

CLARK COUNTY STRATEGIC PLANNING

MINUTES	11/6/2006	6:00PM	Henderson State University - Caplinger
	Date	Time	Location

MEETING CALLED BY	CCSP Housing Subcommittee
TYPE OF MEETING	Regular Monthly
FACILITATOR	Tom Calhoun & Jim Andrews, Co-Chair
NOTE TAKER	Paul Shuffield, Jr., SFP/Teddie Gardner, SACD/Dusty Schmidt, HSU

AGENDA TOPICS

Welcome Jim Andrews, Co-Chair

Agenda Topic One	Presenter
DISCUSSION	
NONE	

Realtor Panel Discussion Tom Calhoun, Co-Chair

Agenda Topic Two	Presenter
	Mr. Calhoun presented a series of questions to the panel of realtors and two local developers. The panelist were Brown Hardman (United Country Real Estate); Scott Tatman (Coldwell Banker Realtors); Bud Reeder (Reeder Realty); Glen Hill (Century 21 Real Estate); Billy Bunn (Bunn Construction); & Teddie Gardner (South Arkansas Community Development).
DISCUSSION	
Question	What types of housing are needed?
Response	When BF Goodrich was locating to Arkadelphia, they were looking for homes in the \$80,000 to \$130,000 range. Most properties that are being built are too expensive. We need to offer opportunities for "buy down" or "assistance" programs to assist with the sale of properties. Recently a 3 bedroom/2 Bath home that was 1200 square feet sold in the \$70,000 range due to a grant program that was involved. (Brown Hardman)
Question	What is the greatest housing need?
Response	Seniors are leaving the area. They need adequate medical care and low maintenance housing. We should develop projects that are targeting this group. (Scott Tatman)
Question	Does Arkadelphia have a higher cost of housing compared to other towns of like size and composition?
Response	The answer depends on where you are moving from. Our prices are

		reasonable if you are moving from an area with a higher cost of living or from out of state, but may be higher if you are moving from within Arkansas. A real difference in prices is simply a matter of perception and not the situation. (Bud Reeder)
Response		The military per diem is higher in Arkadelphia than in other areas due in part to limited supply of housing compared to the demand. This does seem to indicate that we are higher in price than other areas. But this does not detract from the fact that Arkadelphia is a great place to live. (Glen Hill)
Question		If you build houses will the industry come or do you get the industry to commit and then build the housing?
Response		It is a careful balancing act. You need housing to attract an industry, but there are several other factors related to the attraction of industry besides housing. Having an excess supply of housing can depress a local economy.
Observation 1		Our location is perfect for development in both housing and business, but why are we not experiencing growth in either sector?
Observation 2		The costs associated with infrastructure greatly impact the development of new lots and vary greatly based on lot size.
Observation 3		Programs for first time home buyers and programs to put college students in houses as homeowners should be explored. College Station, Texas markets itself this way. But this does create a problem is the colleges are in the housing business. Some expressed the opinion that the colleges should stay out of the housing business completely.
Observation 4		OBU is sitting on an opportunity to build condos on the riverfront property it owns. The condos could be marketed to OBU alum and retired employees. This would help build a "knowledge base" in the community as well preserve a sense of community and keep retiree dollars in the community.
Observation 5		What is happening to the condemned lots that the city has? Perhaps we could connect the land owners with developers in an attempt to redevelop the properties. SACD will need 30 lots for development in 2007. Perhaps a land bank or land trust should be explored for future development.
Observation 6		Development of apartments on the college campuses have a direct impact on the private rental market. Perhaps there should be better communication between private developers and the universities.
Observation 7		The terrain of Arkadelphia does not lend itself to easy development. This difficulty has a direct impact on the costs of infrastructure related to new developments.
Observation 8		More involvement from Gurdon and Amity is needed in the planning and development process. Each of those communities has key assets that could be beneficial to development in the county.
Observation 9		Billy Bun is developing a new project between Walnut and 26 th Street. The project will cover 8.2 acres. The housing will be completely

		accessible. The project will have 42 – 43 homes that will consist of 2 Bedrooms per unit. There will be a total of 6 possible plans. The target market will be those 55 years of age and above. It will be the first planned development to occur in Clark County.
Observation 10		SACD will be developing 120 units just off Hwy 8 in the coming months. An additional 120 units (total of 240) may be optioned in the future. It will be a mixed income development ranging in price from \$60,000 up to \$250,000.

Adjourn

Jim Andrews, Co-Chair

Agenda Topic Five		Presenter
	Mr. Andrews thanked everyone for attending. The next meeting of the subcommittee will take place in January, 2007.	
DISCUSSION		
NONE		