

5.5 Housing

Contact: Jasen Jones
(417) 682-3595

jones@bartoncounty.com



Assessment Process	
A.	The Lamar City Council has a Housing Committee to direct public policy on key issues such as infrastructure, codes and permits for new construction, minimum standards for existing construction, and advocacy of the Fair Housing ordinance.
B.	The Affordable Housing Committee of the Barton County Chamber of Commerce administers a survey of residents and provides market data to real estate agents, rental property managers, and prospective contractors/developers.
C.	Collaborative resources of the Chamber and the City allow for targeted needs assessments, short-term and long-term goals, plans, and evaluation of Housing issues in Lamar.

Program Standards	
A.	Organization: The Affordable Housing Committee of the Barton County Chamber of Commerce is the development, administration, and operation entity for Lamar. This committee comprises business and industry executives, Chamber/Economic Development staff and volunteers, real estate agents, contractors, and members of the City's Housing Committee.
B.	Mission Statement: The directive of the Housing program is to provide safe, sanitary, affordable, and adequate supplies of housing stock in Lamar.
C.	Survey: Nearly one-thousand residents participated in a recent survey. The survey results and relational conclusions are organized into five categories: workforce commute patterns and their related residential clusters, demand for residential expansion of specific housing configurations, community strengths and weaknesses affecting residential demand, and the financial strength of residents compared to the specific housing price levels desired. Copies of the survey report are on file at the Chamber office and City Hall. Copies are also available on the internet.
D.	Public Policy: <ol style="list-style-type: none"> 1. City codes for new housing construction are standardized with national codes of building, electrical, plumbing, energy, etc. Minimum standards are enforced for existing dwellings. 2. The City of Lamar maintains a Housing Committee and a Fair Housing Ordinance in accordance with Federal Housing and Urban Development standards. 3. City provisions are in place for infrastructure (streets, utilities, etc.) for new subdivisions, and a long-range, segmented revitalization program for existing neighborhoods. 4. The Chamber utilizes the Affordable Housing Survey research to build community consensus on the housing issue. The research also provides market feasibility data for prospective developers.
E.	Action Plans: <ol style="list-style-type: none"> 1. Promote Market Feasibility 2. New Construction of Single -Unit Homes for First-Time, Low-to-Moderate Income Homebuyers 3. Education and Outreach for First-Time Homebuyers

Program Goals and Planning

Goal #1	Develop Entry-Level Workforce Housing for Lower Income Families
Strategy	Construct and operate attractive townhouse-style housing based on income; Developer Carlson-Gardener, Inc. of Springfield, MO will utilize state and federal incentives to offset costs and barriers to entry
Funding	Utilize tax credit incentives from the Missouri Housing Development Commission (MHDC) and financing from the Rural Development Service of the United States Department of Agriculture (USDA-RD)
Timeline	Initial application made to USDA-RD in April 2002; Tax Credit application pending with MHDC; notification expected late 2002 or early 2003; Possibly begin construction in Spring/Summer 2003 for occupancy by 2004
Goal Evaluation	Occupancy rate and tenant satisfaction; decrease in-commuting of workforce

Goal #2	Develop Wheeler Park Subdivision Lots to Encourage Construction of Homes for Moderate Income, Single -Families
Strategy	Land and infrastructure developed by the City of Lamar, funded overall by sale of lots to private developers; City of Lamar will develop a small recreational park to complement the family lifestyle of the target area
Funding	Infrastructure costs of lots will be financed by the City of Lamar through the sale of lots to private developers
Timeline	Infrastructure and Park fully developed within one to two years
Goal Evaluation	Percentage of lots utilized for single -family homes under \$80,000

Goal #3	Distribute Market Study on Affordable Housing to Prospective Developers and Contractors
Strategy	Utilize research study from affordable housing survey as market data to encourage private-sector activity from housing developers
Funding	Costs and administration of this program will come through the Economic Development program through the Chamber of Commerce, total budget of \$110K/year
Timeline	Ongoing
Goal Evaluation	Number of developers inquiring for market data compared to the number of net new developments

Goal #4	Rehabilitate Existing Homes in the City's Central Core
Strategy	Identify homes and owner/occupants interested in rehabilitation programs; reduce negative "urban sprawl" effect in the older sections of the city
Funding	Case-by-case basis with potential funding through USDA Rural Development
Timeline	Ongoing
Goal Evaluation	Ratio of number of homes eligible for participation compared to successful rehabilitation efforts and occupancy placements

Goal #5	Provide Outreach and Education to Potential First-Time Homebuyers
Strategy	As national and regional economies improve, utilize University Outreach and Extension to conduct First-Time Homebuyer Workshops
Funding	Funding will be covered through local sponsorships of businesses and the general budgets of the Chamber of Commerce Economic Development and the Barton County University Outreach and Extension Office
Timeline	Offer workshop once every two years for a period of two to three months each
Goal Evaluation	Number of workshop attendees compared to number of families transitioned into purchased homes

Program Evaluation

- Overall health of the housing economy in Lamar may be measured through increases in assessments of real property
- Individual goals may be measured through a ratio of overall participation compared to successful housing transitions and conditional improvements for families
- Surveys of Affordable Housing Market will be conducted at least every three years