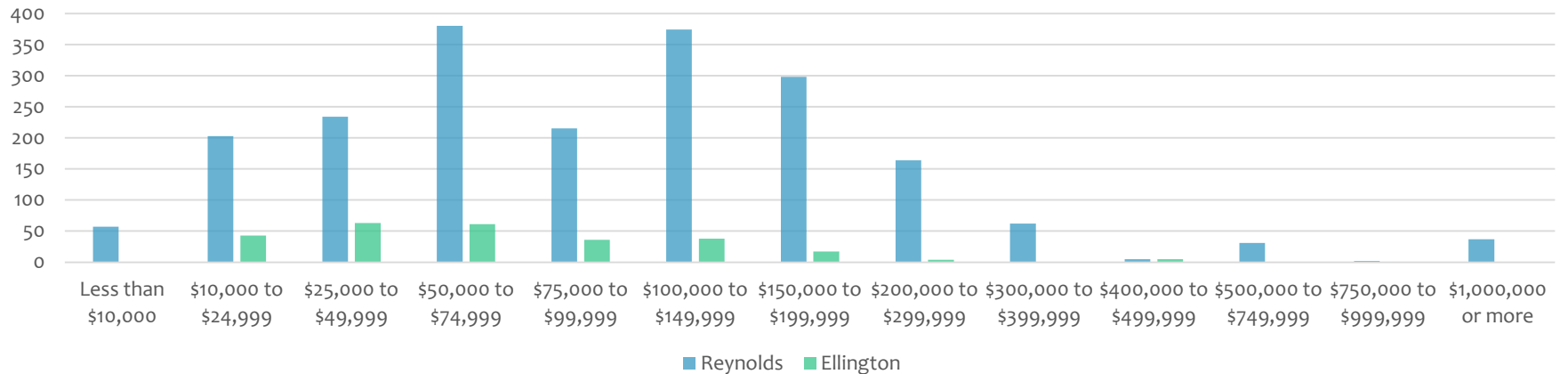
Cost Burdened Owners – Reynolds



Cost Burdened Owners – Ellington

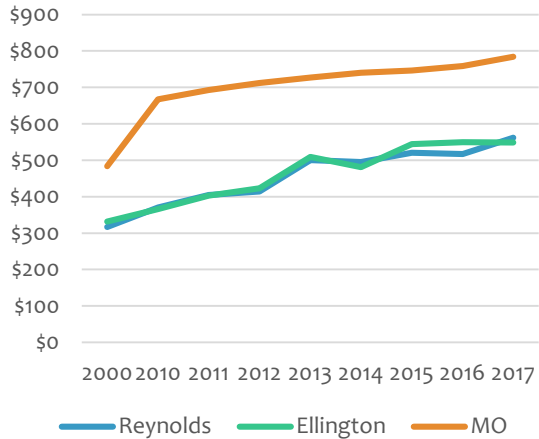


Owner Occupied Housing Values (2017)

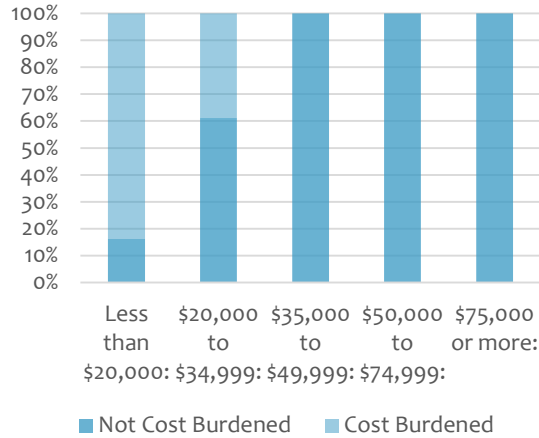


Area Rent

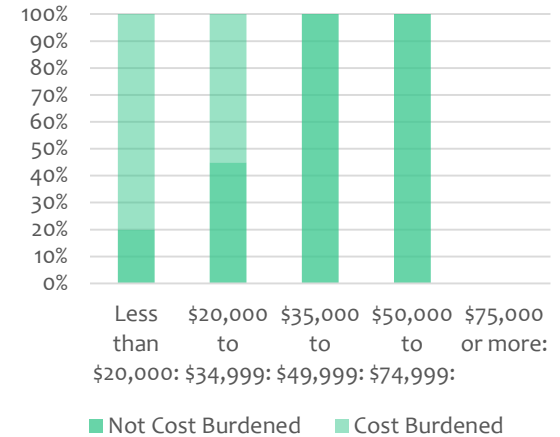
Median Rent



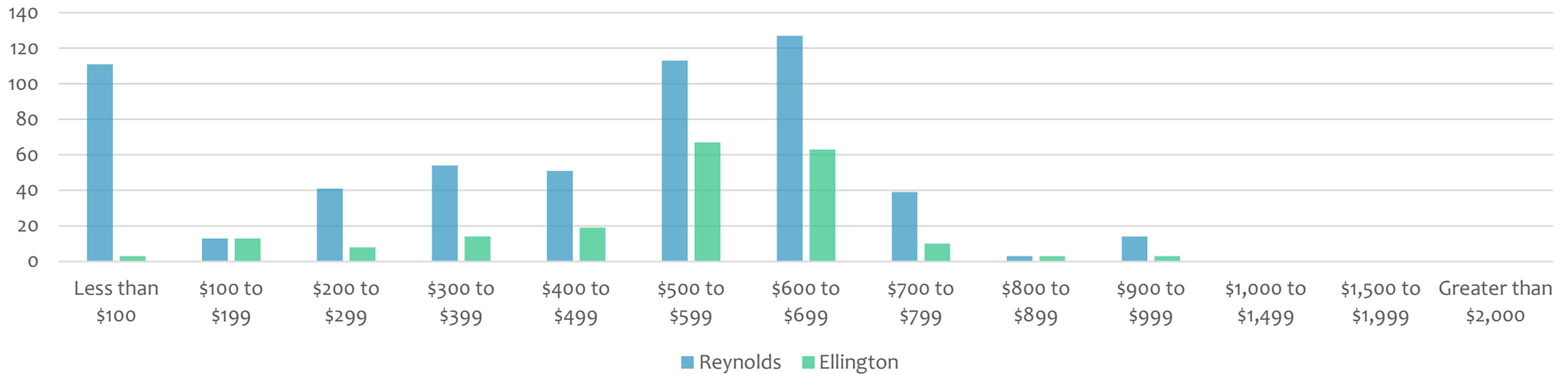
Cost Burdened Renters – Reynolds



Cost Burdened Renters – Ellington

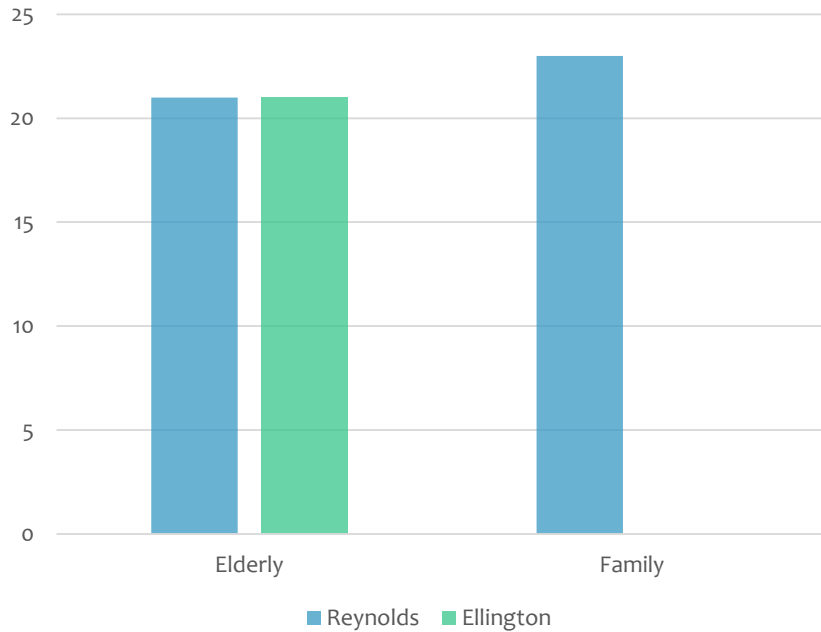


Rental Rate Breakdown (2017)

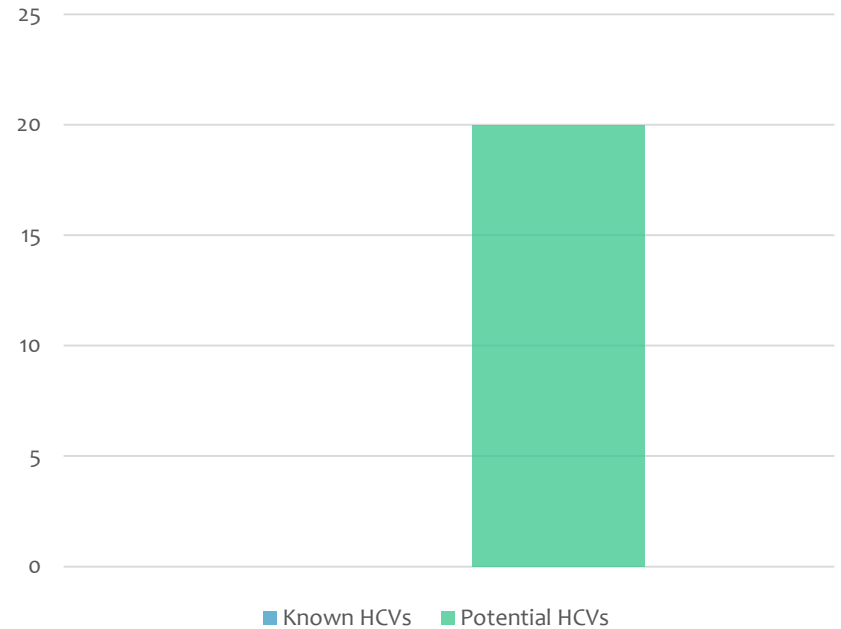


Housing Assistance

Known Subsidized Units (USDA 515 Properties)



Known vs. Potential Housing Choice Vouchers – Reynolds County

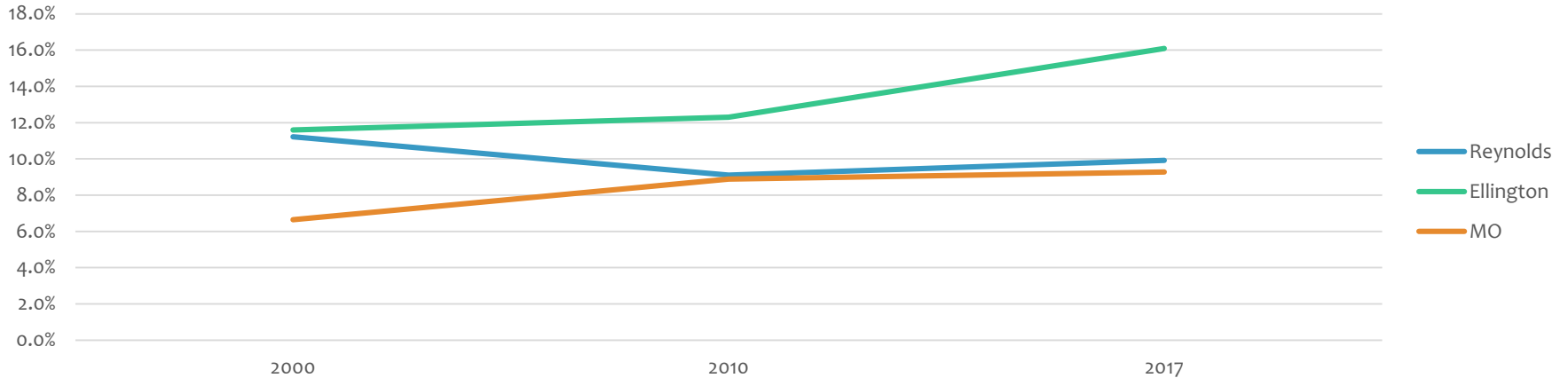


No Known LIHTC Properties

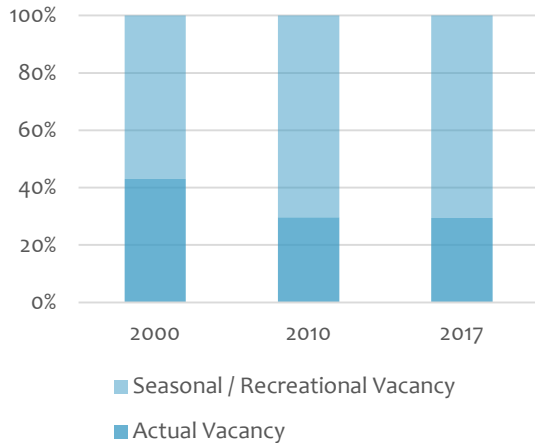
**There are no known Housing Choice Vouchers (HCVs) in Reynolds county. Public data sources are published on the census tract level, and for confidentiality purposes, HUD only publishes counts from tracts with 10 or more HCVs. There are 2 census tracts in Reynolds county, and no data are published for these tracts. If there are HCVs in the county, the maximum number of potential HCVs is 20.*

Vacancy

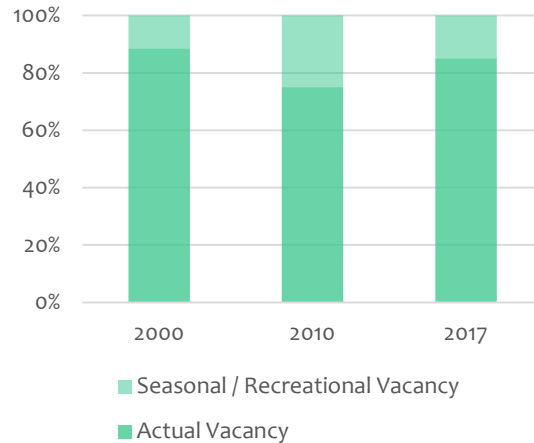
Actual Vacancy Rate



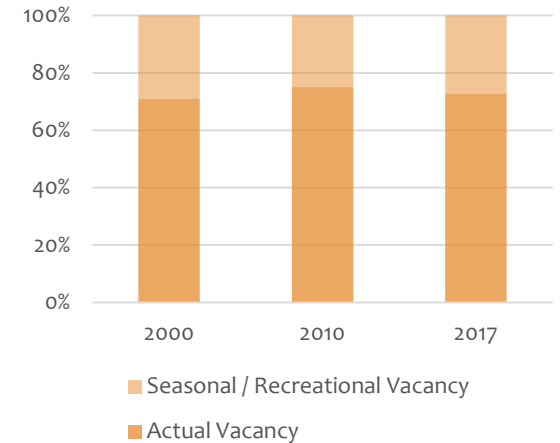
Vacancy Types – Reynolds County



Vacancy Types – Ellington

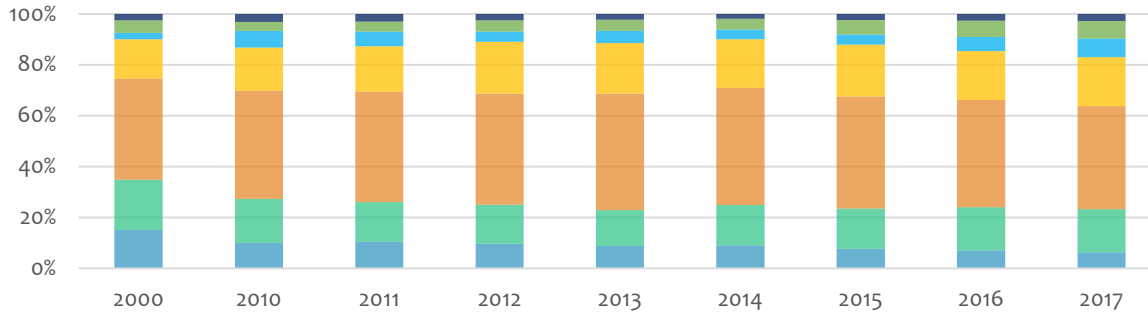


Vacancy Types – Missouri

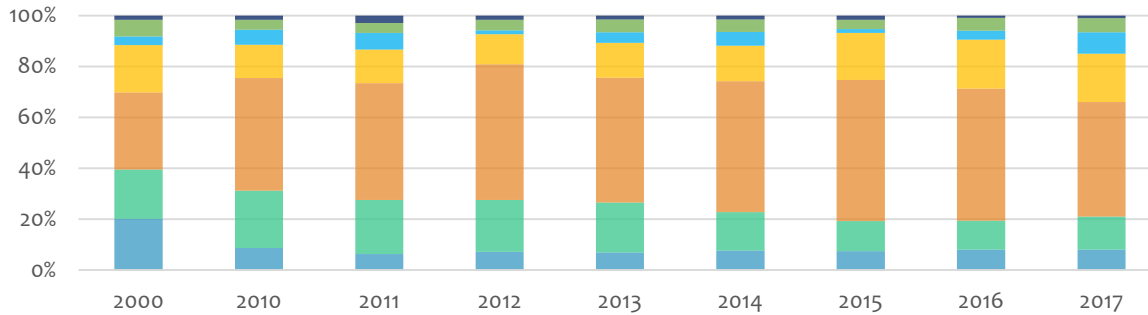


Educational Attainment

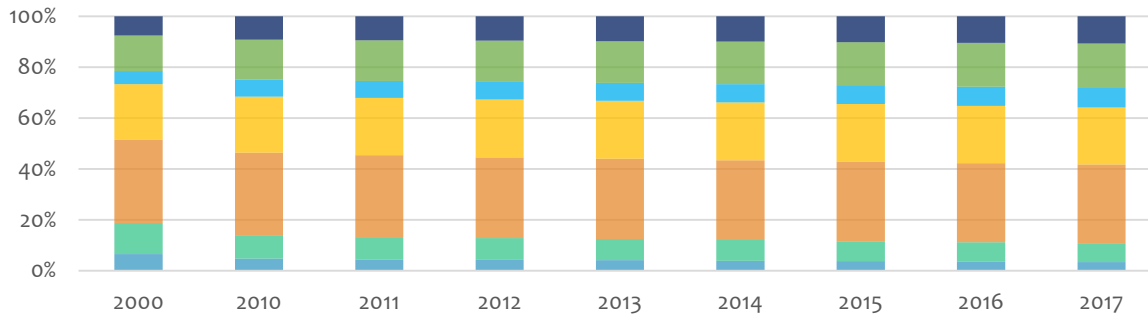
Reynolds County



Ellington

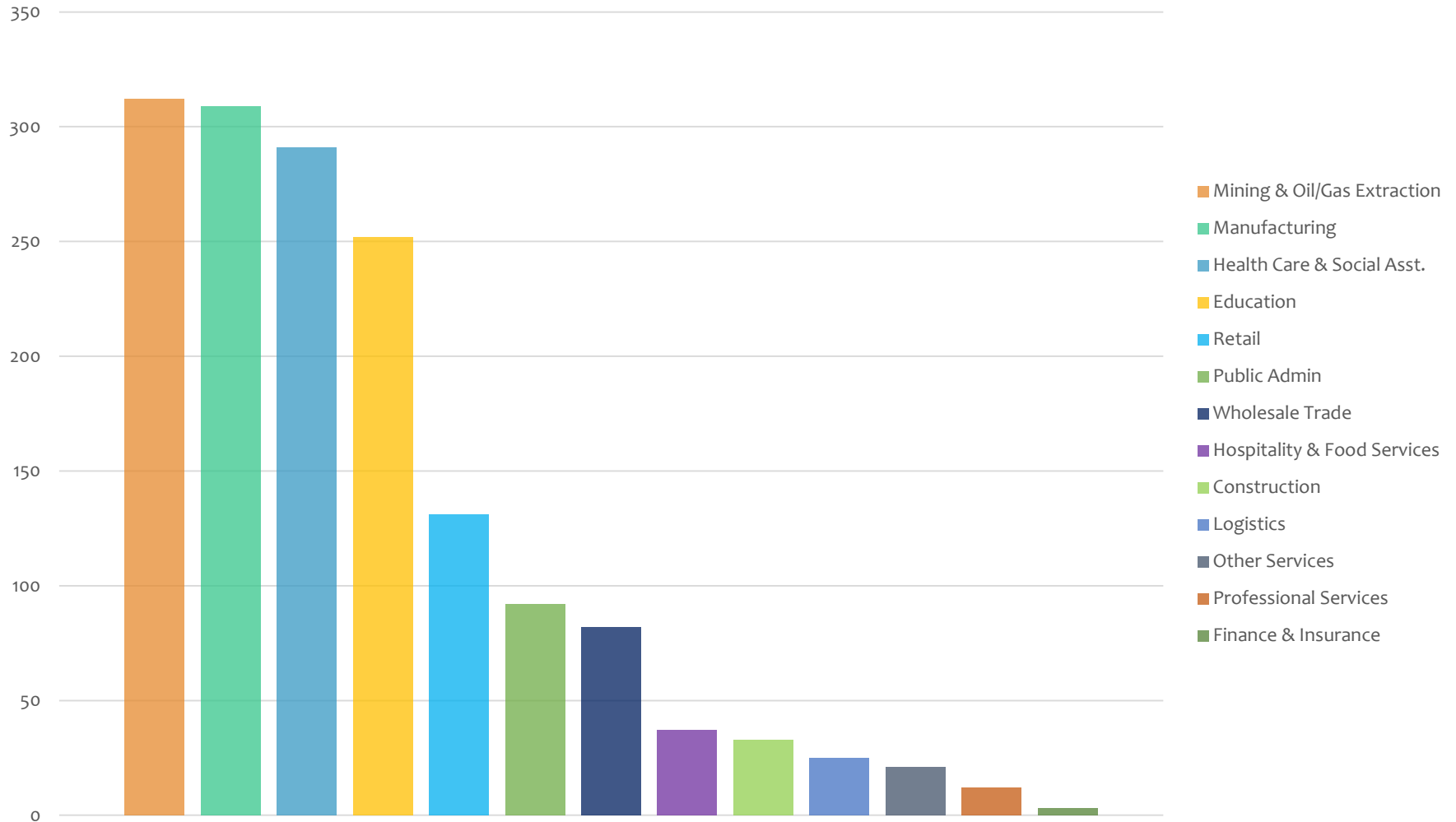


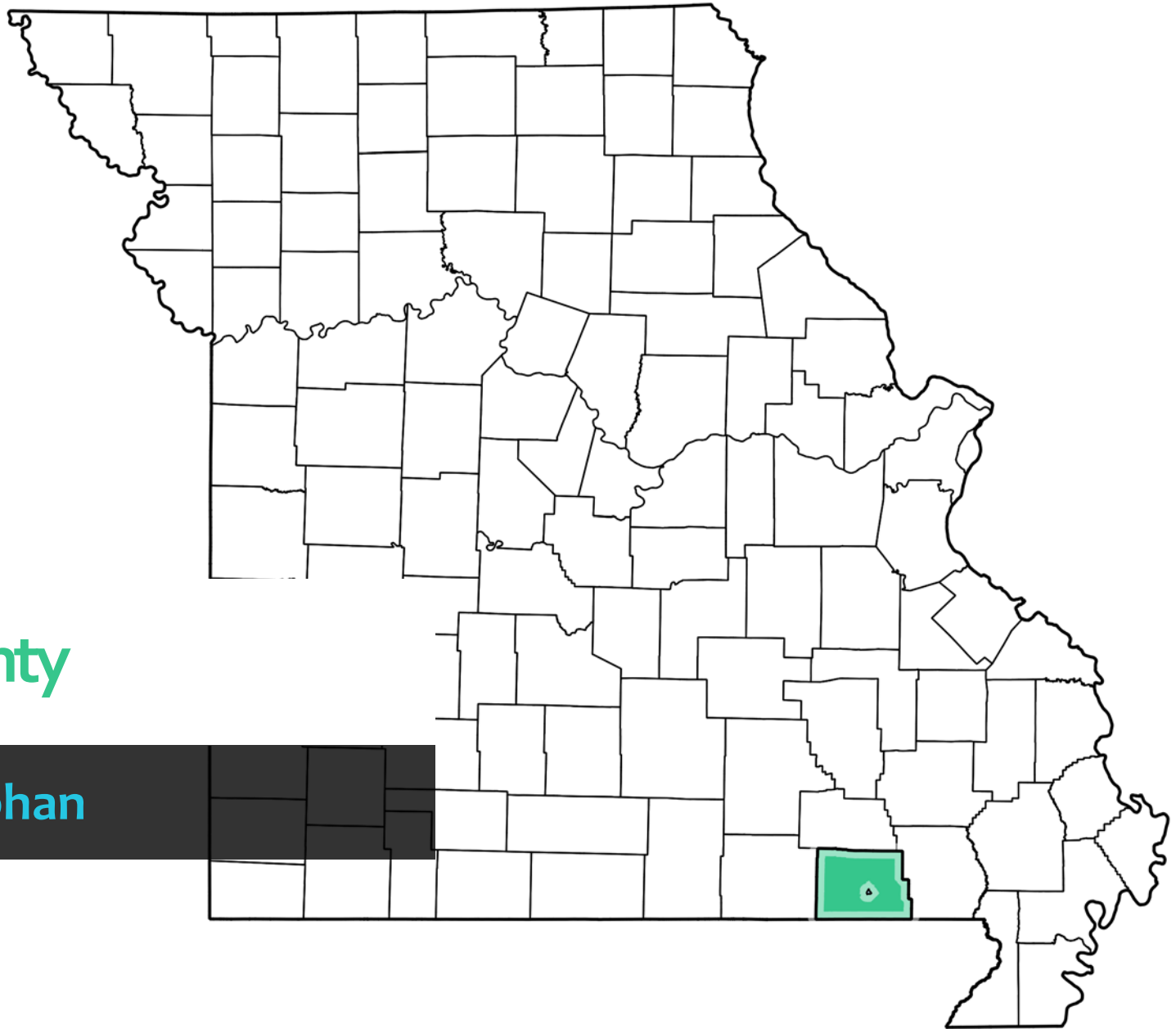
Missouri



Economic Base

Industry Composition – Reynolds County



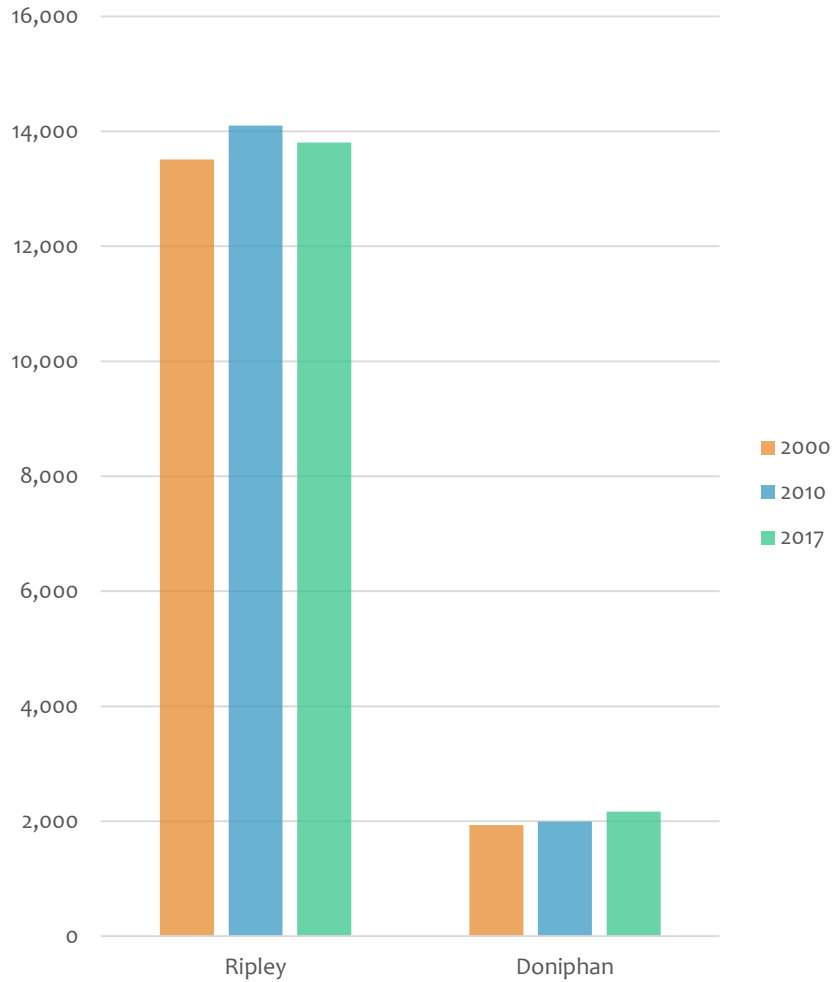


Ripley County

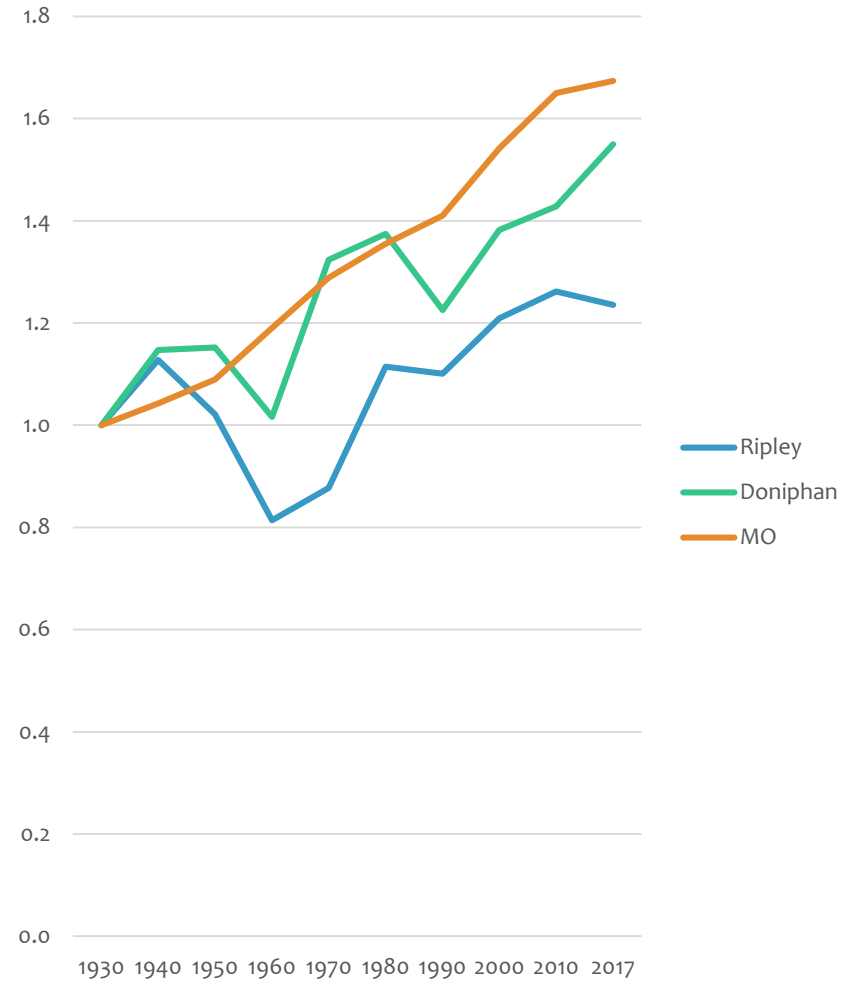
City of Doniphan

Population

Population

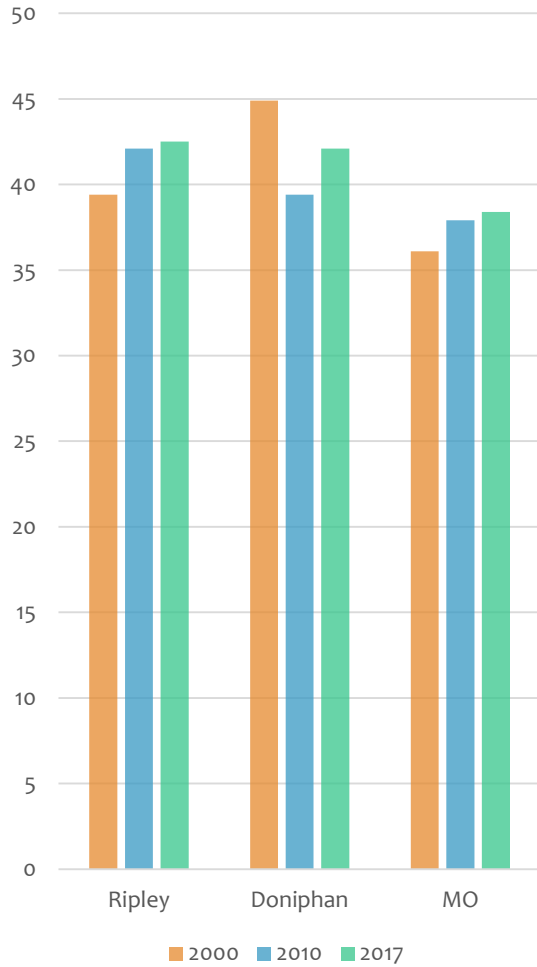


Population Growth Trends (1930 = 1.0)

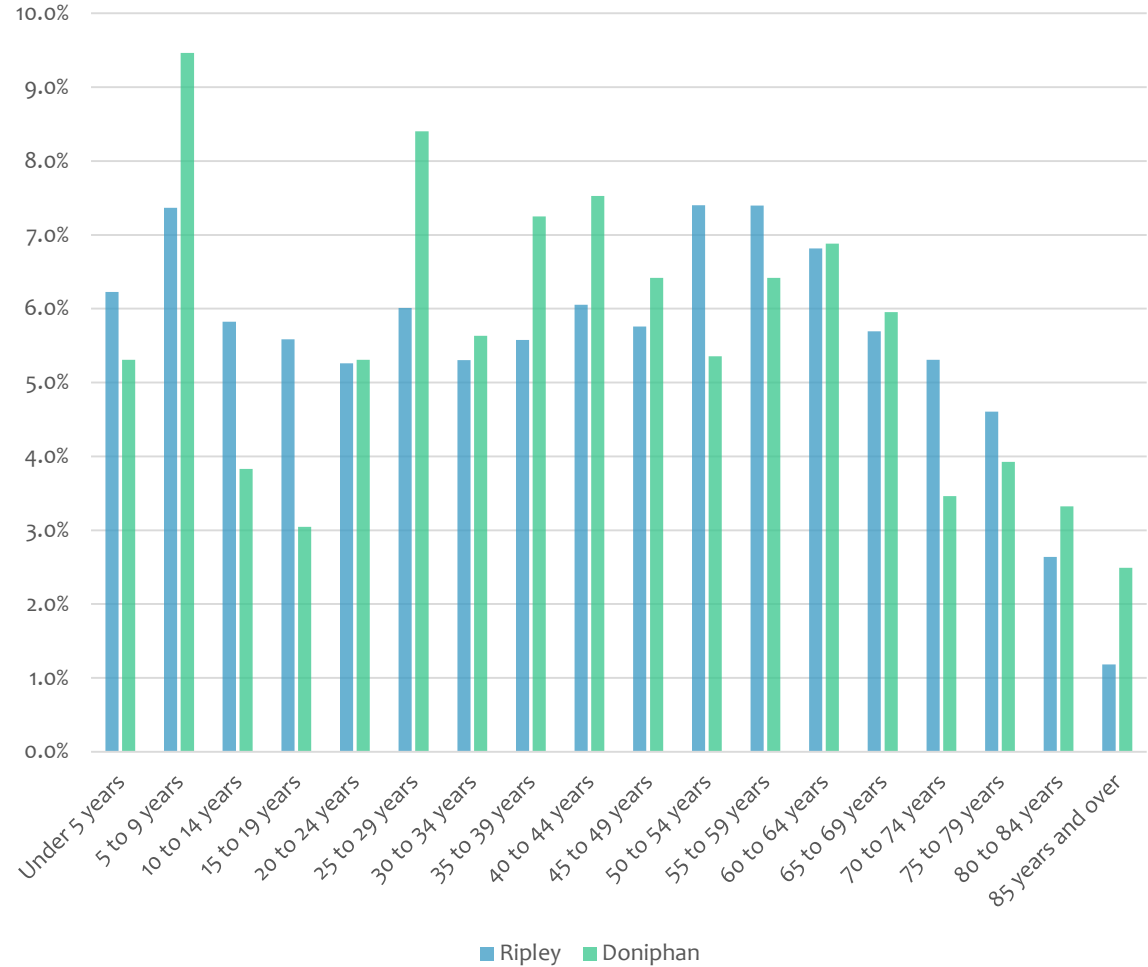


Demographics

Median Age

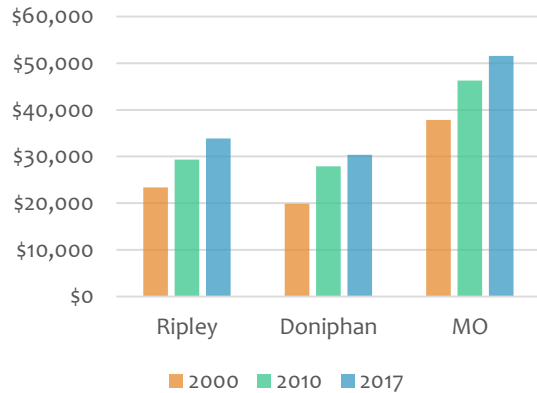


Age Groups (2017)

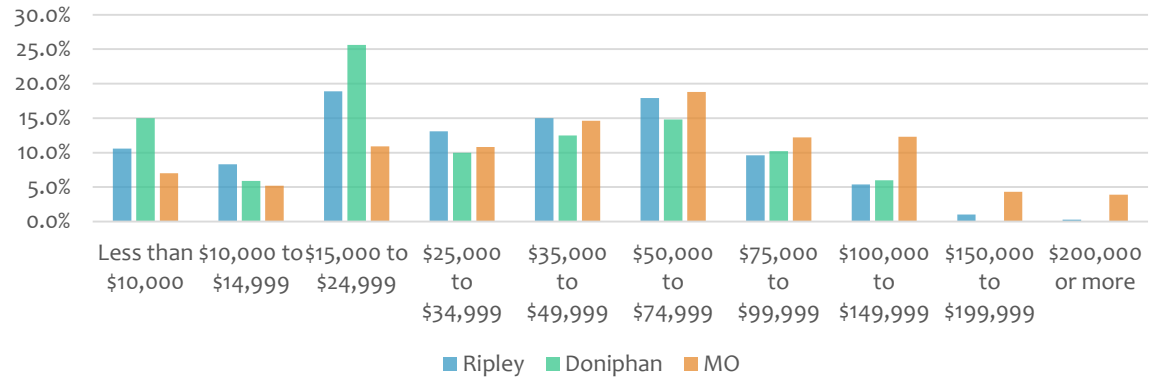


Household Income

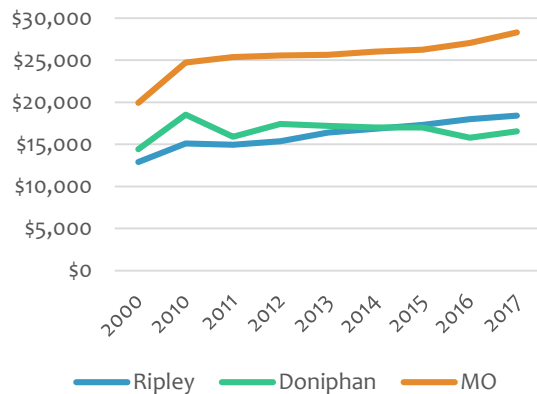
Median Household Income



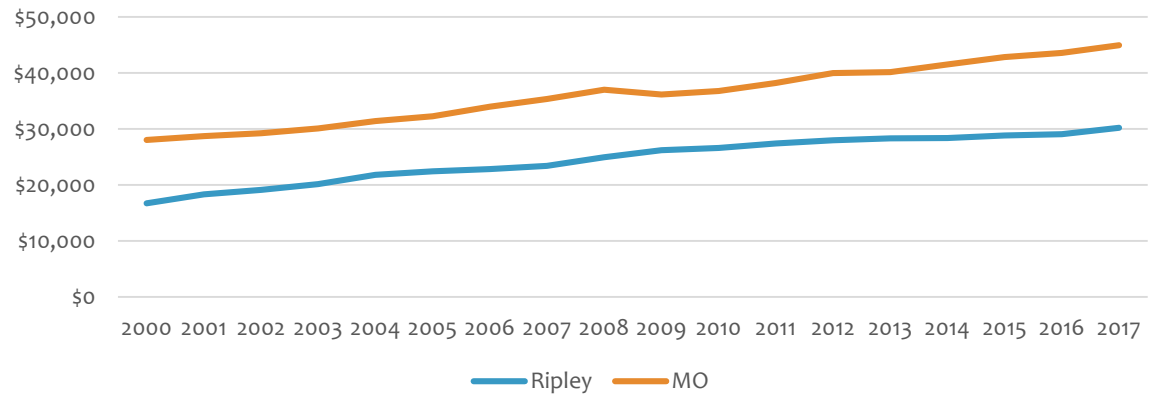
Household Income Levels (2017)



Per Capita Income (Salary Only)

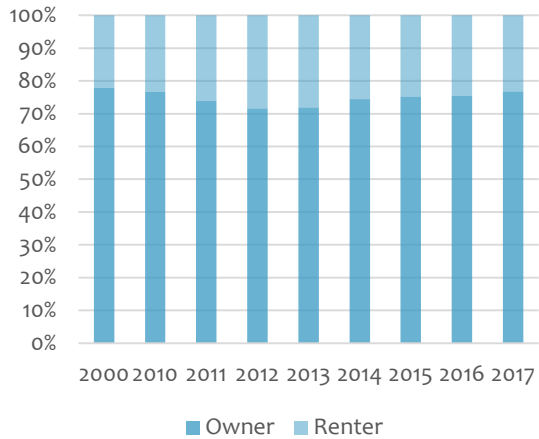


Per Capita Personal Income (All Income Sources)

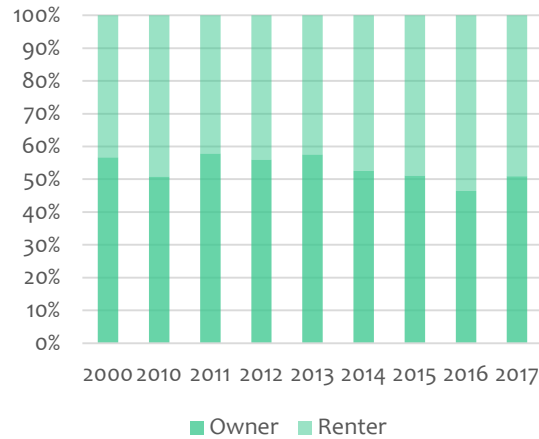


Household Tenure

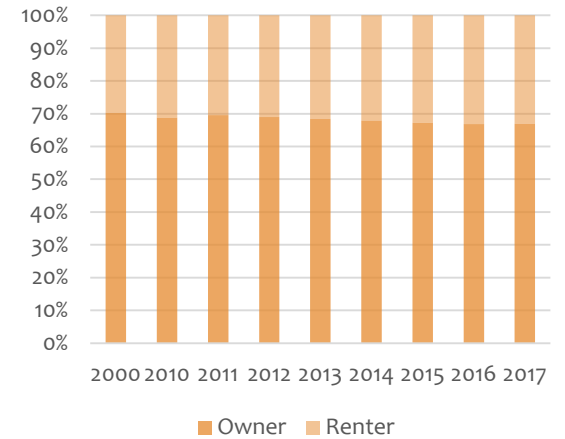
Tenure – Ripley



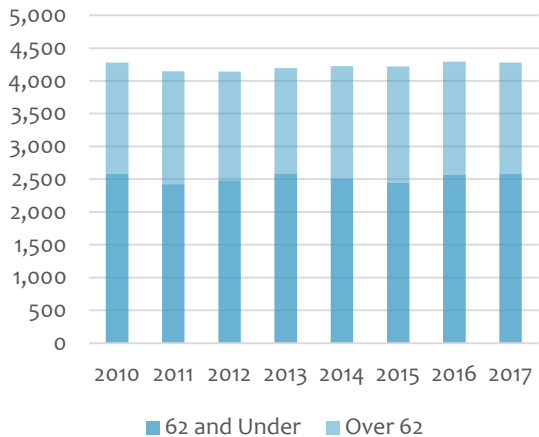
Tenure – Doniphan



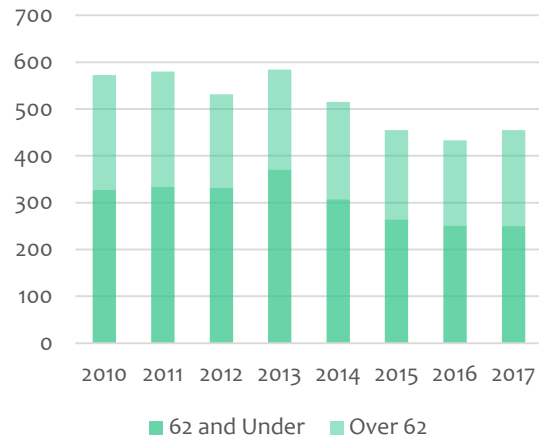
Tenure – Missouri



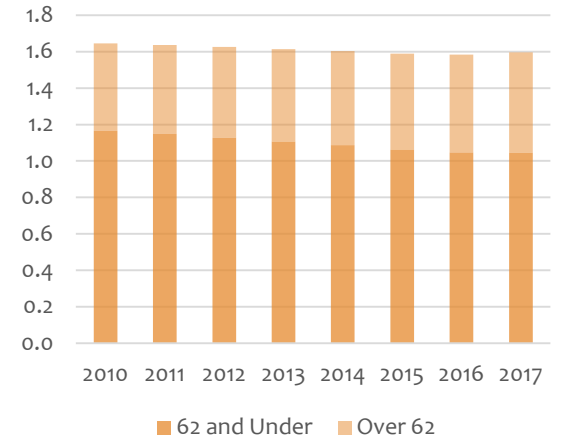
Owner Age – Ripley



Owner Age – Doniphan

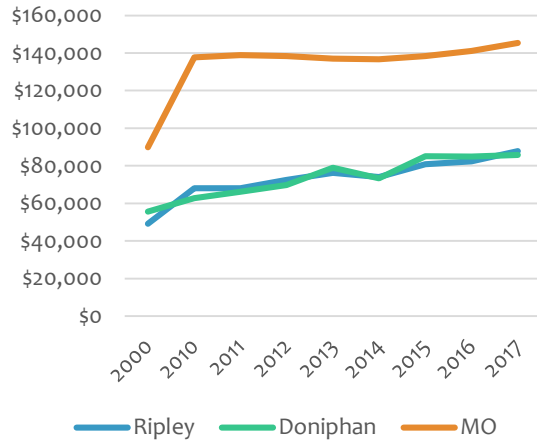


Owner Age – Missouri (Millions)

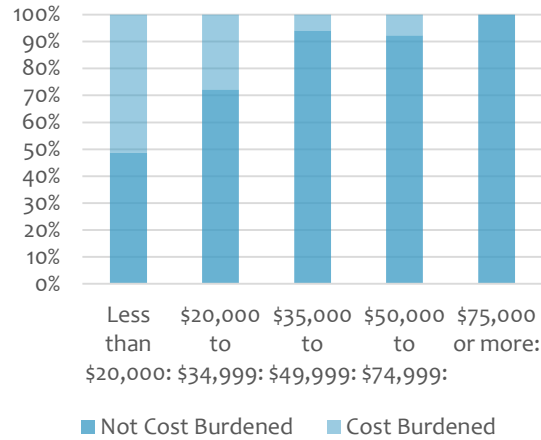


Housing Values

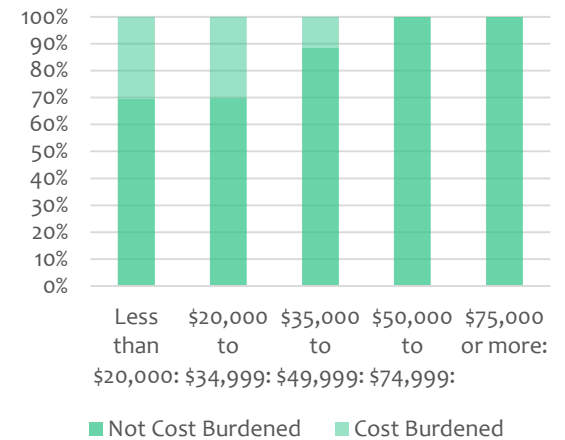
Median Housing Values



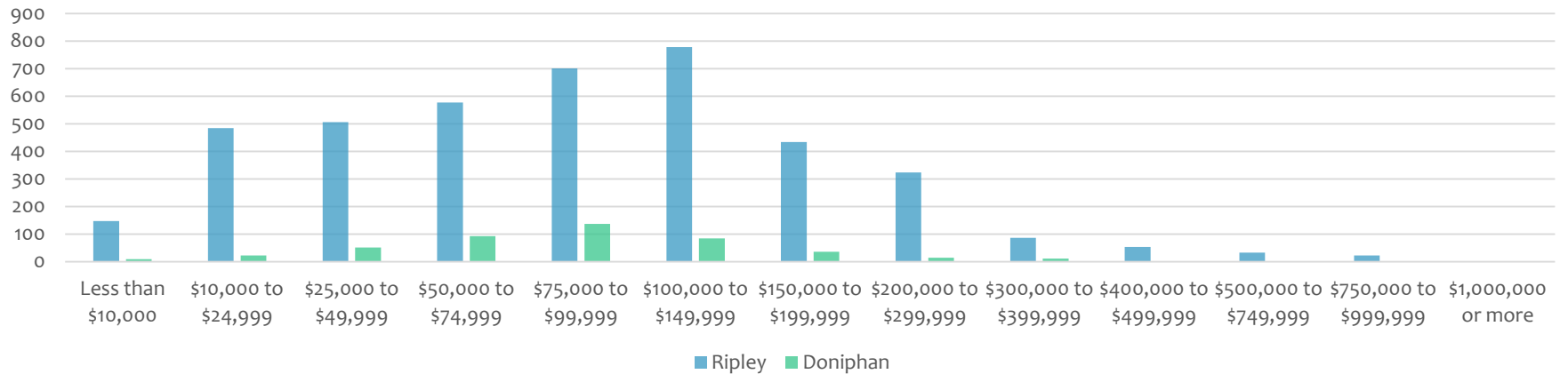
Cost Burdened Owners – Ripley



Cost Burdened Owners – Doniphan

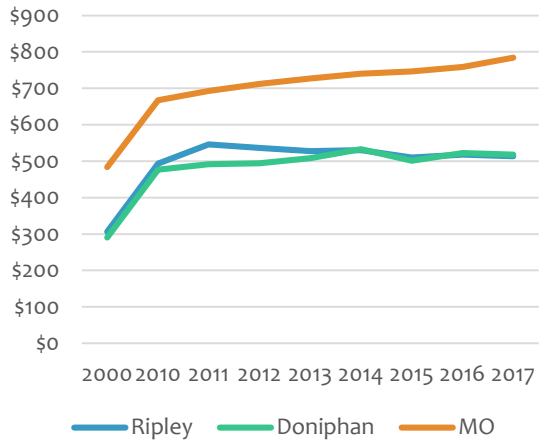


Owner Occupied Housing Values (2017)

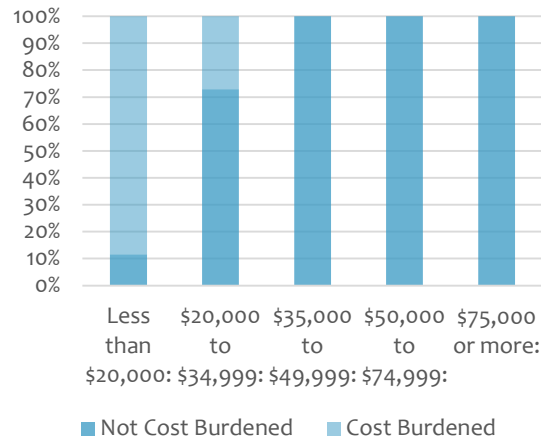


Area Rent

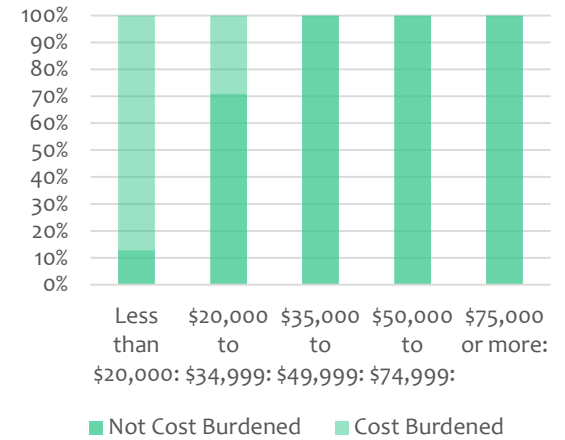
Median Rent



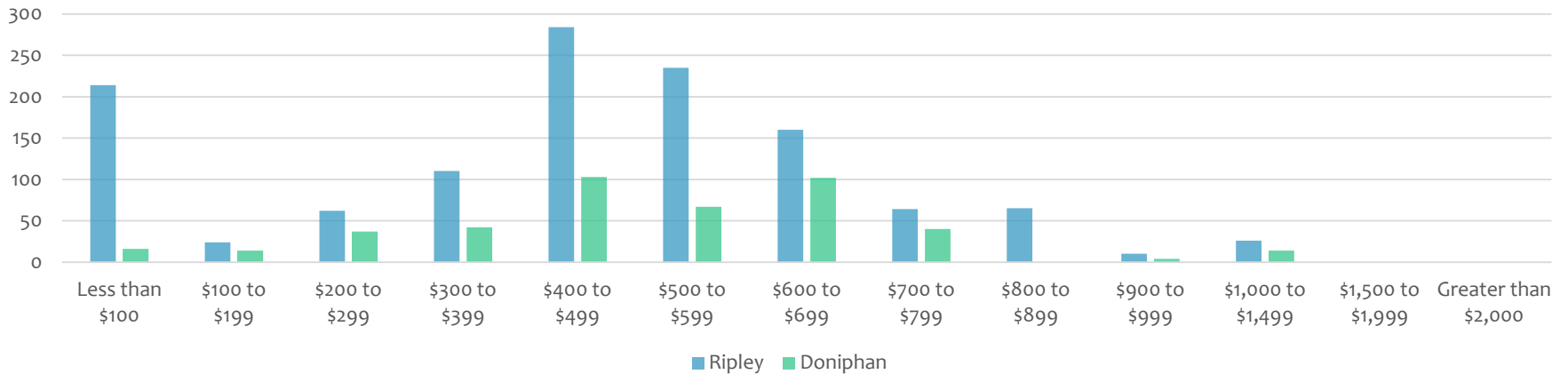
Cost Burdened Renters – Ripley



Cost Burdened Renters – Doniphan

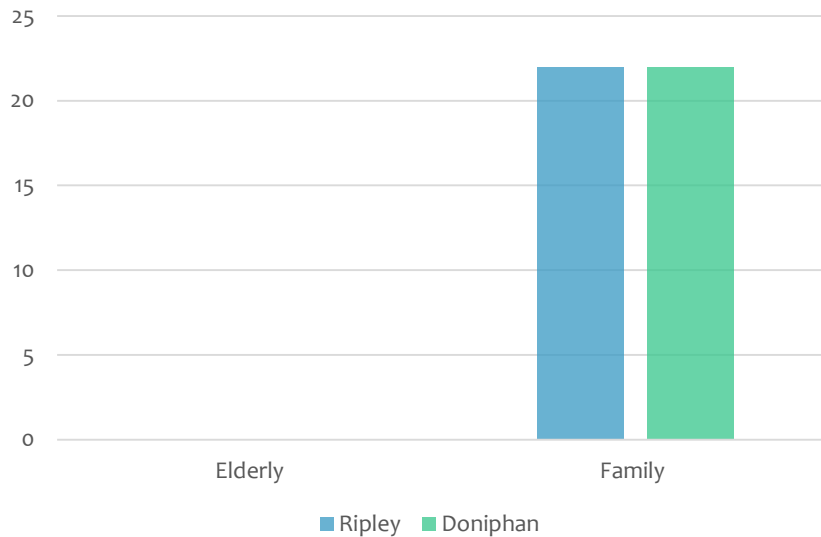


Rental Rate Breakdown (2017)

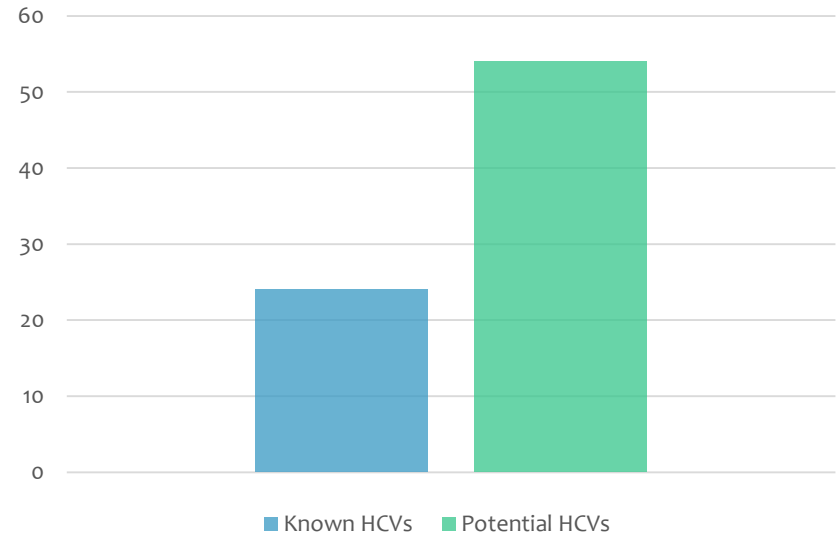


Housing Assistance

Known Subsidized Units (USDA 515 Properties)



Known vs. Potential Housing Choice Vouchers – Ripley County*



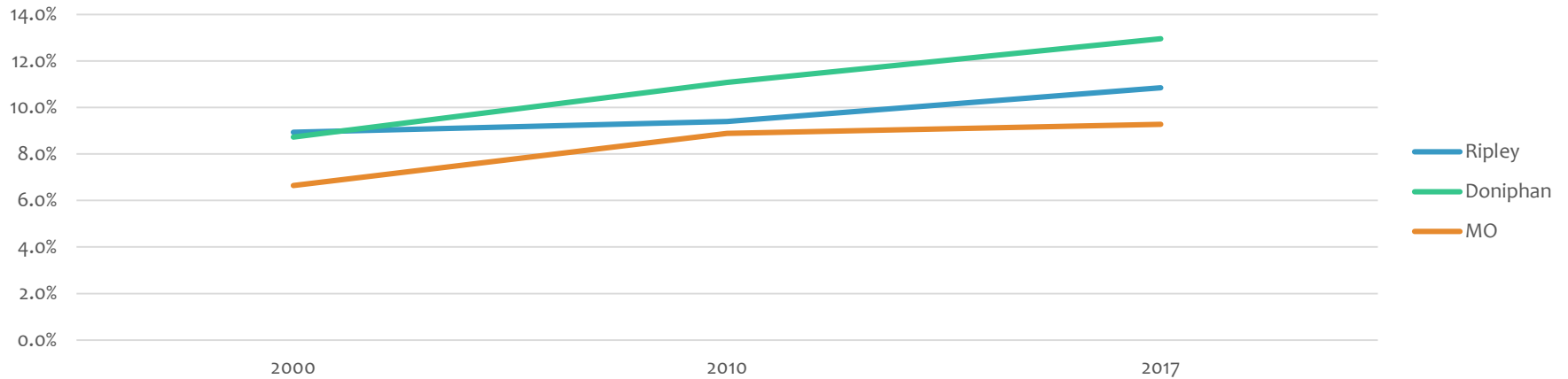
Known LIHTC Properties

Project Name	Total Units	Low-Income Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	USDA 515 Property?
DONIPHAN APTS	12	12	0	4	8	0	0	Y
HILLCREST APTS	16	16	0	0	16	0	0	N
OLD HIGHWAY 160	16	16	0	4	12	0	0	Y

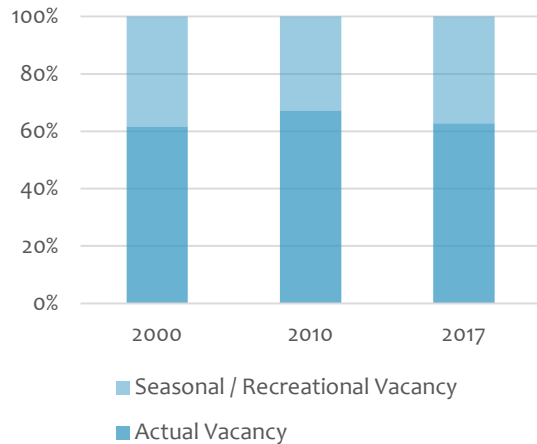
*There are 24 known Housing Choice Vouchers (HCVs) in Carter county. Public data sources are published on the census tract level, and for confidentiality purposes, HUD only publishes counts from tracts with 10 or more HCVs. There are 4 census tracts in Ripley county, and data are published for only one. If there are additional HCVs in the county, the maximum number of potential HCVs is 54 (24 known + 30 potential).

Vacancy

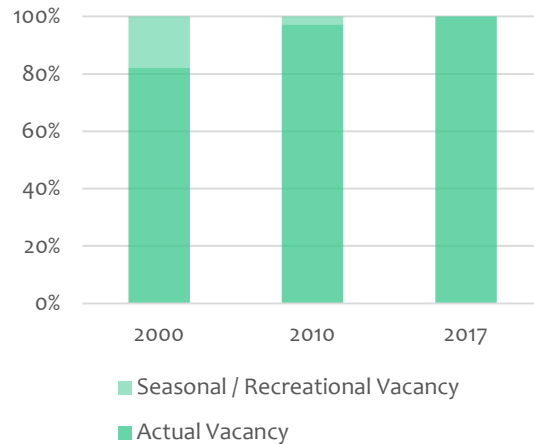
Actual Vacancy Rate



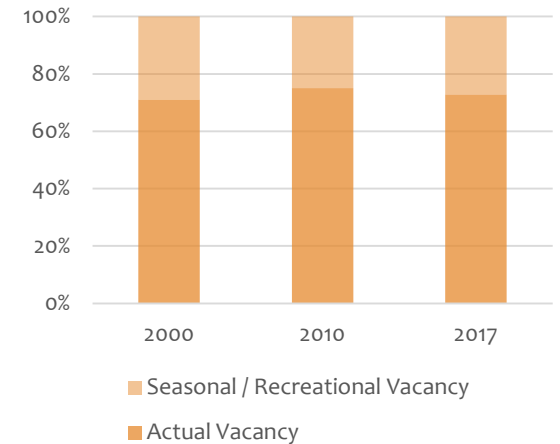
Vacancy Types – Ripley County



Vacancy Types – Doniphan

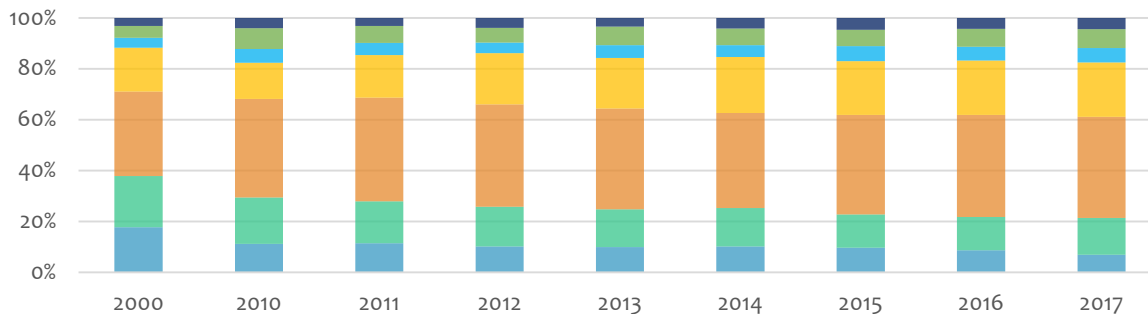


Vacancy Types – Missouri



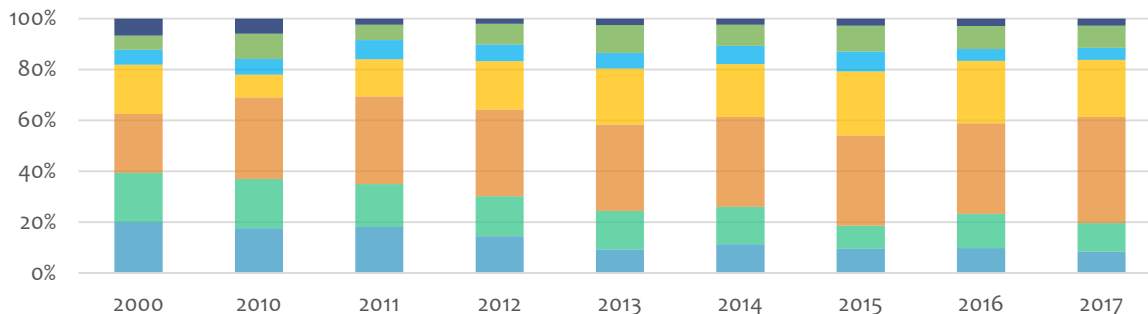
Educational Attainment

Ripley County



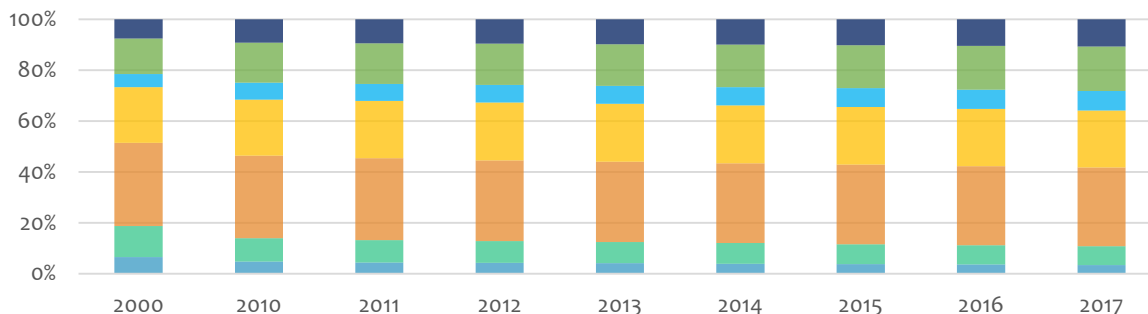
- Graduate or professional degree
- Bachelor's degree
- Associate's degree
- Some college, no degree
- High school graduate (includes equivalency)
- 9th to 12th grade, no diploma
- Less than 9th grade

Doniphan



- Graduate or professional degree
- Bachelor's degree
- Associate's degree
- Some college, no degree
- High school graduate (includes equivalency)
- 9th to 12th grade, no diploma
- Less than 9th grade

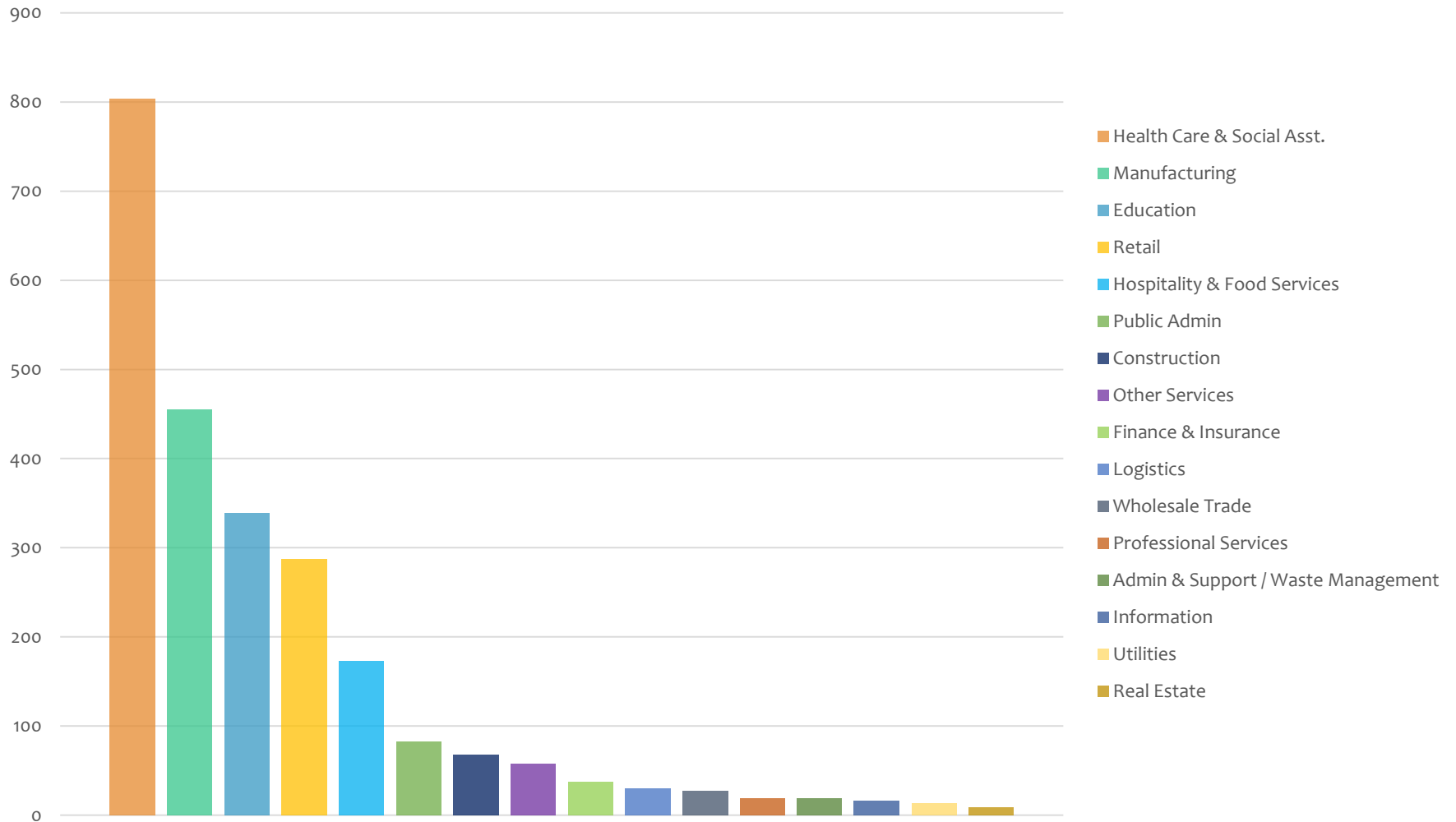
Missouri

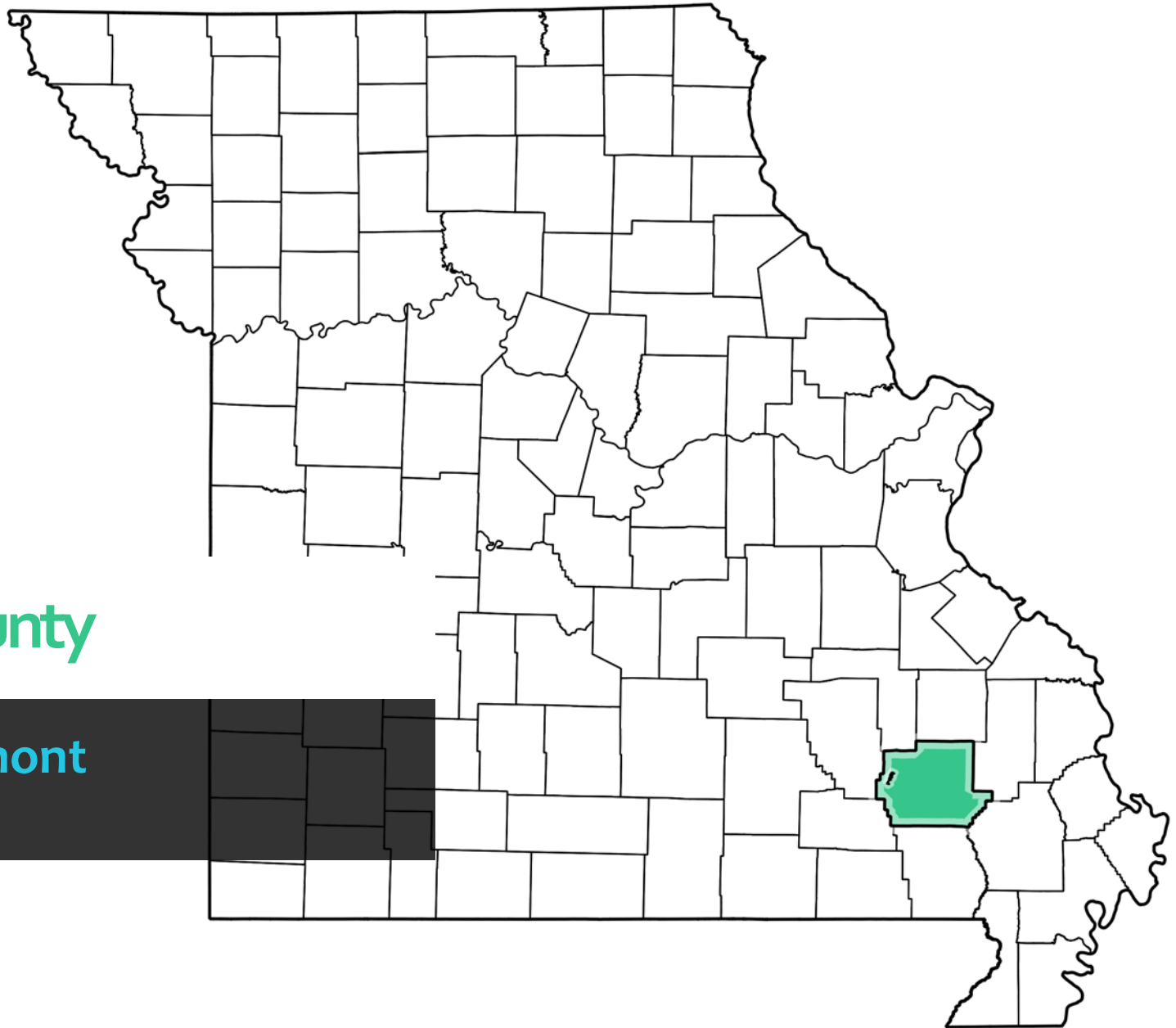


- Graduate or professional degree
- Bachelor's degree
- Associate's degree
- Some college, no degree
- High school graduate (includes equivalency)
- 9th to 12th grade, no diploma
- Less than 9th grade

Economic Base

Industry Composition – Ripley County



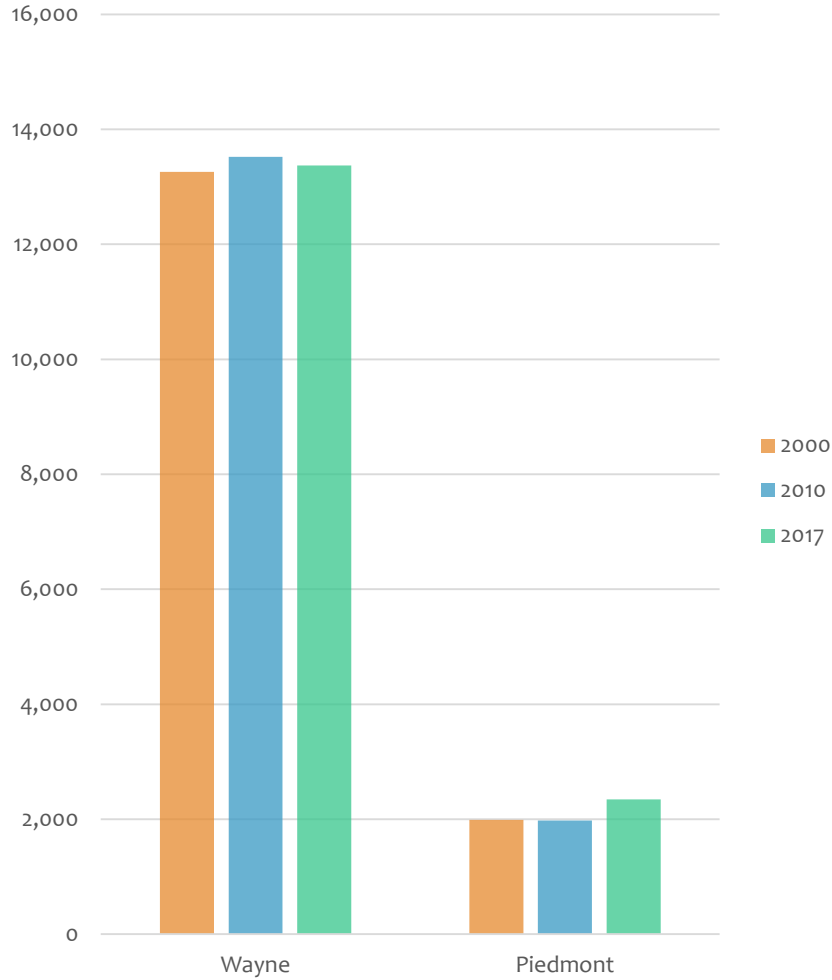


Wayne County

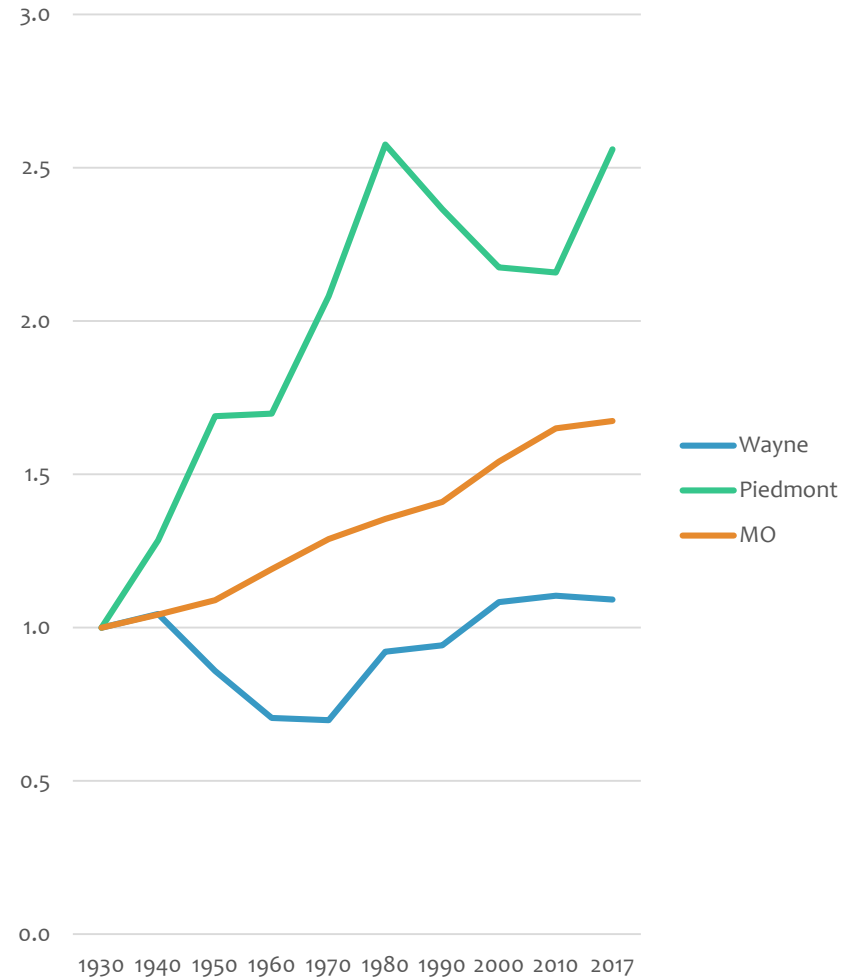
City of Piedmont

Population

Population

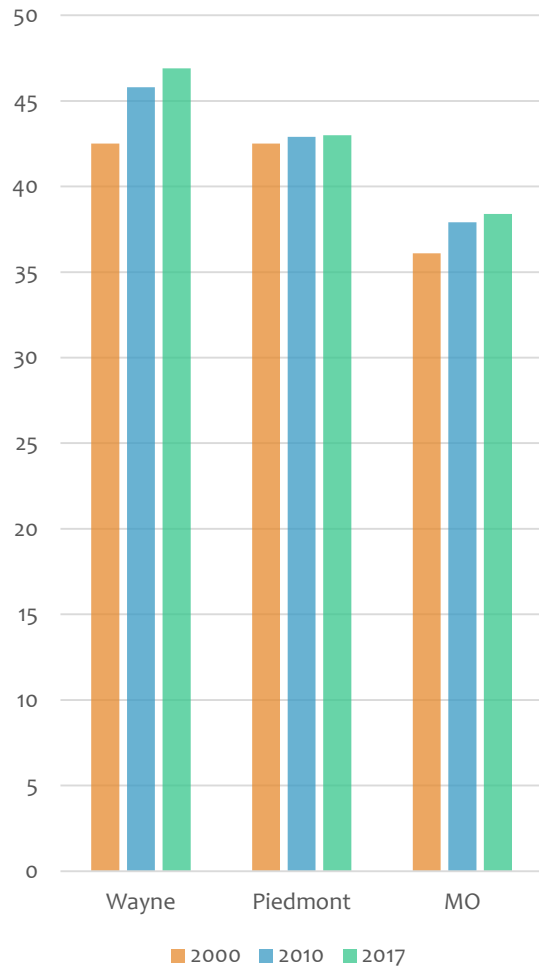


Population Growth Trends (1930 = 1.0)

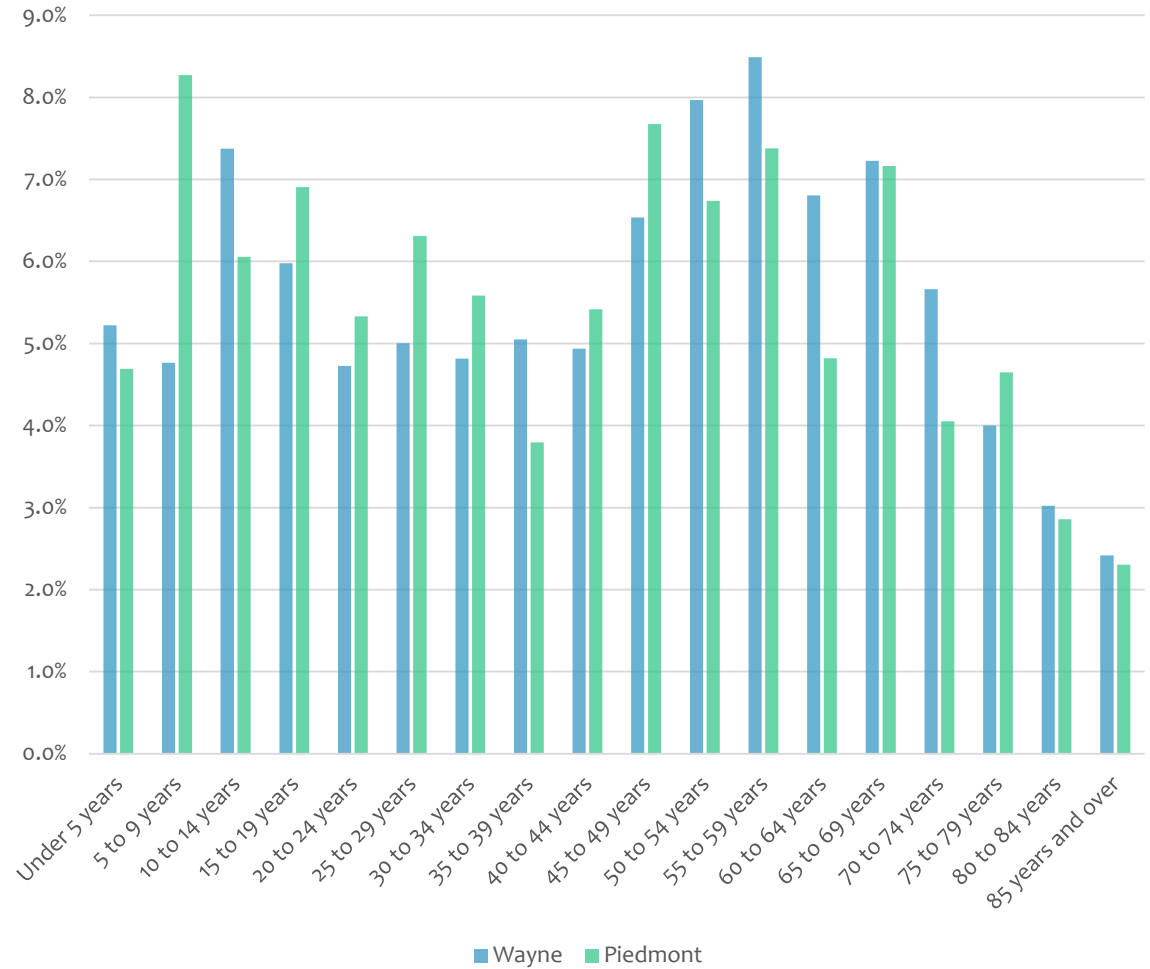


Demographics

Median Age

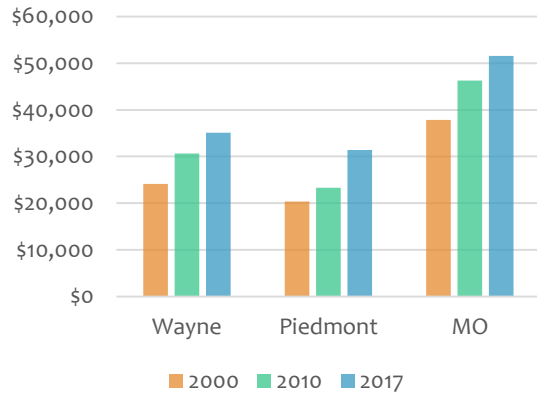


Age Groups (2017)

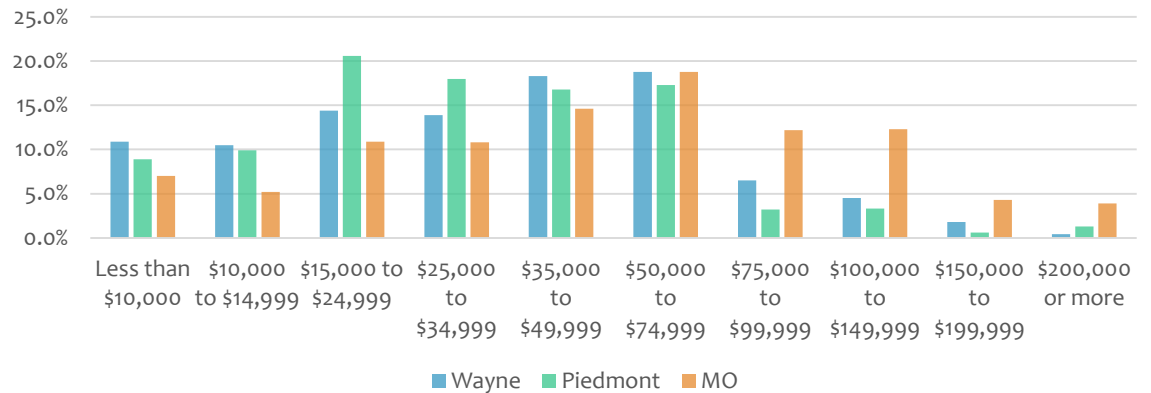


Household Income

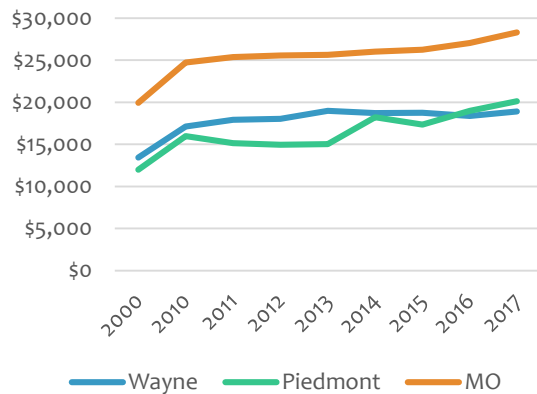
Median Household Income



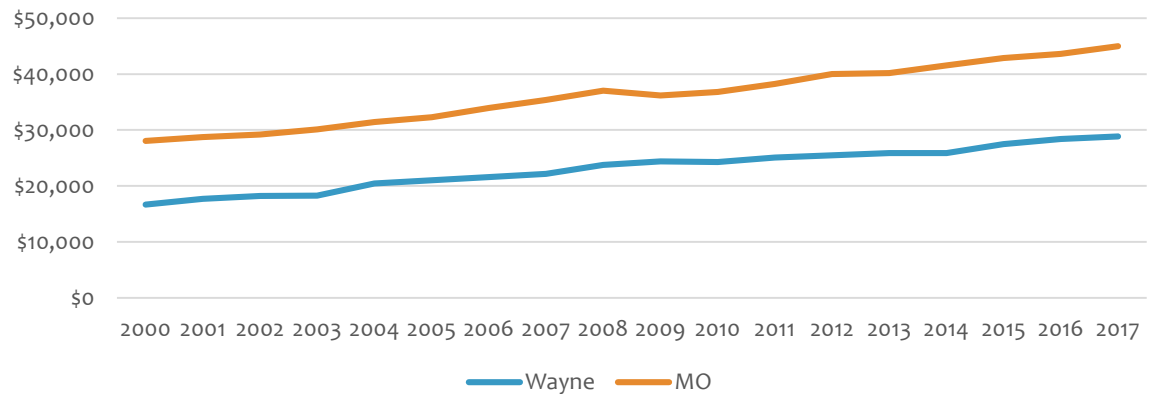
Household Income Levels (2017)



Per Capita Income (Salary Only)

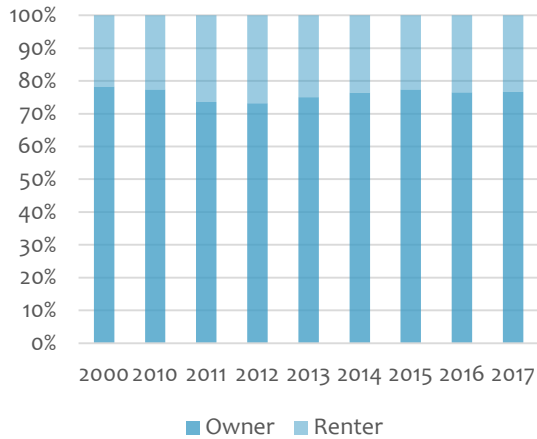


Per Capita Personal Income (All Income Sources)

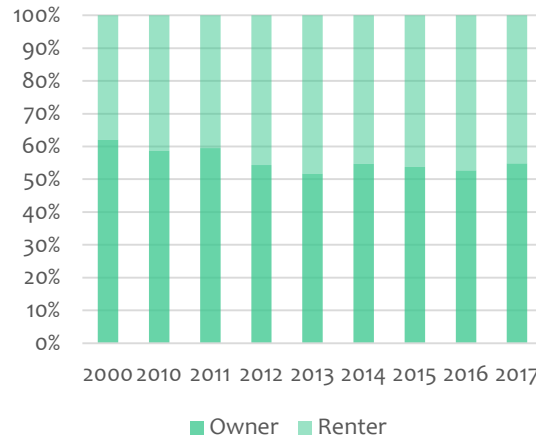


Household Tenure

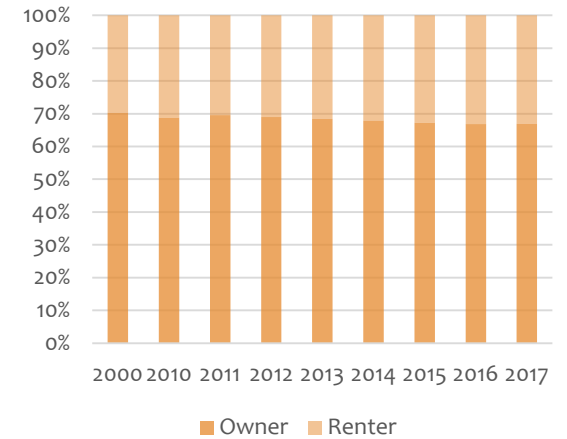
Tenure – Reynolds



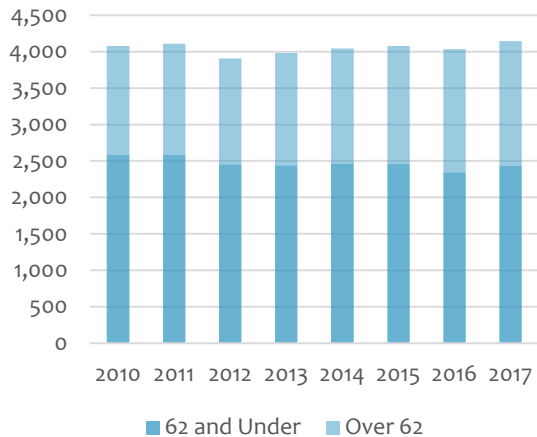
Tenure – Ellington



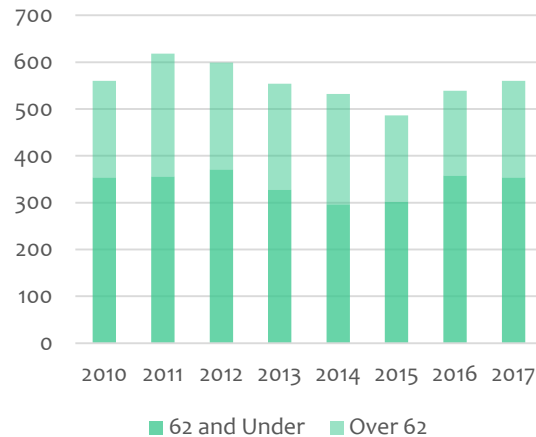
Tenure – Missouri



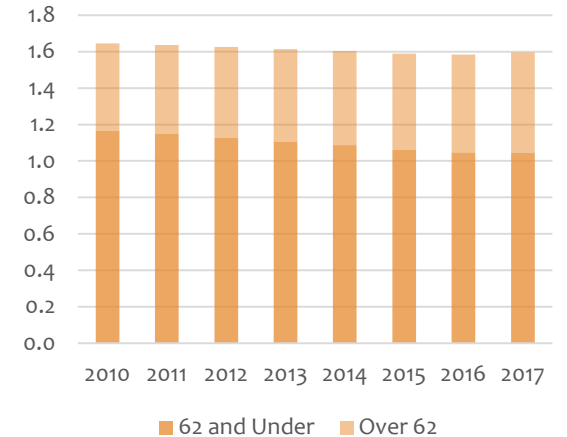
Owner Age – Reynolds



Owner Age – Ellington

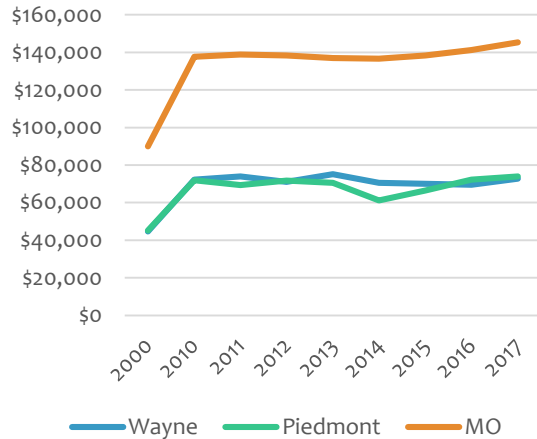


Owner Age – Missouri (Millions)

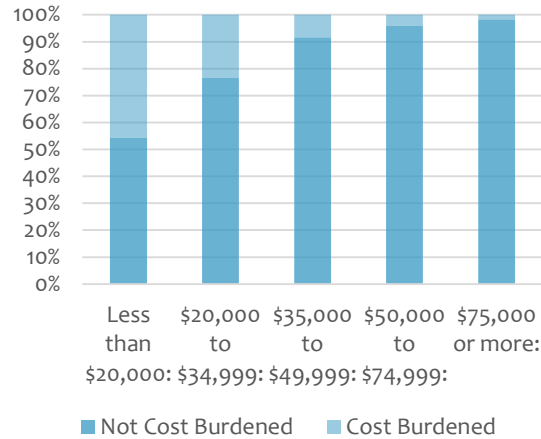


Housing Values

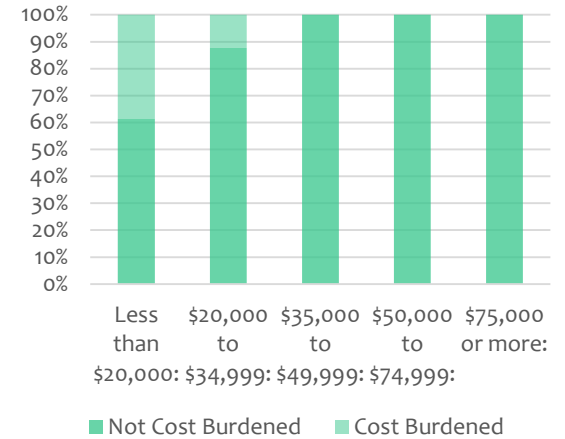
Median Housing Values



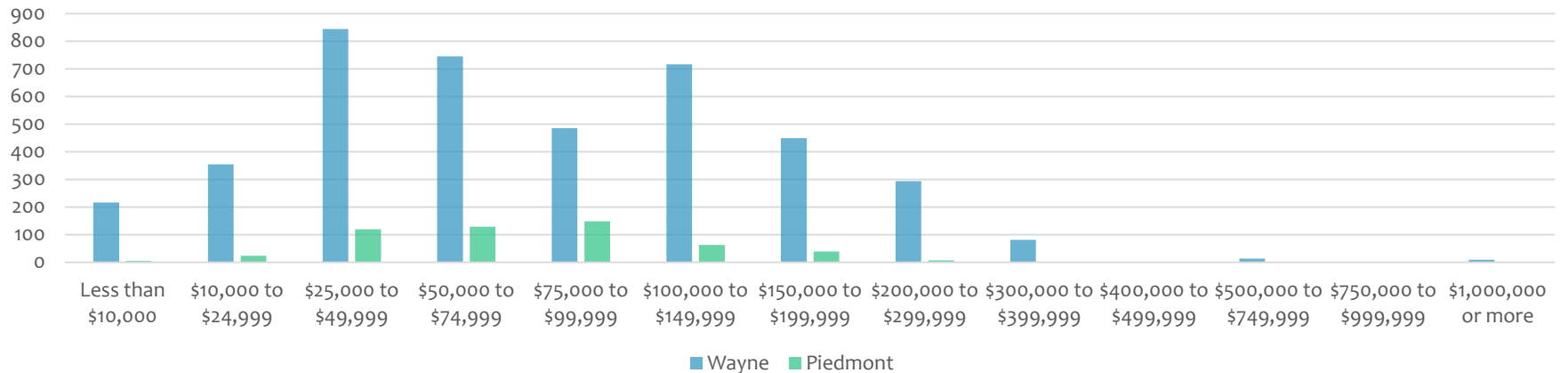
Cost Burdened Owners – Wayne



Cost Burdened Owners – Piedmont

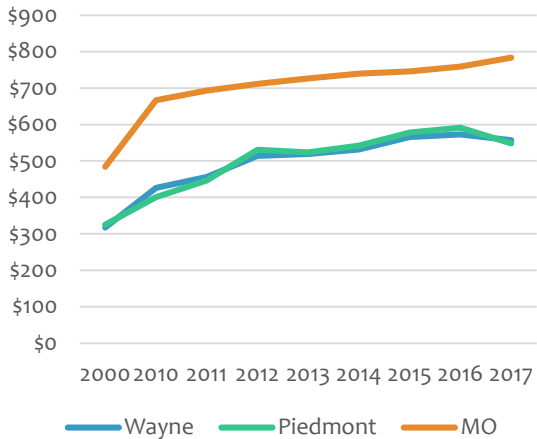


Owner Occupied Housing Values (2017)

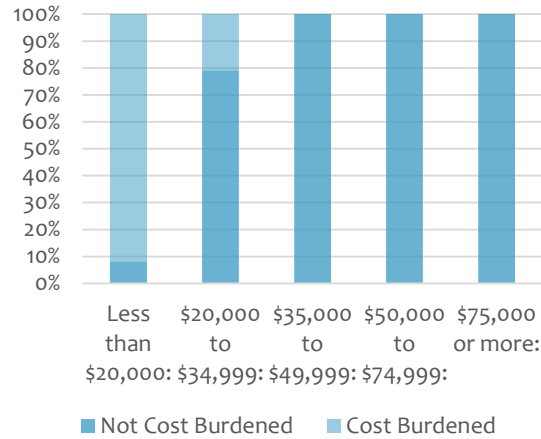


Area Rent

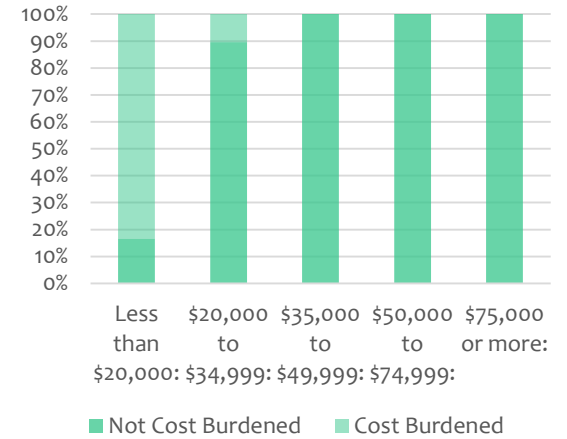
Median Rent



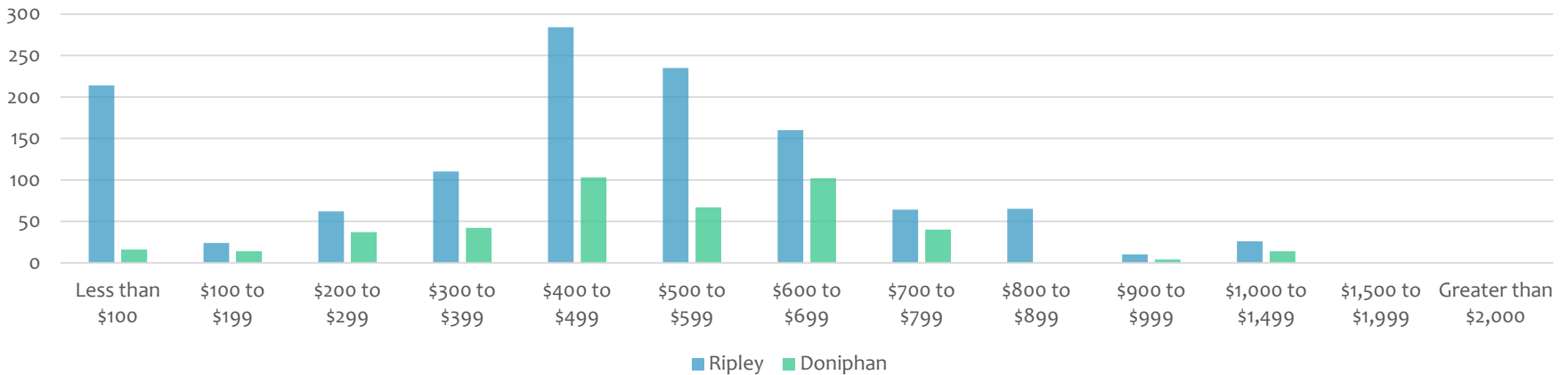
Cost Burdened Renters – Wayne



Cost Burdened Renters – Piedmont

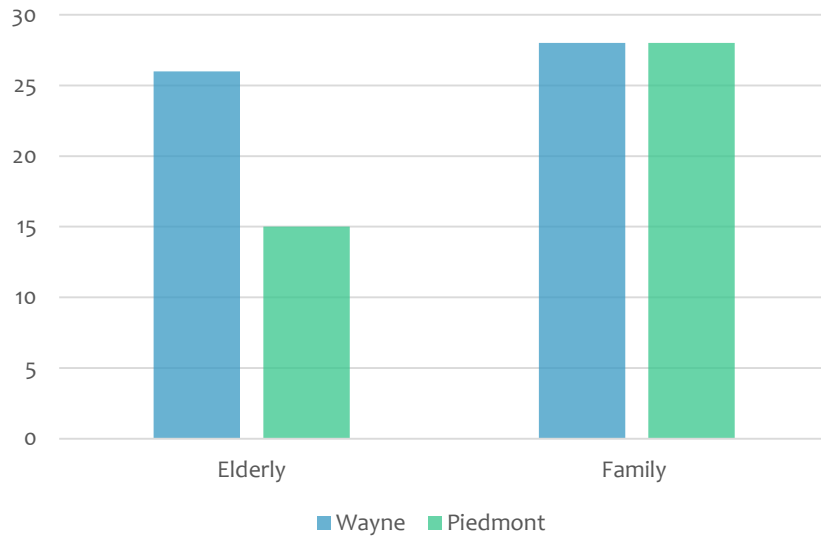


Rental Rate Breakdown (2017)

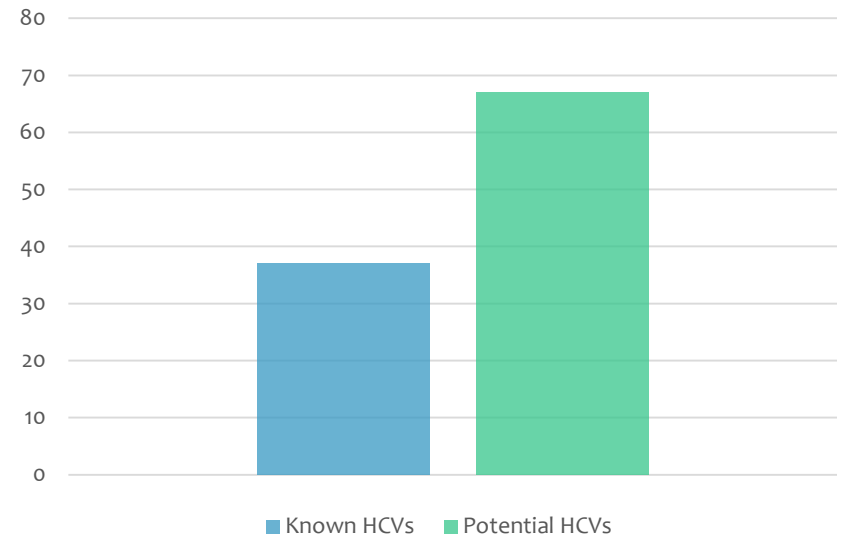


Housing Assistance

Known Subsidized Units (USDA 515 Properties)



Known vs. Potential Housing Choice Vouchers – Wayne County*



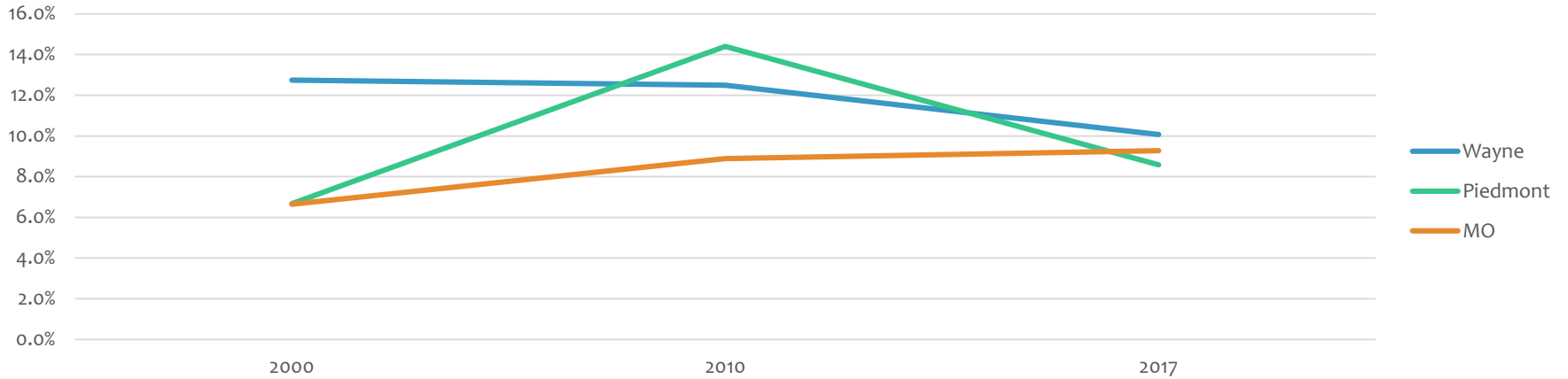
Known LIHTC Properties

Project Name	Total Units	Low-Income Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	USDA 515 Property?
CLEARWATER APTS	20	20	0	4	16	0	0	1
MEADOWBROOK APTS	25	25	0	0	25	0	0	0

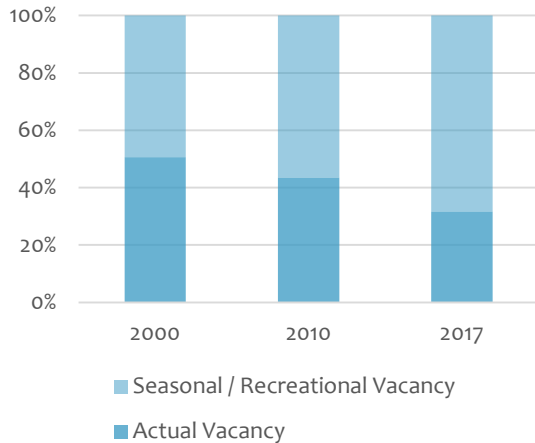
*There are 37 known Housing Choice Vouchers (HCVs) in Wayne county. Public data sources are published on the census tract level, and for confidentiality purposes, HUD only publishes counts from tracts with 10 or more HCVs. There are 4 census tracts in Wayne county, and data are published for only one. If there are additional HCVs in the county, the maximum number of potential HCVs is 67 (37 known + 30 potential).

Vacancy

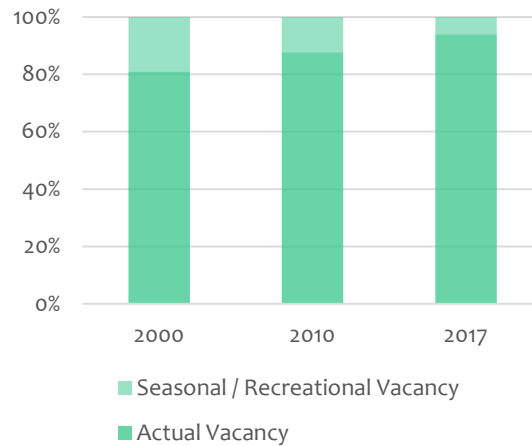
Actual Vacancy Rate



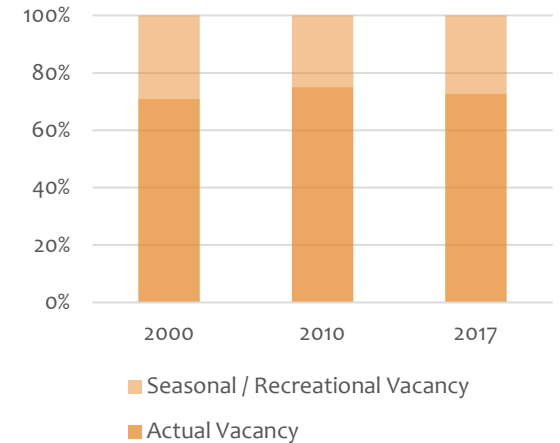
Vacancy Types – Reynolds County



Vacancy Types – Ellington



Vacancy Types – Missouri

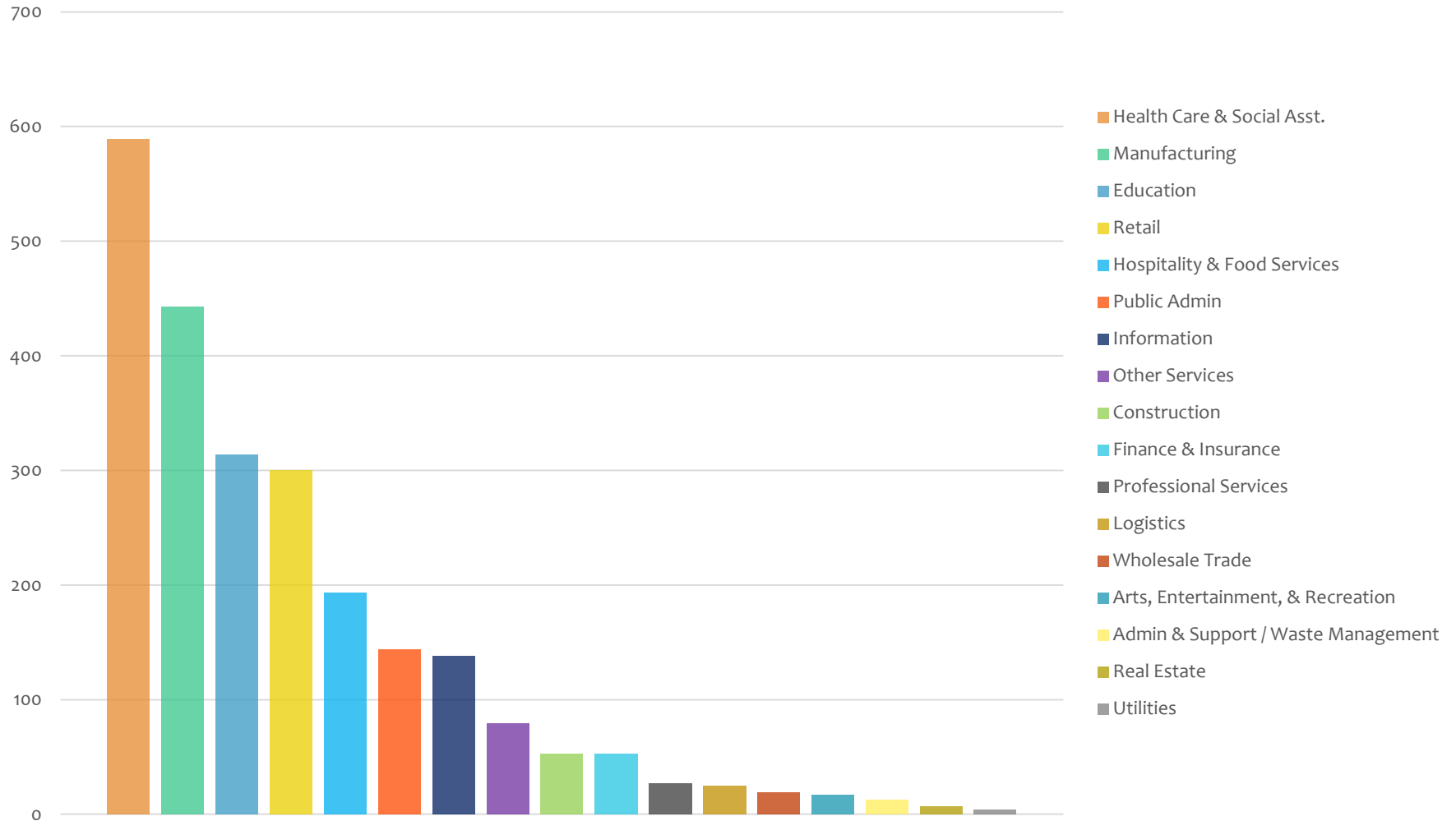


Educational Attainment



Economic Base

Industry Composition – Wayne County

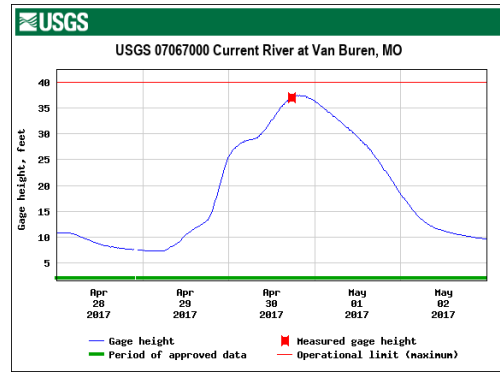
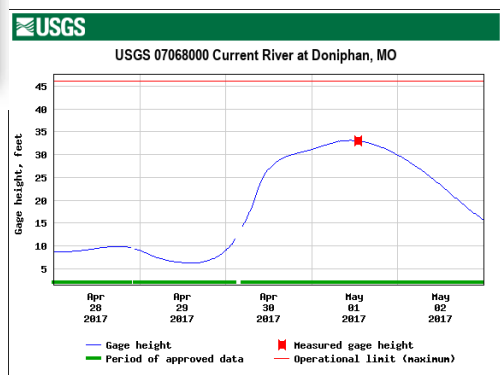
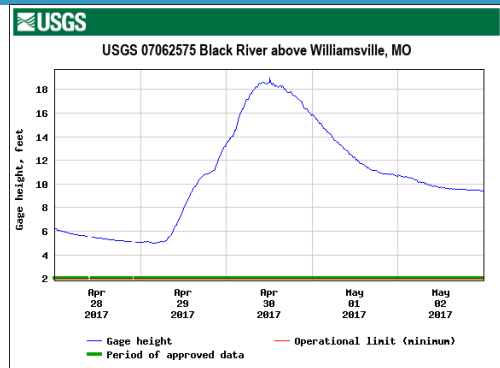
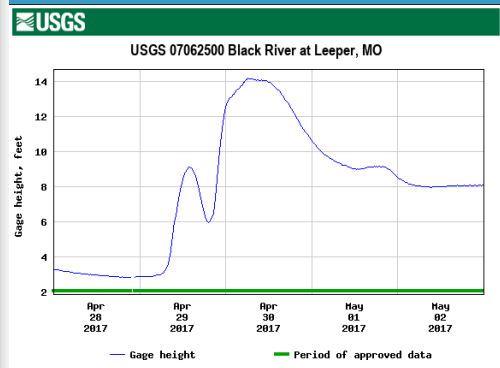
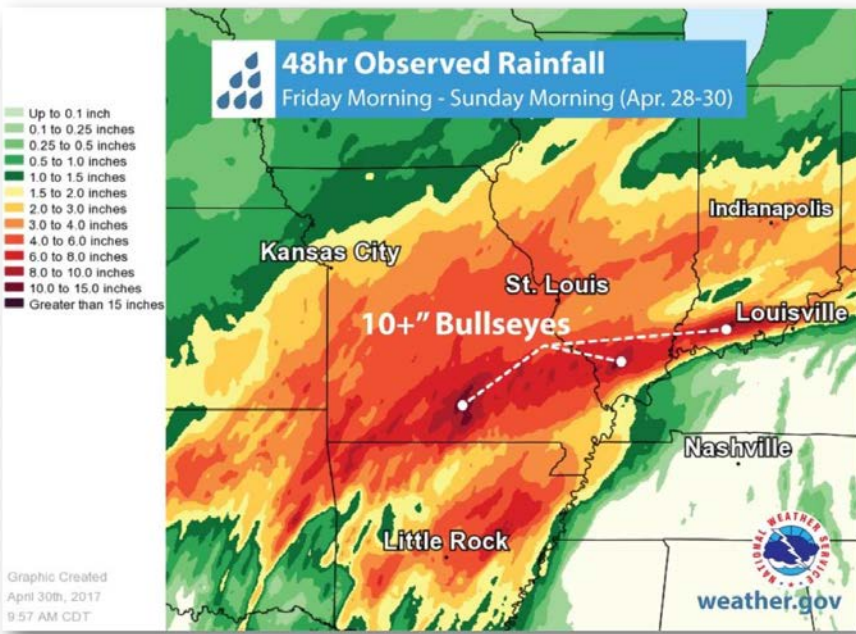




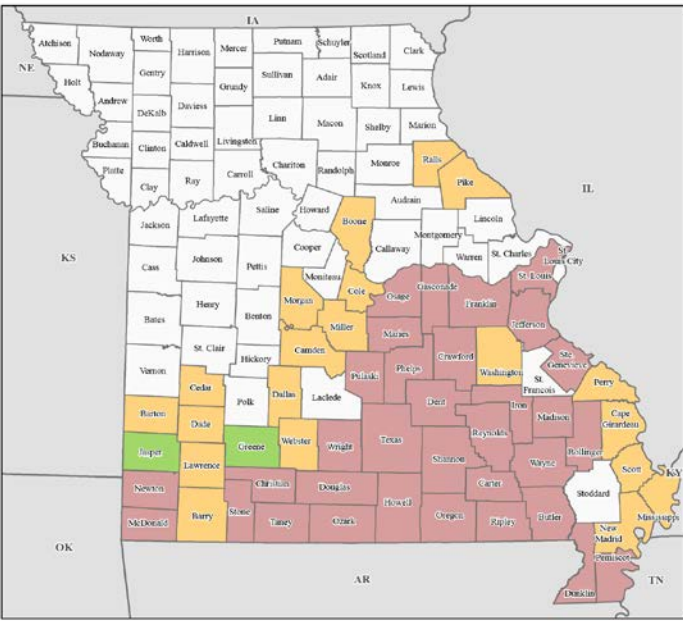
2017 Disaster Impacts

Carter, Reynolds, Ripley & Wayne counties

April 2017 Disaster Impact



FEMA-4317-DR, Missouri Disaster Declaration as of 07/13/2017

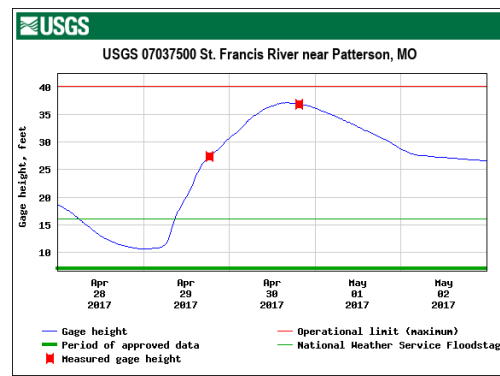
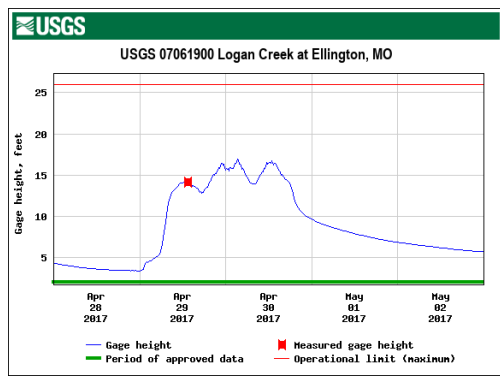


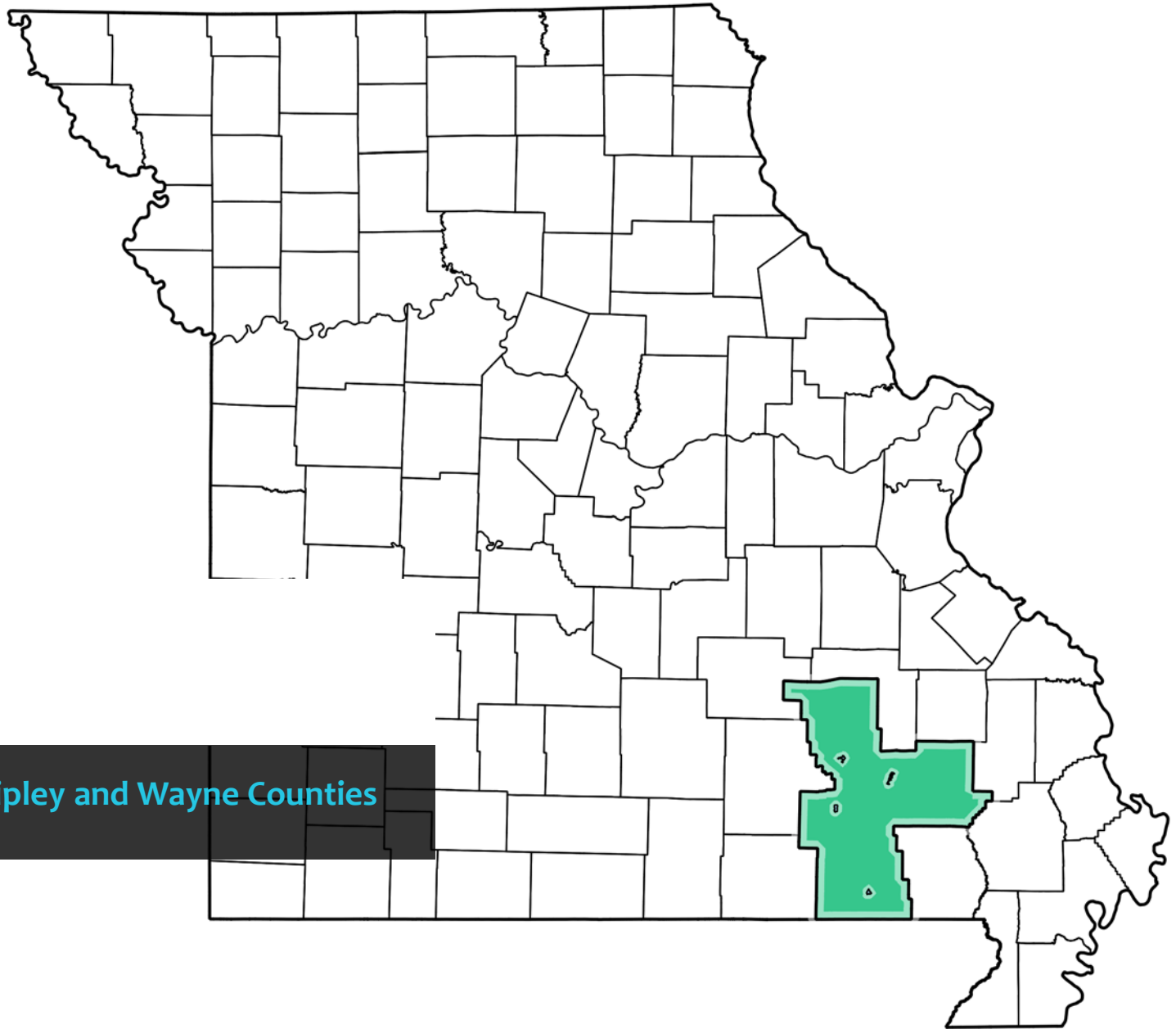
FEMA

Data Layer/Map Description:
The types of assistance that have been designated for selected areas in the State of Missouri.

All designated areas in the State of Missouri are eligible to apply for assistance under the Hazard Mitigation Grant Program.

Data Sources:
FEMA, ESRI;
Initial Declaration: 06/02/2017
Disaster Federal Registry Notice: Amendments 1 and 2, 07/13/2017
Datum: North American 1983
Projection: Transverse Mercator



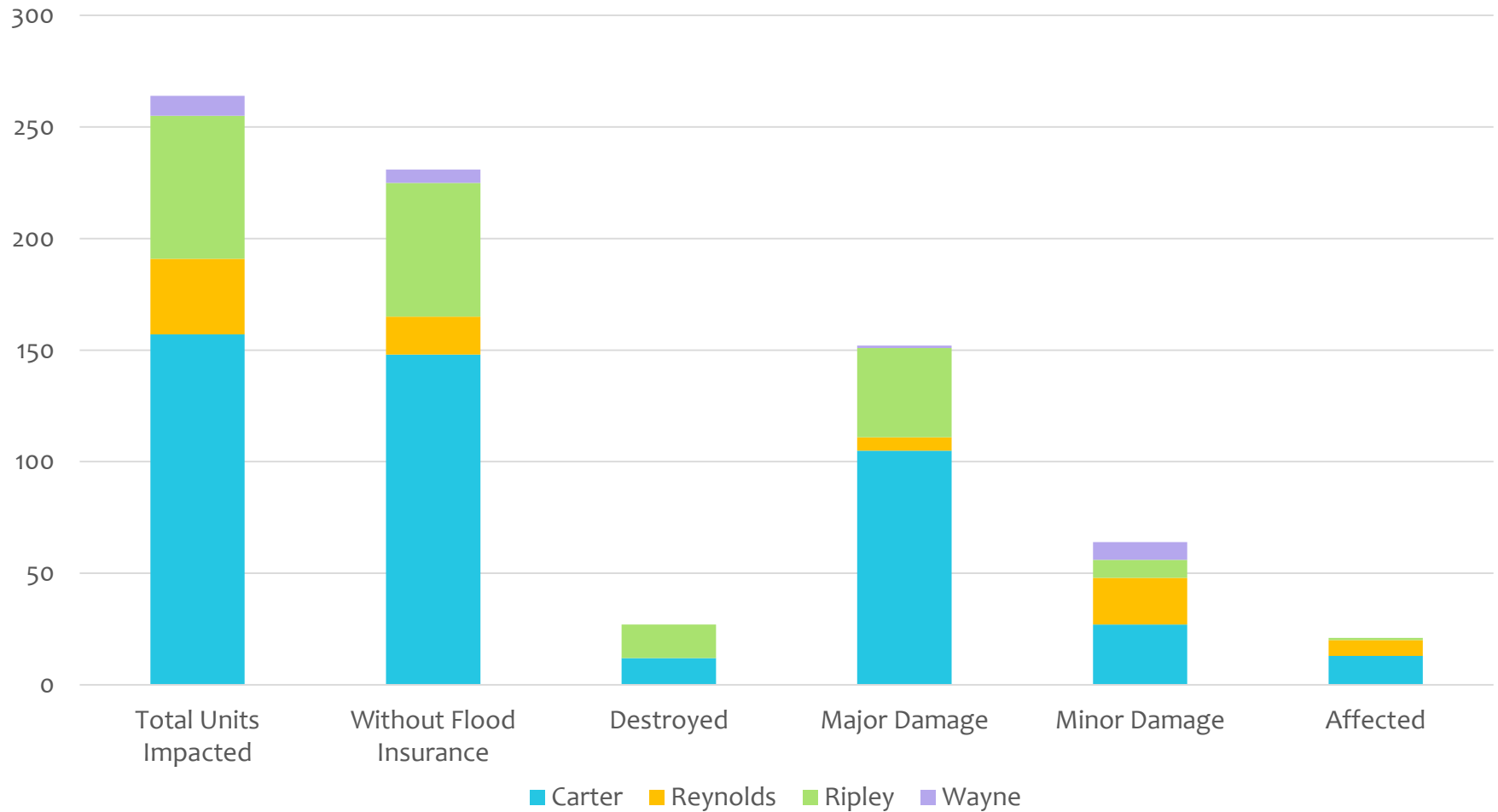


Region

Carter, Reynolds, Ripley and Wayne Counties

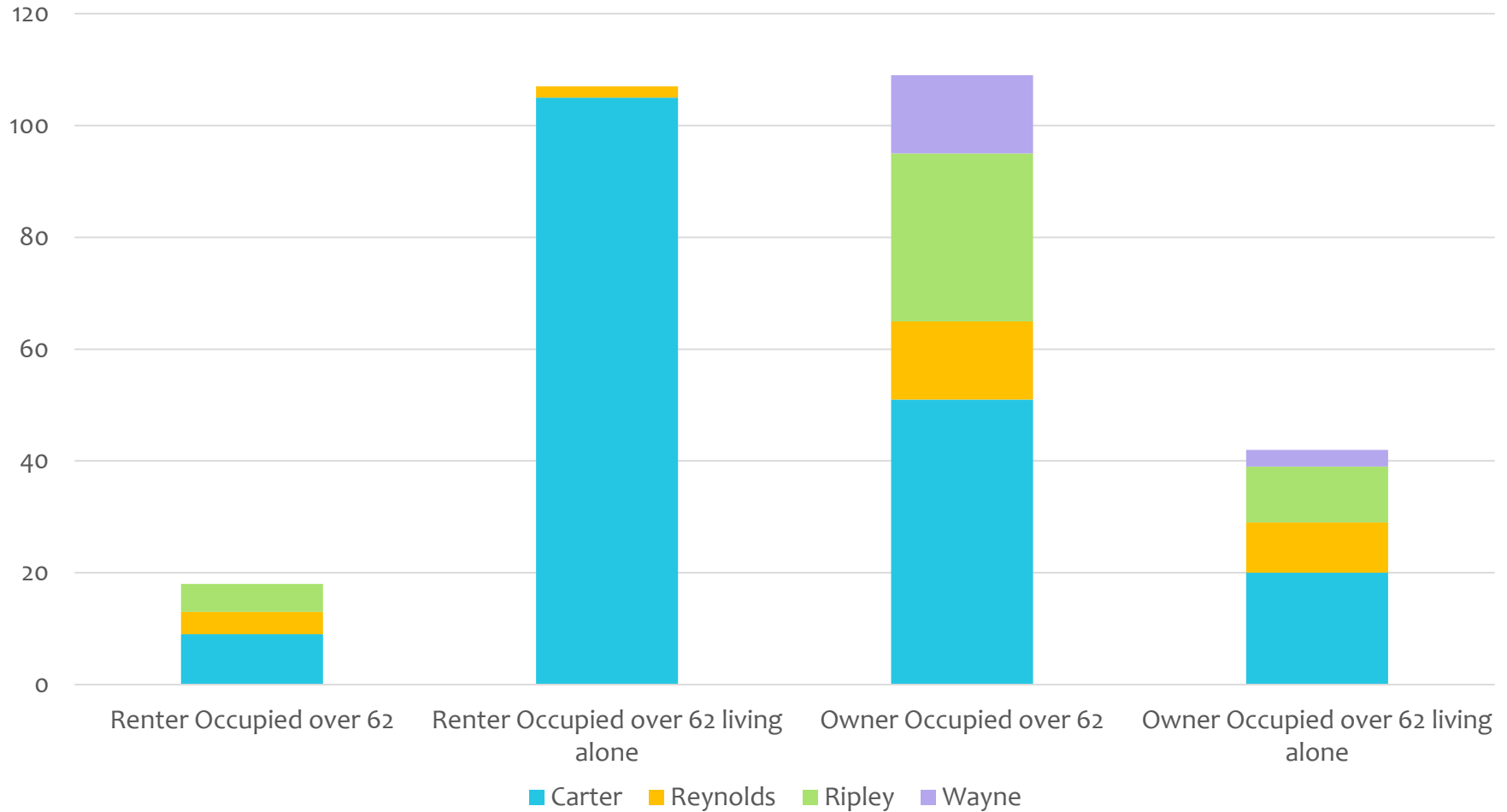
2017 Disaster Impacts

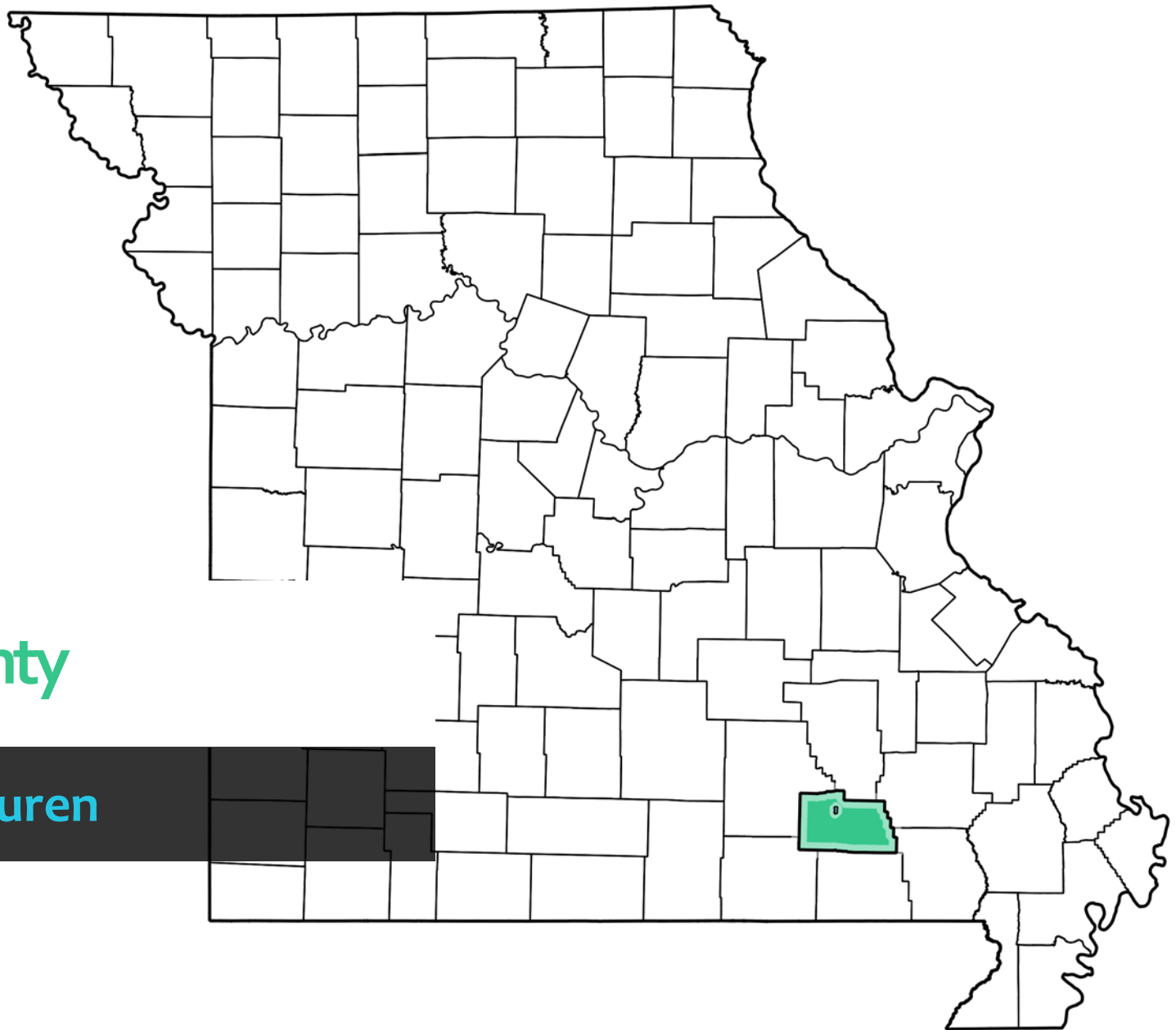
Homes Impacted by 2017 Flood



2017 Disaster Impacts

Special Populations Impacted by 2017 Flood



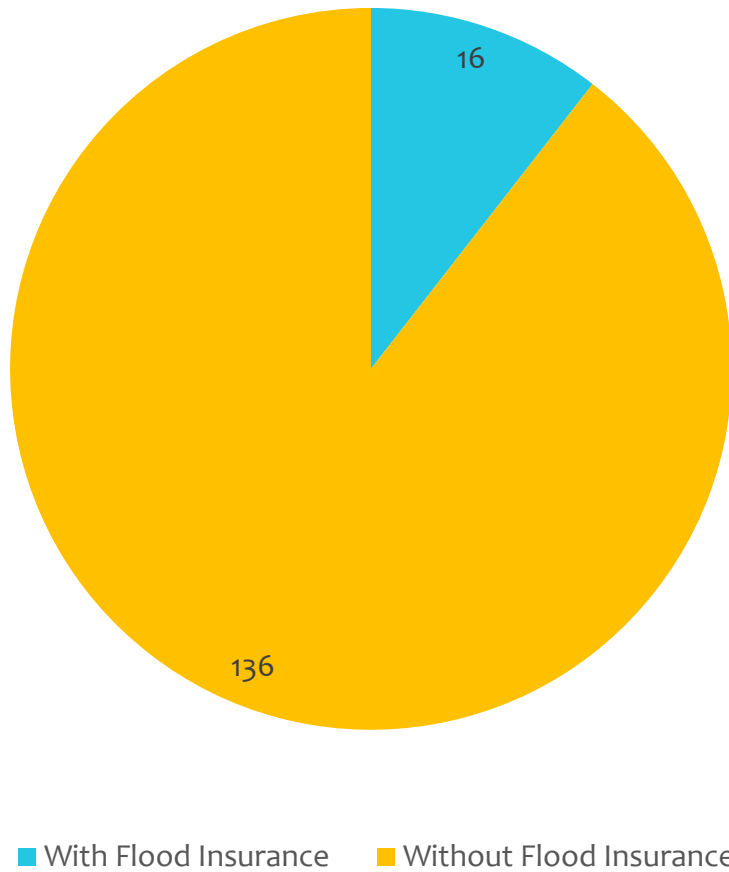


Carter County

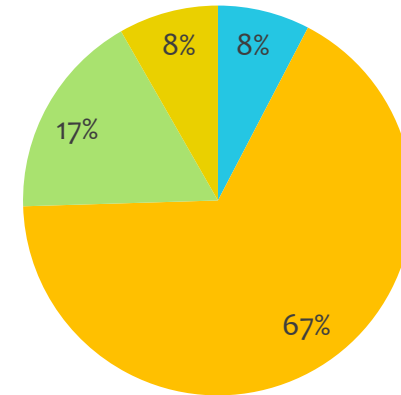
City of Van Buren

Carter County Disaster Impacts

Homes Impacted by 2017 Flood

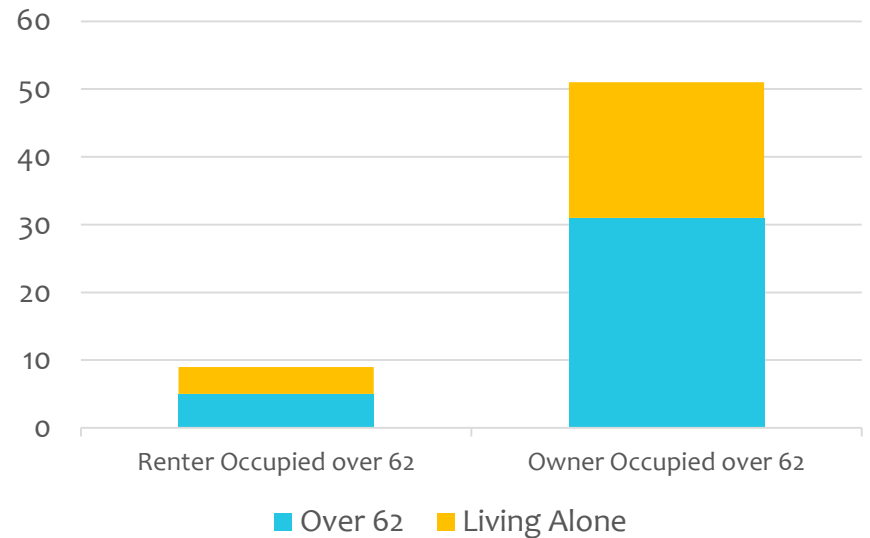


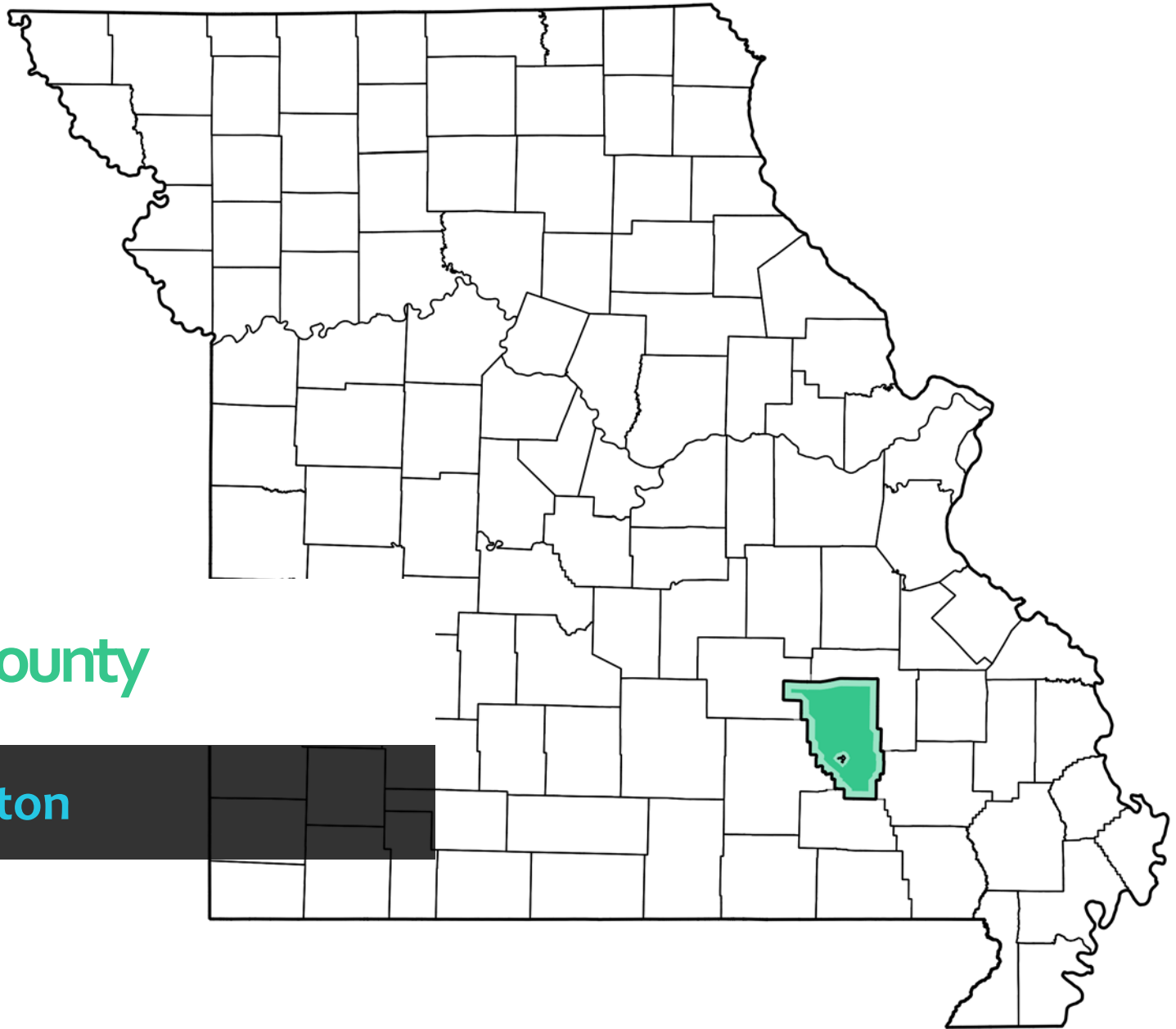
Homes Impacted by 2017 Flood



■ Destroyed ■ Major Damage ■ Minor Damage ■ Affected

Special Populations Impacted by 2017 Flood



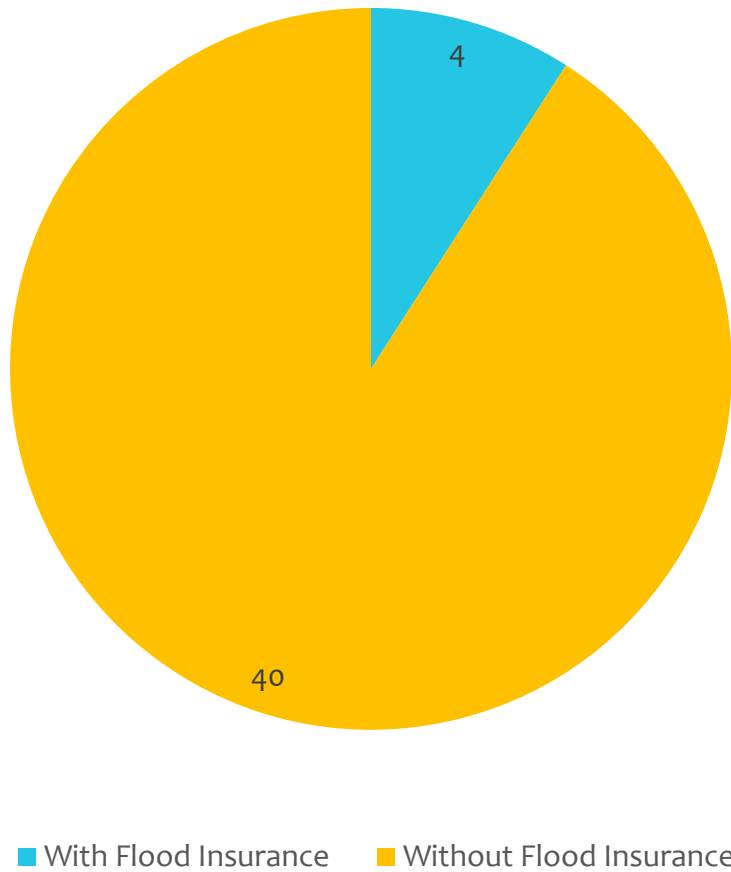


Reynolds County

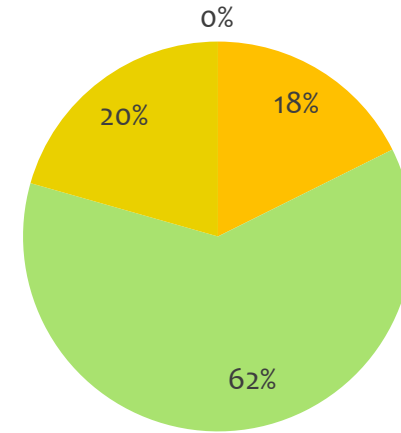
City of Ellington

Reynolds County Disaster Impacts

Homes Impacted by 2017 Flood

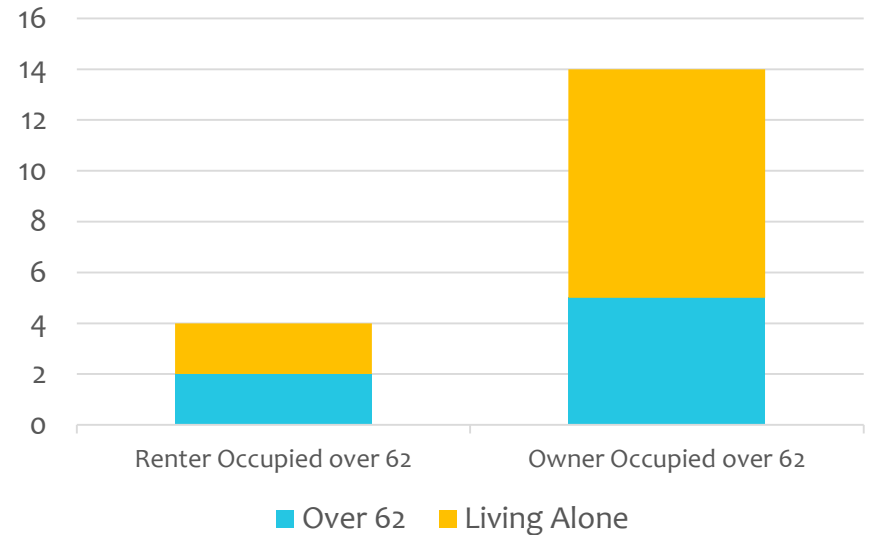


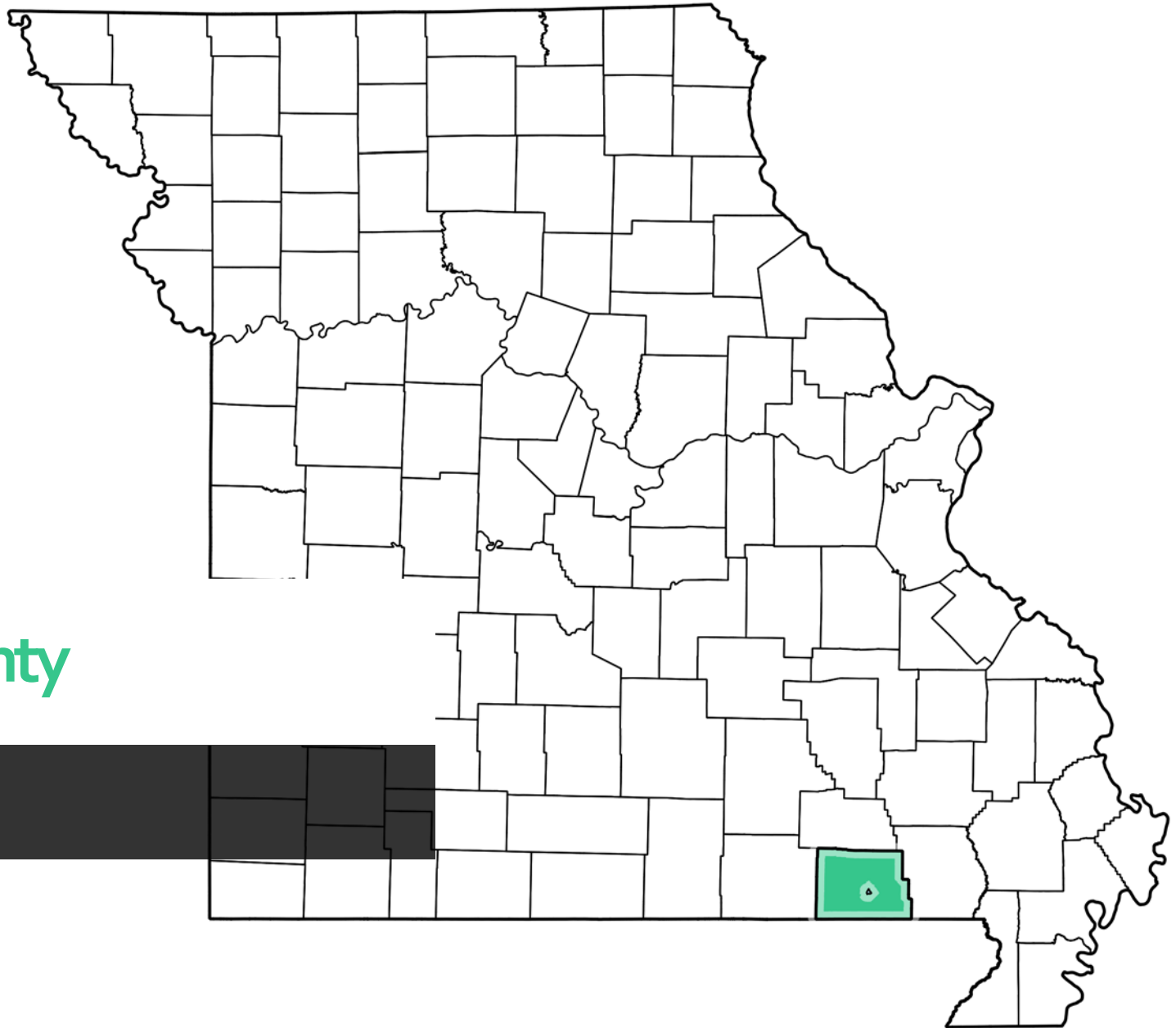
Homes Impacted by 2017 Flood



■ Destroyed ■ Major Damage ■ Minor Damage ■ Affected

Special Populations Impacted by 2017 Flood



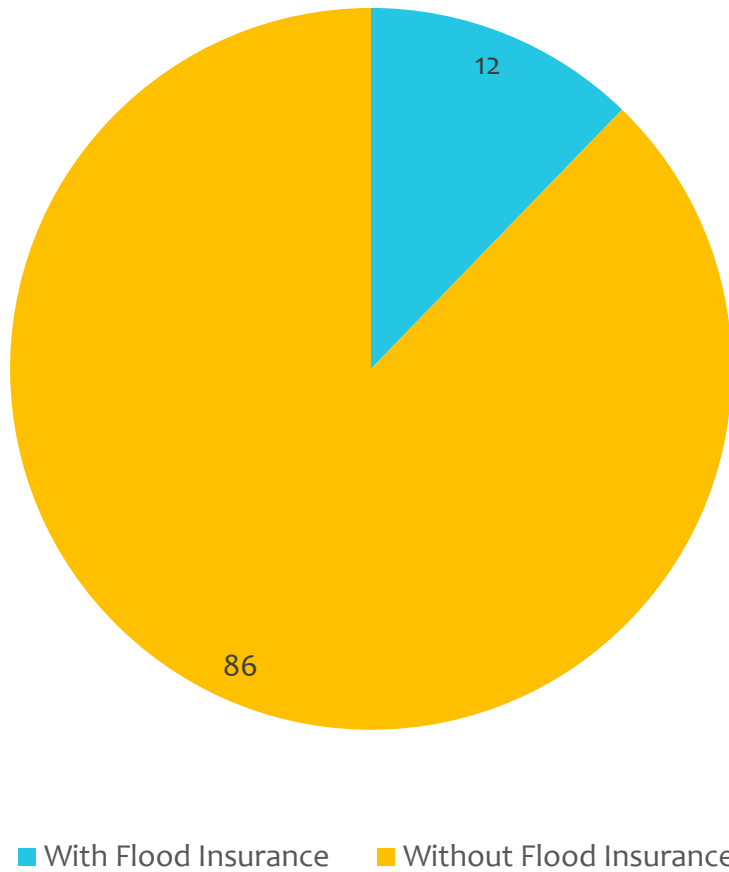


Ripley County

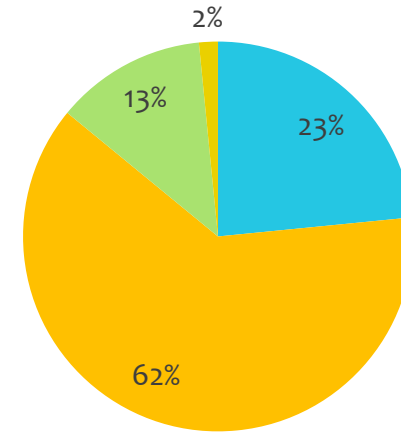
City of Doniphan

Ripley County Disaster Impacts

Homes Impacted by 2017 Flood

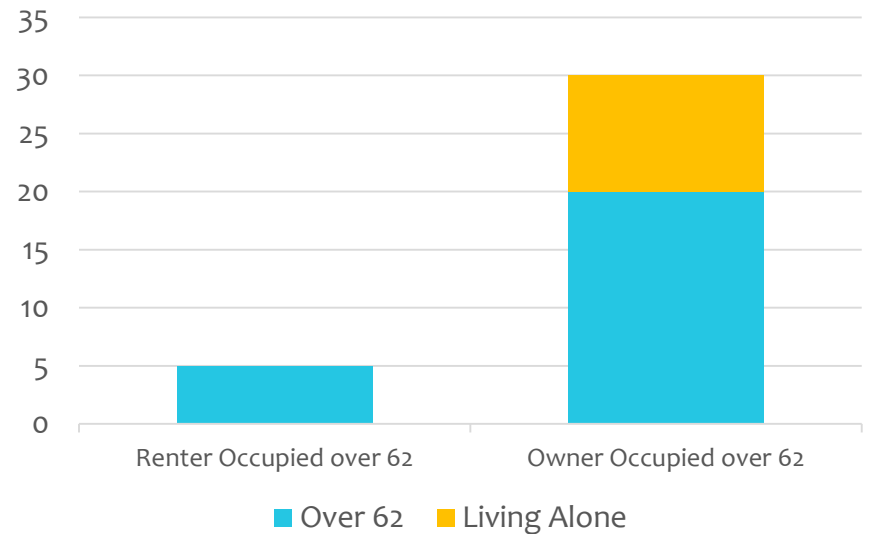


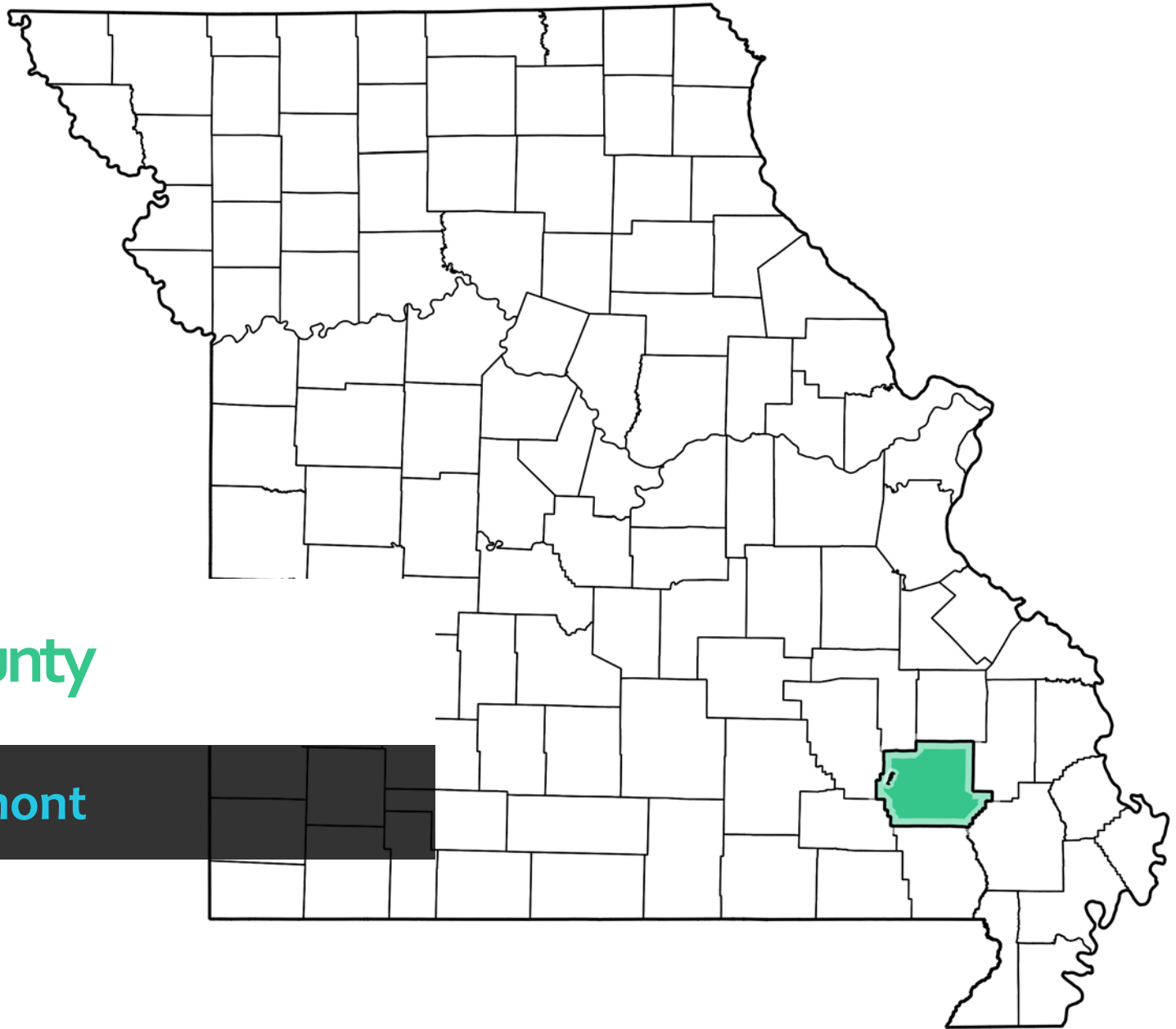
Homes Impacted by 2017 Flood



■ Destroyed ■ Major Damage ■ Minor Damage ■ Affected

Special Populations Impacted by 2017 Flood



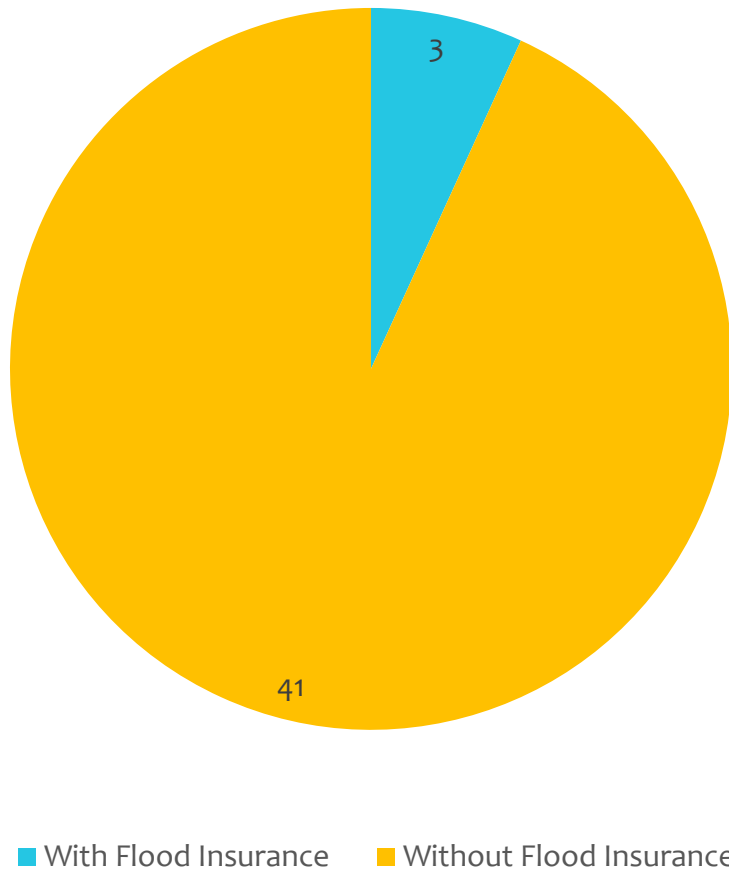


Wayne County

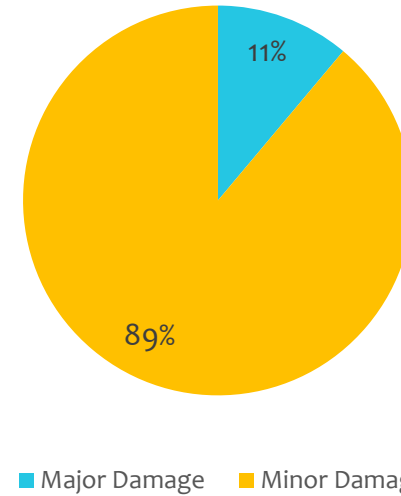
City of Piedmont

Wayne County Disaster Impacts

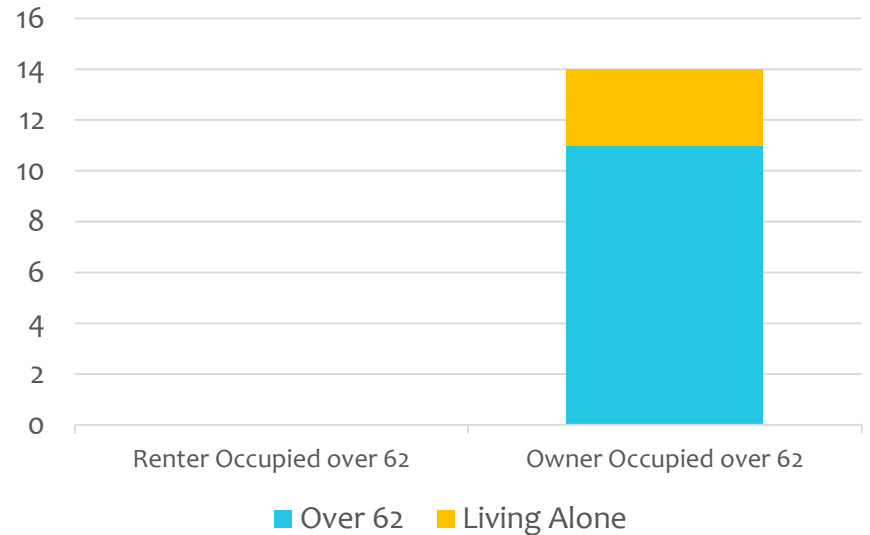
Homes Impacted by 2017 Flood



Homes Impacted by 2017 Flood



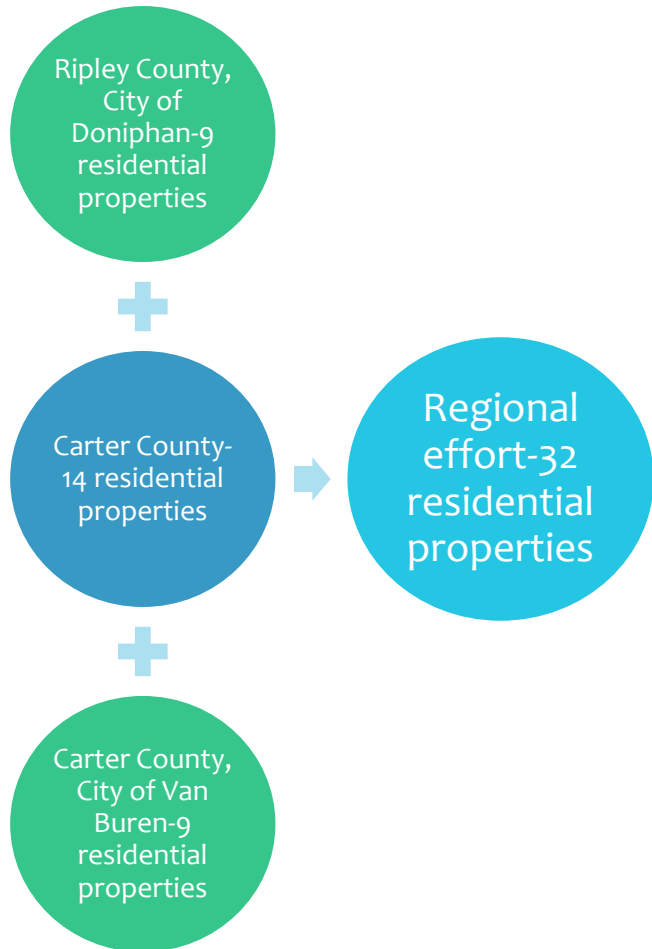
Special Populations Impacted by 2017 Flood





Post-Disaster Activities

FEMA Disaster Declaration 4317



Post Disaster Recover Activities

Voluntary Buyout Programs





Impediments to Housing Development

Impediments to Housing Development

Infrastructure

- Infrastructure availability will likely drive future residential development in the region.
- Water and sewer utilities are primarily located in the population centers within the region and are the most likely and feasible areas to pursue housing development.

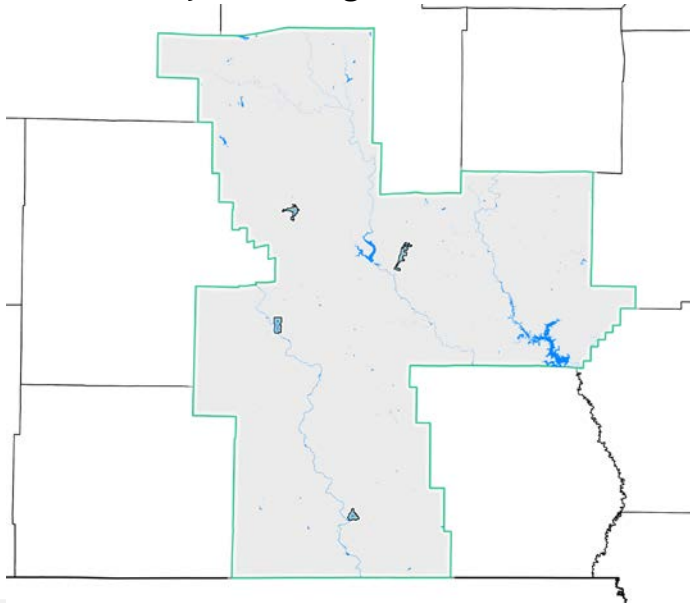
Flood Hazards

- The region has numerous waterways, wetlands, and floodplains that should be restricted from any future residential development.
- Regulations do allow for properties in a floodplain to be elevated, it is a recommended best practice to encourage development outside of these hazards.

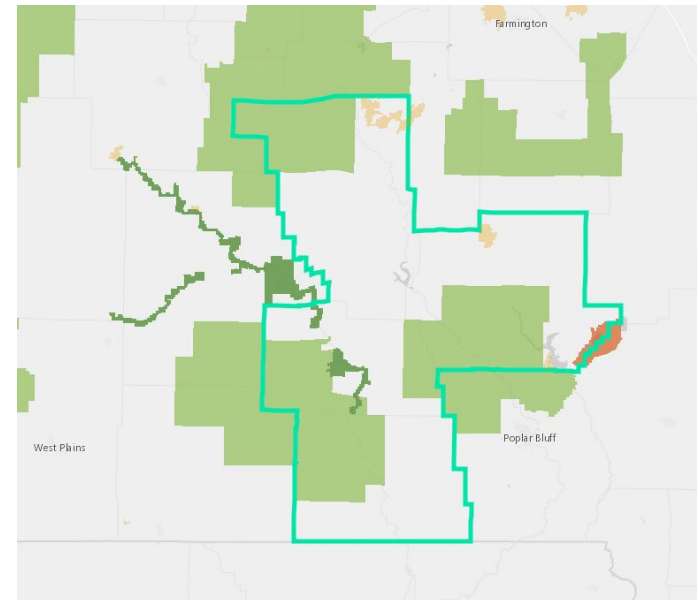
Public Lands

- The region has a number of limiting factors that impact the opportunities for housing development. Public lands, those owned by state or federal agencies, consume a significant portion of the region.
- Housing development in these areas are restricted limiting development options.

Waterways in the Region



Public Lands





Opportunities for Housing Development



Local Buyout & Acquisition



Homeownership & Tenant Assistance



Affordable Rental Recovery



New Construction-Replacement of Affordable Housing Stock



State & Federal Recognized Housing Recovery Strategies

Local Buyout and Acquisition

- Program eligible activities include acquisition of residential real property conducted through a local voluntary buyout, clearance and demolition. Relocation assistance is available to households with less than 120 percent Area Median Income.
- The term “buyout” refers to acquisition of properties located in a floodway and floodplain that is intended to reduce risk from future flooding and the acquisition of properties in Disaster Risk Reduction Areas.
- The buyout program combines the acquisition of properties with relocation assistance that results in occupancy and meets the LMHI national objective for LMI persons. This includes additional assistance to rental property owners to provide affordable replacement rental properties outside of the floodplain. Affordability rental periods apply. Non-LMI persons can be assisted with buyout under the Urgent Need national objective.

Relocation Assistance Program

- In a voluntary buyout, the property will be acquired at the pre-flood fair market value established by the appraisal, less any duplication of benefits. If the homeowner chooses to apply buyout proceeds for relocating within the same community, they are eligible for relocation assistance, not to exceed \$50,000, to be applied to the purchase of an existing home.
- If a comparable home is unavailable within the affordable housing stock, new construction is an option.
- If the owner is moving outside of the community or is not purchasing a replacement home, the relocation payment is not available.

Tenant Relocation Assistance

- Tenants who are affected by a voluntary buyout will be provided relocation assistance under the procedures of the Uniform Relocation Assistance and Real Property Acquisition Act, as amended at 49 CFR 24.
- Moving costs.
- Relocation assistance payment not to exceed \$7,200.
- The Relocation Expense Benefit may be used to purchase replacement site or dwelling.

Homeownership and Tenant Assistance

- For properties that are located inside the floodway, inside the 100-year floodplain, or inside a designated Disaster Risk Reduction Area, the most cost-effective option is likely a buyout.
 - Homes in the floodway, inside the 100-year floodplain, and Disaster Risk Reduction Areas that are substantially damaged are subject to elevation requirements (2 feet above base flood elevation). The elevation requirement may prove rehabilitation of substantially damaged homes infeasible. Elevation requirements are mandated for reconstruction, making reconstruction not cost-effective when compared to the buyout with housing incentive program.
 - Buyout is conducted with the intent to reduce risk of future property damage. Properties are deed restricted and there will be no subsequent application for disaster assistance for any purpose. Households are then relocated to a lower risk area outside the 100-year floodplain. The goal of buyout is to reduce or eliminate the risk of future harm to persons and prevent repetitive damage to property.
 - For this reason, CDBG-DR funds will not be used for reconstruction inside floodways, inside the 100-year floodplain, or inside a designated Disaster Risk Reduction Area.

Housing Rehabilitation Outside the 100-Year Floodplain and Disaster Risk Reduction Area

- Disaster damaged properties should first be considered for rehabilitation. If the property damage is significant (greater than 80% of the county assessor's appraised value), then reconstruction should be considered. If reconstruction is not feasible or cost-effective, consider the option of purchasing an existing comparable residential structure. If there are none available, new construction is an option.

Housing Rehabilitation Inside the 100-Year Floodplain

- Owner-occupied properties inside the 100-year floodplain, or designated Disaster Risk Reduction Area, will be eligible for rehabilitation when meeting the following criteria:
 - Homes covered by flood insurance at the time of the disaster and there are still unmet recovery needs; or
 - Household income meets less than 120% of the AMI and there are still unmet recovery needs.
 - Program maximum is \$40,000 per house (amount includes hard construction costs only). The rehabilitation estimate must include meeting Green Building Standards, as well as resiliency solutions that address threats and hazards to the area. Resiliency solutions may include elevating the first floor of the habitable area; reinforced roofs; storm shutters; and mold and mildew resistant products.

Affordable Rental Recovery

Multi-Family Housing with Low Income Housing Tax Credits (LIHTC)

- Provides funding for rehabilitation, reconstruction and new construction of affordable multi-family rental housing units in areas impacted by the flooding event.
- Local governments may propose multi-family rental housing developments in conjunction with for-profit and non-profit developers proposing to receive Low Income Housing Tax Credits (LIHTC) through MHDC. The developments must be affordable or mixed income, and not market rate housing developments.
- Affordable developments are all occupied by LMI households; mixed income is occupied by at least 51% LMI households.
- To meet the low- and moderate-income housing national objective, affordable rental housing funded under CDBG-DR must be rented to a low- and moderate-income persons at affordable rents.
- Grantees are required to impose minimum affordability periods enforced with recorded use restrictions, covenants, deed restrictions, or other mechanisms to ensure that rental housing remains affordable for the required period of time.
- For rehabilitation other than substantially damaged residential buildings, grantees must follow the guidelines specified in the HUD CPD Green Building Retrofit Checklist. Grantees must apply these guidelines to the extent applicable to the rehabilitation work undertaken, including the use of mold resistant products when replacing surfaces such as drywall.
- Any substantial rehabilitation or new construction of a building with more than four rental units must include installation of broadband infrastructure, except where the grantee documents that the location of the new construction or substantial rehabilitation makes installation of broadband infrastructure infeasible.
- CDBG-DR funds can be used to support infrastructure for multi-family housing.

New Construction-Replacement of Affordable Housing Stock

- Communities may face needs for restoring and improving the housing stock. New construction infill is the construction of single-family houses on vacant lots within existing neighborhoods. This approach is used to create more affordable housing, while promoting community revitalization.
- Infill new construction involves matching land, a purchaser and a builder with acquisition and construction financing and permanent mortgages. This process may include an interested developer purchasing sites in the community. CDBG-DR funds are eligible to fund up to 25% of the construction loan, made available to low-to-income persons who qualify for a loan. The construction loan converts to an affordable mortgage. Potential buyers may or may not have been displaced by the 2017 Storm and Flooding event. Each potential buyer should be advised on the credit requirements needed to buy a home. Credit counseling will be provided through a HUD-certified housing counselor. Closing costs will be paid by the program.
- A second option would be for the CDBG-DR funds to be used for down payment assistance upon completion of construction. A low-to-moderate income person not affected by the disaster but wishing to buy into affordable replacement stock outside of a floodplain or disaster risk reduction area, within the grantee's jurisdiction may be eligible for down payment assistance. The maximum allowed is 25% of the total cost of the house, plus closing costs. Qualified LMI households, under 120% AMI, are eligible to participate and must be able to secure a mortgage. Each potential buyer should be advised on the credit requirements needed to buy a home. Credit counseling will be provided through a HUD-certified housing counselor.
- Green Building Standards are required for all new construction of residential buildings and all replacement of substantially damaged residential buildings
- Grantees receiving CDBG-DR funds are required to implement a minimum five-year affordability period on all newly constructed single-family housing that is to be made available for low- and moderate-income homeownership.
- Grantees are required to develop and impose affordability (i.e., resale and recapture) restrictions for single-family housing newly constructed with CDBG-DR funds and made available for affordable homeownership to low- and moderate-income persons, and to enforce those restrictions through recorded deed restrictions, covenants, or other similar mechanisms, for a period not less than five years.

Flood Insurance Requirements

- A HUD- assisted homeowner of a property located inside the 100-year floodplain must obtain and maintain flood insurance.
- HUD strongly recommends the purchase of flood insurance outside the 100-year floodplain for properties that have been damaged by a flood.
- Assistance may only be provided for the rehabilitation of a house located in a floodplain if:
 - The homeowner had flood insurance at the time of the qualifying disaster and still has unmet recovery needs; or
 - The household earns less than the greater of 120% AMI (Area Median Income) or the national median and has unmet recovery needs.
- Rehabilitated homes inside the 100- year floodplain must be insured under a policy of flood insurance in the amount of the lessor of either the full insurable value of the structure as determined by the applicable property insurer, or the maximum amount available for the structure under the National Flood Insurance Program. The full insurable value of the structure will be based upon the program's final total project cost for the applicant. Failure to maintain flood insurance will result in an applicant's property to be ineligible for future disaster relief. Upon the sale or transfer of the property, applicants will, on or before the date of transfer, notify all transferees in writing of the continuing obligation to maintain flood insurance on the property, and include the requirement on all documents and deeds.
- Evidence that the damaged home is covered by the required flood insurance amount must be provided during the applicant intake process. Before the grant is closed, the applicant must provide evidence of flood insurance. A declaration sheet, a form describing the coverage from the applicant's insurance company, or an application for flood insurance along with a paid receipt from the applicant's insurance company is sufficient evidence to satisfy this requirement.

Elevation of Property

- Homes that receive assistance for repair of substantial damage or substantial improvement must be elevated with the lowest floor, including the basement, at least 2 feet above the base flood elevation.

Elevation Standards for New Construction, Repair of Substantial Damage, or Substantial Improvement

- The following elevation standards apply to new construction, repair of substantial damage, or substantial improvement of structures located in an area delineated as a flood hazard area or equivalent in FEMA's data source identified in 24 CFR 55.2(b)(1).
- All structures, defined at 44 CFR 59.1, designed principally for residential use and located in the 100-year (or 1 percent annual chance) floodplain that receive assistance for new construction, repair of substantial damage, or substantial improvement, as defined at 24 CFR 55.2(b)(10), must be elevated with the lowest floor, including the basement, at least two feet above the base flood elevation.
- Mixed-use structures with no dwelling units and no residents below two feet above base flood elevation, must be elevated or floodproofed, in accordance with FEMA floodproofing standards at 44 CFR 60.3(c)(3)(ii) or successor standard, up to at least two feet above base flood elevation.
- All Critical Actions, as defined at 24 CFR 55.2(b)(3), within the 500-year (or 0.2 percent annual chance) floodplain must be elevated or floodproofed (in accordance with the FEMA standards) to the higher of the 500-year floodplain elevation or three feet above the 100-year floodplain elevation. If the 500-year floodplain is unavailable, and the Critical Action is in the 100-year floodplain, then the structure must be elevated or floodproofed at least three feet above the 100-year floodplain elevation.
 - Critical Actions are defined as an “activity for which even a slight chance of flooding would be too great, because such flooding might result in loss of life, injury to persons or damage to property.” For example, critical actions include hospitals, nursing homes, police stations, fire stations and principal utility lines. Applicable state, local, and tribal codes and standards for floodplain management that exceed these requirements, including elevation, setbacks, and cumulative substantial damage requirements, must be followed.

Summary of Program and Resources for Rural Housing Development

- **Missouri Housing Development Commission** <http://www.mhdc.com/>
 - **Homebuyer Programs**
 - First Place Loan Program gives first-time homebuyers* the edge they need to purchase a home, with cash assistance available.
 - Mortgage Credit Certificate provides income eligible first-time homebuyers* with an opportunity to reduce the amount of federal income tax owed each year they own and live in their homes.
 - Next Step Program gives first-time homebuyers as well as non-first time homebuyers the opportunity to purchase their own home with higher income limits and purchase price limits. It also gives the borrower the opportunity to receive cash assistance for down payment and closing cost assistance.
 - A qualified veteran does not have to be a first-time homebuyer* to qualify for "First Place" or "Mortgage Credit Certificate" loan programs.
 - **Home Repair Programs**
 - HeRo Program provides funding to approved agencies in Missouri, which then allocate home repair grants to residents.
 - **Rental**
 - Rental Production and Preservation Program provides funding to developers for the acquisition and rehabilitation or new construction of rental housing for low and moderate income families. The MHDC funds are typically combined with Low Income Housing Tax Credits to fund affordable multifamily housing developments.
 - Federal HOME Program provides a financing source for several eligible activities that increase the supply of affordable housing for low and very low income persons. One of these activities is the acquisition and rehabilitation or new construction of rental housing.
 - Low Income Housing Tax Credit (LIHTC) Program provides a federal tax credit to investors in affordable housing. The LIHTC can be used each year for 10 years and is allocated to the owner of an affordable housing development.
 - Affordable Housing Assistance Program (AHAP) housing production tax credit is used as an incentive for Missouri businesses and/or individuals to participate in affordable housing production. This state tax credit is earned by an eligible donor for the donation of cash, equity, services, or real or personal property to a non-profit community-based organization for the purpose of providing affordable housing assistance activities or market rate housing in distressed communities.
- **Historic Preservation Tax Credit Program** <https://www.nps.gov/tps/tax-incentives/incentives/index.htm>
 - The Historic Tax Credit (HTC) program encourages private sector investment in the rehabilitation and re-use of historic buildings. The federal tax credit allows program participants to claim 20 percent of eligible improvement expenses against their federal tax liability.

Summary of Program and Resources for Rural Housing Development

- **USDA-Rural Development**

<https://www.rd.usda.gov/mo>

- Single Family Housing Direct Home Loans also known as the Section 502 Direct Loan Program, assists low-and very-low-income applicants obtain decent, safe and sanitary housing in eligible rural areas by providing payment assistance to increase an applicant's repayment ability.
- Single Family Housing Guaranteed Loan Program assists approved lenders in providing low- and moderate-income households the opportunity to own adequate, modest, decent, safe and sanitary dwellings as their primary residence in eligible rural areas.
- Single Family Housing Repair Loans & Grants also known as the Section 504 Home Repair program, provides loans to very-low-income homeowners to repair, improve or modernize their homes or grants to elderly very-low-income homeowners to remove health and safety hazards.
- Multi-Family Housing Direct Loans provides competitive financing for affordable multi-family rental housing for low-income, elderly, or disabled individuals and families in eligible rural areas.

- **Property Assessed Clean Energy (PACE) Program**

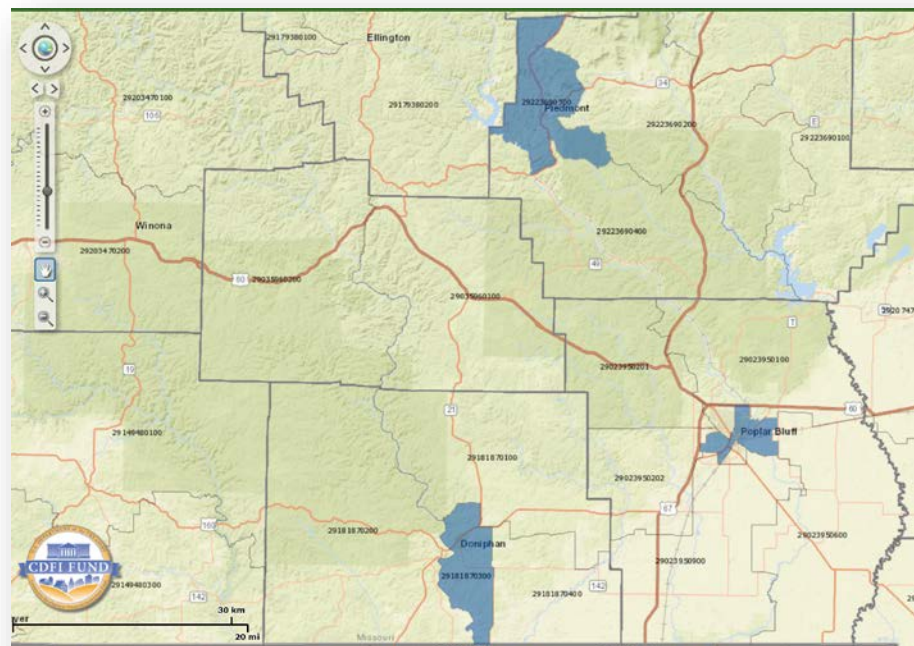
<https://www.mced.mo.gov/pace/>

- PACE is a financing tool that allows property owners to borrow money for renewable energy and energy efficiency property improvements with no upfront cost.

- **Opportunity Zones**

<https://www.cdfifund.gov/Pages/Opportunity-Zones.aspx>

- Opportunity Zones, created by the 2017 Tax Cuts and Jobs Act, were designed to spur investment in distressed communities throughout the country through tax benefits.





Summary Observations and Suggested Strategies

Summary Observations and Strategies

Carter County

Observations

- 120 homes were destroyed or suffered major damage. 90% did not have flood insurance.
- 60 units impacted were occupied by residents over the age of 62.
- Median age in the County is 41.3 years, whereas the median age in Van Buren is only 25.1 years. However, 26% of the population is over the age of 60.
- Cost burden of housing is a major concern and impediment to new housing development.
- 61% of the county /55% of the city households earn less than \$50,000 per year.
- Median home price is \$90,400 in Carter County and \$94,100 in the City of Van Buren.
- 30% of the housing stock is more than 50 years old.
- Single family residence ownership rate=72% county, 62% city.
- Rental homes averaging \$560 per month.
- There are 40 known LIHTC units in the community.
- Homeownership is evasive as landlords are acquiring low priced single family homes.
- New home construction for existing population is likely \$100,000 or less.
- Modest, safe and sanitary homes can be built for \$100,000, but doesn't include the cost of infrastructure.
- There are limited single family home vacancies in the community but they are not safe or sanitary. MLS listing shows only 12 properties for sale, 6 for less than \$100,000.
- A high percentage of residents over the age of 62, particularly those living alone, reside in single family structures.
- There are few alternative housing choices in the community, such as senior housing and maintenance free units, the lack of alternative housing is stymieing housing inventory churn for workforce housing.

Suggested Strategies

- Promote alternative housing development such as senior housing and maintenance free housing options such as duplexes, townhomes and senior villas (market based).
- Promote construction of additional low income senior housing units to address the backlog of applicants (income based).
- Promote the acquisition and demolition of existing dilapidated, vacant structures that are not safe or sanitary and encourage infill of new housing developments.
- Support the development of new modest single family homes by collaborating with developers to develop needed infrastructure.
- Encourage homeownership for qualified buyers using available resources that could provide incentives such as down payment assistance and relocation assistance for new construction.
- Promote the need for flood insurance in and proximate to floodplains.

Summary Observations and Strategies

Reynolds County

Observations

- 44 homes impacted by flooding, 90% did not carry flood insurance. 6 homes had major damage.
- Median age in the County is 46.8 years, whereas the median age in Ellington is 40.8 years. However, 30% of the population is over the age of 60.
- Cost burden is a major concern and impediment to housing development.
- 60% of the county /67% of the city households earn less than \$50,000 per year.
- Rental homes are averaging \$560 per month.
- Median home value is \$90,300 in Reynolds County and \$61,600 in the City of Ellington.
- 45% of the housing stock in the City of Ellington is more than 50 years old.
- Single family residence ownership rate=78% in the county, whereas ownership rates are only 56% in the City of Ellington.
- Rental homes averaging \$550 per month.
- The condition of the rental property inventory is fair to poor and is in decline.
- There are 21 USDA 515 subsidized units in the community.
- Homeownership is evasive due to income levels.
- Only 3 homes are currently listed for sale in the community, 2 are below \$150,000.
- New home affordability for existing population is likely \$75,000 or less.
- The closure of the hospital has created adverse economic conditions in the community.
- A high percentage of residents over the age of 62, particularly those living alone, reside in single family structures.

Suggested Strategies

- Promote alternative housing development such as senior housing and maintenance free housing options such as duplexes, townhomes and senior villas (market based).
- Promote construction of additional low income senior housing units (income based).
- Promote the construction of safe, sanitary and affordable rental homes.
- Support the development of new modest single family homes by collaborating with developers to develop needed infrastructure.
- Encourage homeownership for qualified buyers using available resources that could provide incentives such as down payment assistance and relocation assistance for new construction.
- Promote the importance of flood insurance in and proximate to floodplains.
- Develop a strategy to increase income levels through development and attraction of higher paying jobs.

Summary Observations and Strategies

Ripley County

Observations

- 98 homes were impacted by flooding. 88% did not carry flood insurance. 55 homes were destroyed or suffered major damage.
- Median age in the County is 42.5 years. However, 26% (county) and 31% (Doniphan) of the population is over the age of 60.
- Cost burden of housing is a major concern and impediment to new housing development.
- 66% of the county /69% of the city households earn less than \$50,000 per year.
- Median home price is \$87,800 in Ripley County and \$85,800 in the City of Doniphan.
- 49% of the housing stock is more than 50 years old in the City of Doniphan.
- Single family residence ownership rate=74% county, 69% city.
- Rental homes averaging \$514 per month.
- Currently 66 homes listed for sale, 30 less than \$100,000 but mostly in fair to poor condition. 15 homes for sale priced \$100,000 to \$150,000.
- New home construction for existing population is likely \$100,000 or less.
- Modest, safe and sanitary homes can be built for \$100,000, but doesn't include the cost of infrastructure.
- There are single family home vacancies in the community but they are not safe or sanitary.
- A high percentage of residents over the age of 62, particularly those living alone, reside in single family structures.
- There are few alternative housing choices in the community, such as senior housing and maintenance free units, the lack of alternative housing is stymieing housing inventory churn for workforce housing.

Suggested Strategies

- Promote alternative housing development such as senior housing and maintenance free housing options such as duplexes, townhomes and senior villas (market based).
- Promote construction of additional low income senior housing units to address the backlog of applicants (income based).
- Promote the acquisition and demolition of existing dilapidated, vacant structures that are not safe or sanitary and encourage infill of new housing developments.
- Support the development of new modest single family homes by collaborating with developers to develop needed infrastructure.
- Encourage homeownership for qualified buyers using available resources that could provide incentives such as down payment assistance and relocation assistance for new construction.
- Develop good quality, affordable rental housing units in collaboration with private and/or non-profit developers by accessing available resources for disaster impacted families to assist with relocation expenses.
- Promote the importance of flood insurance in and proximate to floodplains.

Summary Observations and Strategies

Wayne County

Observations

- 44 homes were impacted by flooding. 93% did not carry flood insurance. 1 home had major damage, 8 homes had minor damage.
- Median age in the County is 46.9 years, whereas the median age in Piedmont is 43.0 years. However, 30% of the population is over the age of 60.
- 68% of the county /74% of the city households earn less than \$50,000 per year.
- Median home price is \$72,700 in Wayne County and \$74,000 in the City of Piedmont.
- 53% of the housing stock is more than 50 years old.
- Single family residence ownership rate=75% county, 55% city.
- Rental homes averaging \$550 per month.
- There are 45 LIHTC units in the community.
- There are 55 USDA subsidized 515 units in the community.
- Homeownership is evasive due to income levels.
- 22 homes currently listed for sale. 9 below \$100,000. 6 between \$100,000 to \$150,000.
- There are single family home vacancies in the community but they are not safe or sanitary.
- A high percentage of residents over the age of 62, particularly those living alone, reside in single family structures.
- Wages are lower than surrounding areas likely due to higher percentage of healthcare/social services, hospitality, and retail jobs.

Suggested Strategies

- Promote alternative housing development such as senior housing and maintenance free housing options such as duplexes, townhomes and senior villas (market based).
- Promote construction of additional low income senior housing units (income based).
- Promote the acquisition and demolition of existing dilapidated, vacant structures that are not safe or sanitary and encourage infill of new housing developments.
- Support the development of new modest single family homes by collaborating with developers to develop needed infrastructure.
- Encourage homeownership for qualified buyers using available resources that could provide incentives such as down payment assistance and relocation assistance for new construction.
- Promote the importance of maintaining flood insurance in and proximate to floodplains.
- Develop a strategy to increase income levels through development and attraction of higher paying jobs.



Disaster Recovery Best Practices

A Snapshot of Prior Disaster Recovery Efforts in Missouri

- Rhineland is a rural community in southern Montgomery County that was impacted by Missouri River flooding in 1993.
- Rhineland is a community of 157 residents, 52 housing units.
- Water levels reached between 4 and 7 feet deep in the structures during the Spring and Summer of 1993.
- In developing the disaster recovery strategy community leaders wanted to retain a sense of community and heritage and did not want to pursue a buyout and scatter the population.
- The community elected to relocate the entire community.
- The community purchased 52 acres adjacent to the current city limits and used CDBG disaster recovery grant funds to build the infrastructure—water, sewer and streets.
- Residents could elect to physically move their current home to the new site and receive relocation assistance to cover the costs of moving the structure (a house moving company from Virginia was contracted to move the structures) and to restore the property to livable conditions, or
- Residents could use funds for new housing construction and construct a new home, or purchase a mobile home.
- All residents participating in the project selected a lot in the new development in exchange for the lot(s) they owned in the floodplain.
- 51 of the 52 households participated in the program. 32 of the homes were physically relocated.
- All remaining structures in the floodplain were demolished and the property was converted to park land.
- The businesses in the community used funding from the Economic Development Administration to build a commerce center out of the floodplain and the businesses rebuilt.



Rhineland, MO

Relocation Assistance and New Housing Construction

- Silex is a rural community of 190 people located in the rolling hills of Lincoln County near the Cuivre River.
- The community experienced flash flooding from Hurricane Hugo in 2008 and the nearby Cuivre River inundated the town.
- Rapidly rising flood waters caught many unprepared and most residents lost everything and their homes more substantially damaged—greater than 50% damage, which would require a structure to be elevated.
- Water levels were 3 to 5 feet in most structures.
- The community leadership elected to pursue a buyout of flood damaged homes and a voluntary relocation approach to recovery as elevation of the existing structures was not feasible or practical.
- The community purchased a site less than a mile from the current town site and built a new town with water, sewer and streets.
- The project acquired and demolished 62 homes in the floodplain and converted the properties to open space.
- The community used funds from FEMA 404 to buyout and demolish the homes.
- The community used CDBG funds for acquiring and building the new town site infrastructure.
- The community also used CDBG funds to match the FEMA 404 funds and to provide relocation assistance to homeowners.
- The project also received funding from Social Services Block Grant that was overseen by the Unmet Needs Committee.



Silex, MO

Buyout and Relocation Assistance

11/18

- Winfield is a rural community in eastern Missouri, located one mile from the Mississippi River.
- Roughly 1/3 of the community is located within the Mississippi River floodplain.
- The portion of the City that is located in the floodplain experienced significant flooding in 1993 and 1995 flood events.
- The City leadership elected to pursue a voluntary buyout program for the properties that were flood damaged.
- The City was concerned about a lack of housing opportunities for those participating in the buyout program and elected to acquire property outside the floodplain and construct a subdivision to provide a local housing option for those participating in the buyout and to allow for future growth in the community.
- The City used CDBG funds to purchase the property and construct the needed infrastructure.
- The City also used the newly developed subdivision to attract new residents that participated in a buyout program within the County.
- Nearly 70% of the residents that were impacted by flooding participated in the buyout program.
- 80% of the participants selected a property in the new subdivision for their replacement home.
- The City used FEMA 404 and CDBG funds for the project and provided buyout and relocation assistance to participants.
- The acquired floodplain properties were razed and the City constructed a recreational complex on the sites.



Winfield, MO

Buyout and New Housing Construction



- Lincoln County in eastern Missouri is bordered by the Mississippi River on the east.
- The County experienced significant flooding in 1993 and 1995. More than 1,000 primary homes were flooded, and hundreds of second homes, vacation properties, and river cabins were also impacted.
- The Lincoln County Commission elected to utilize a voluntary buyout and demolition project in response to the disaster.
- The County's priorities were the acquisition of primary residential properties located in the floodplain that were significantly damaged and would require elevation to remain in the floodplain.
- The County acquired and demolished more than 500 homes throughout the floodplain.
- There were some ongoing challenges with County's project that should help shape future buyout policies:
 - The County acquired homes that were located within subdivisions that required the County to maintain (mow) the properties. To help defray this cost the County leased the land to adjoining property owners for \$1.
 - The County also acquired homes in more remote areas, and where numerous parcels could be grouped together, the County deeded the property to the Missouri Department of Conservation while upholding the perpetual deed restrictions.
 - The County also leased several parcels to area farmers for agricultural use.
 - The County did not provide an avenue to new rental properties or homeownership, and as a result, lost several residents from within the County.
 - The County did not provide relocation assistance and the proceeds from the buyout were insufficient to acquire a replacement home.



Lincoln County, Missouri

Buyout and Demolition

- Cedar City is a small town in southern Calloway County across the Missouri River from Jefferson City.
- The Missouri River flooded homes, businesses and highways across during the summer of 1993.
- On July 30th, the river crested at more than 15 feet above flood stage at Jefferson City. Flood waters stripped chunks of concrete from the Highway 54/63 interchange on the north side of the river, and water nearly reached the ceiling inside Jefferson City's airport.
- The tiny community of Cedar City, which had merged with Jefferson City four years before the flood, was completely submerged.
- Following the flood, local leaders worked with FEMA to fund a voluntary buyout program in the community.
- 25 years later all that remains of Cedar City are the streets and a few remnant structures owned by people that didn't sell their homes, but for the most part that community is gone.
- Today, what was once Cedar City, mostly consists of parks maintained by Jefferson City and a few businesses. Those companies, and the few homes that are still occupied, have to comply with flood plain regulations, but there is no community remaining and the flood victims moved to other communities.

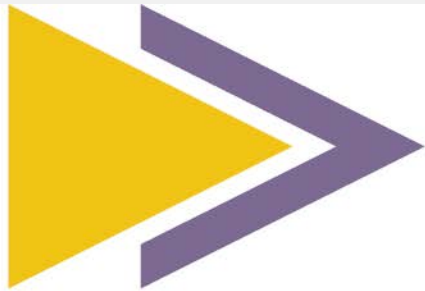


Cedar City, MO

Voluntary Buyout Program

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Smart Economic Development

Contact

Steve Etcher

816.743.7700

setcher@mnlocationstrategies.com

www.marksnelsoncpa.com