

**Clark Country Strategic Planning  
Housing Subcommittee  
Interest Survey – RESULTS**

**Total Surveys Received - 41**

<b>Gender</b>	
Male	23
Female	18
No Response	0

<b>Age</b>	
Under 25	1
25 – 40	6
41 – 55	19
56 Plus	16
No Response	0

<b>Race</b>	
African American	3
Caucasian	38
Asian	0
Other	0
No Response	0

<b>Ethnicity</b>	
Hispanic/Latino	0
Non-Hispanic/Non-Latino	41
No Response	0

<b>Where do you live? Part One</b>	
Amity	1
Arkadelphia	37
Caddo Valley	1
Gurdon	0
Other	2
No Response	0

<b>Where do you live? Part Two</b>	
Within City Limits	30
Outside City Limits	11
No Response	0

<b>Strengths of Housing</b>	
Availability of land to subdivide/develop	13
Quiet neighborhoods/low crime rate/geographic location	13
Good utilities/public infrastructure	11
Cost to build appears to be less here than other cities	8
Low interest loans/helpful banks	6
Appears to be adequate available housing in certain types/ages	6
Low housing costs compared to other areas	5
College create need for housing/rental property	5
Good mix of housing types/prices/styles/etc.	5
Lots of builders	4
Low land cost	3
Availability of land already subdivided	3
Low taxes	3
Availability of construction materials	3
Good retirement facilities	3
Real estate seems to sell quickly	2
Lots of realtors	2
Availability of handicap access	1
Low income housing opportunities	1

<b>Weaknesses of Housing</b>	
Lack of affordable housing for middle class families	17
Lack of affordable land	16
Neighborhoods appear to be in decline/lack of upkeep/debris	14
Extend Infrastructure/services/sidewalks/curb & gutter	13
No design/development plans/poor zoning enforcement	13
Codes are too restrictive to builders/local govt. cooperation with developers	12
Lack of accessible housing for retirees/assisted living	11
Lack of low income housing	11
Housing costs not commensurate with local economy	7
No patio/garden homes/condos	6
Appearance of rental property	6
Rental property focused on small families/students	6
Poor city/county road conditions	4
Unightly mobile home parks/poor placement/zoning	4
Un-enforced covenants/lack of POAs	4
Lack of upkeep/redevelopment of historic homes/properties	4
Lack of professional builders	3
Lack of speculative development/high development risk	3
Cost of infrastructure	3
Lack of cultural events/entertainment opportunities	2
High construction costs	2
Interstate prohibits sense of community by dividing town	2

Need to grow through annexation	2
Lack of competition in supplies	2
Excessive cost of commercial property for development/expansion	2
Poor location of existing/proposed neighborhoods	2
Lack of High Speed Internet service	1
No neighborhood parks	1
More people interested in renting than buying	1
Lack of Zoning/Codes in County	1
Lack of jobs	1
Lack of capital for development	1
Banks unwilling to work with individuals/developers	1
Need safer neighborhoods for children/retirees	1

<b>What's good about housing in Clark County?</b>	
Affordable housing/taxes	9
Not much/nothing	8
Some nice well-kept homes/neighborhoods	5
Variety of homes/neighborhoods	5
Safe	4
Geographic location & accessibility	4
Quality/availability of contractors	3
Overall quality of life	2
Potential for development	2
Large number of apartments for students	1
Availability of land	1
Condition of houses	1
Quality of lenders/banks	1

<b>What do you like best about the housing in Clark County?</b>	
Not much/nothing	10
Certain homes/neighborhoods are very well-kept	8
Variety of homes/neighborhoods	7
Safety	6
Proximity to schools, shopping, & services	3
Potential for development	2
Some well-kept historic homes	1
Resale potential	1
Affordability	1
Quality of construction	1
Small apartment complexes	1

<b>What is the most significant housing issue facing Clark County?</b>	
Number of available homes	7
Lack of pride in property appearance/upkeep	6
Housing priced too high	6

Clean up of dilapidated housing	5
Lack of housing in the \$100K to \$175K range	5
Senior/retiree housing	5
More low-income housing options	3
Lack of growth	3
Lack of land for development	2
Lack of housing variety	2
Lack of jobs	2
Lack of single family rental property	1
Need for annexation	1

<b>What are you most concerned about in Clark County?</b>	
Perception that the County does not need to change	9
Loss of population	7
Lack of quality jobs	7
Weak city/county leadership	6
Rental property not maintained	4
Retiree housing	4
Lack of pride in property appearance/upkeep	3
Streets and entrances are not attractive	2
Code restrictions keep development from occurring	1
Lack of housing in the \$100K to \$175K range	1
Retention of young people	1
Current Chamber of Commerce is ineffective	1
Tax leakage	1
Cost of living is too high	1

<b>Check which, if any of these services would best help existing/potential home owners remodel, improve, or develop new/existing homes?</b>	
Low Interest remodeling loans for improvements/additions	31
Low interest loans/grants for low income owners for home maintenance	25
Free design/architectural advice	24
Free construction advice	24
Home remodeling/home construction fair	16
Tour of remodeled homes in the area	9
More flexible setback and lot coverage standards to allow for larger homes	16
Education on housing maintenance skills	17
Education on home ownership basics	20
Education on code requirements	26
No response	2
Other Responses:	
-Education on basic construction for homeowners	
-City needs to be more active in development process	
-Enforce codes on property appearance	

-Higher paying jobs	
-Flexible setback for pedestrian friendly homes	
-More housing choice	
-Cooperation between public & private entities	
-Apartment guide for local area	

<b>Clark County has a variety of housing at a wide range of prices/rental rates. Which, if any, of these does Clark County need more of?</b>				
	<b>Yes</b>	<b>No</b>	<b>No Opinion</b>	<b>Types</b>
<b>Modest Size SFH</b>	35	1	4	NA
<b>Larger Size SFH</b>	23	10	7	3 br/2 ba to 5 br/4 ba
<b>Condominiums</b>	21	6	14	-Mid-income -all types -senior specific -restricted access
<b>Town homes/Garden Homes</b>	27	6	8	-Village North-style -Retiree -all types -upscale
<b>Apartments</b>	11	17	13	-Single Family -Student specific -Larger family size -senior only -up scale
<b>Affordable Housing</b>	28		11	-Mid-sized dwelling -50-100K -no low income -SACD-type developments -Middle Income specific -all types -starter homes -3-2-2 -100-150K -First Time Home Buyer -Affordable for larger families
<b>Senior Housing</b>	30	3	7	-Senior/Disability Accessible -Garden homes/Townhouses -Duplexes -Assisted living -patio homes -upscale -retiree specific/communities

<b>In your opinion, how would you define the price range of affordable housing in Clark County? For example - \$50,000 - \$90,000 for a 3 bedroom/2 bath house.</b>	
<b>Low Price</b>	Range is \$0 to \$180,000 Average is \$71,400 Median is \$60,000
<b>High Price</b>	Range is \$80,000 to \$250,000 Average is \$190,905 Median is \$100,000