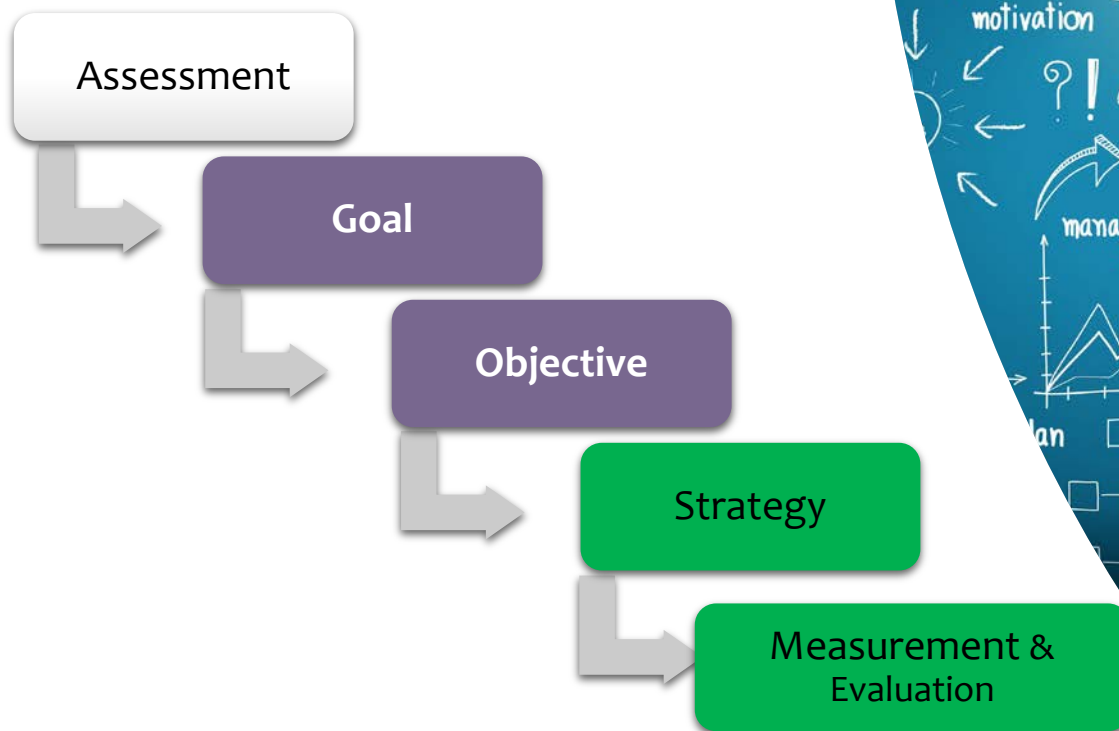




Ozark Foothills Housing Study

Board Presentation
June 2019

Creating Change- Be Intentional



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%
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%
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

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%

Challenges 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.

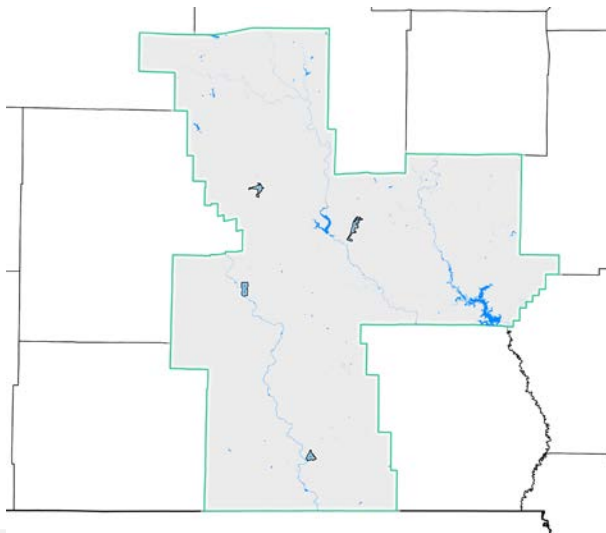
Flood Hazards

- 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.

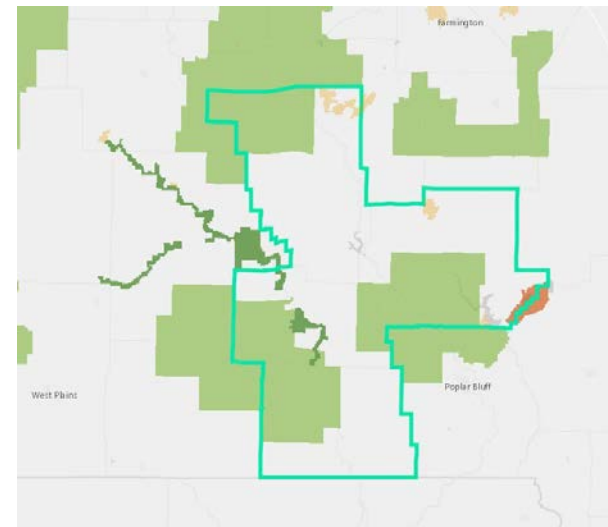
Public Lands

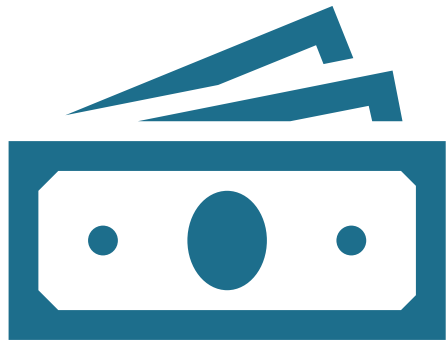
- The region has a number of limiting factors that impact the opportunities for housing development. Public lands, those owned by state or federal agencies, consume a significant portion of the region.
- Housing development in these areas are restricted limiting development options.

Waterways in the Region



Public Lands





Housing Study Summary Findings

- A shortage of safe, sanitary and affordable housing units exist in the region to accommodate recovery from 2017 disaster
- The cost burden for housing impedes residents from securing safe, sanitary and affordable housing within the Ozark Foothills region.



A shortage of safe, sanitary and affordable housing units exist in the region to accommodate recovery from 2017 disaster

- Increase the number of available housing units that are safe, sanitary and affordable
- Diversify housing options in the region to support the population's needs
- Promote a healthy housing cycle through housing choice



Typical Residential Housing Lifecycle



Just Getting Started Rental

First adult living experience. Often small rental home, apartment, duplex, or mobile home. Occupant intent would be to occupy this unit until they are ready to settle in to the community



Getting Settled First Home

This housing option is often considered a first time homebuyers unit. Often a single family residence of modest size and price.



Putting Down Roots Large Family Home

This housing option is often considered the family home or forever home. Often a single family residence on a larger parcel of land. Housing size and costs will vary greatly depending on the family size and income. Key drivers are access to community amenities and educational systems



Taking it Easy Maintenance Free Living

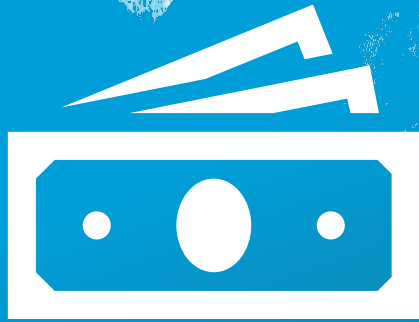
Often sought later in life after the children have left the house. Ideal for families looking for a low maintenance living environment. Housing units are often designed as duplexes, quadplexes, townhomes and condos. Occupants desiring this housing choice often look for support and social features



Retirement Living

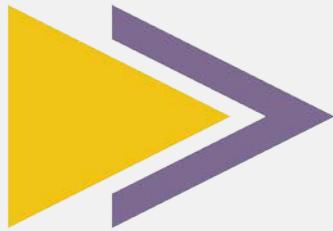
Often developed as group living quarters these housing units can include skilled care services or can be for senior independent living. Key factors for residents include access to healthcare services and social features.





The cost burden for housing impedes residents from securing safe, sanitary and affordable housing within the region.

- **Increase wages** for residents and workers
- **Reduce or share the upfront cost burden** and carrying cost for infrastructure development
- **Identify cost saving approaches** to affordable housing development
- **Develop down-payment assistance program** for residents and qualified borrowers



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