

CPAC #3: HOUSING

CITY OF SILOAM SPRINGS

Comprehensive Plan

August 17, 2021

1

STATUS RECAP

2

UPDATED FUTURE LAND USE

3

HOUSING INPUT RECAP

4

DRAFT HOUSING RECS

5

NEXT STEPS

MEETING **AGENDA**



1. STATUS RECAP

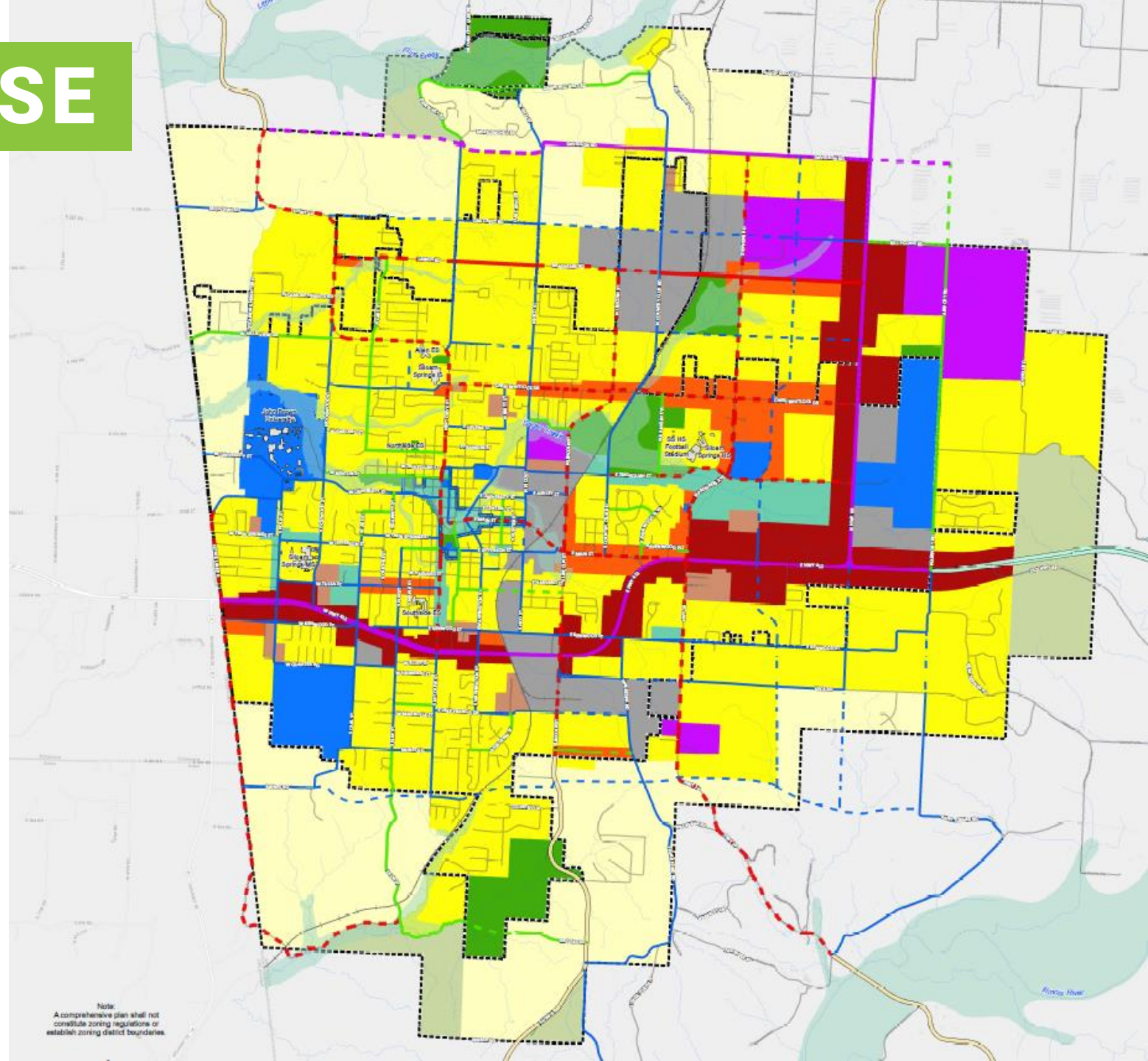
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2. FUTURE LAND USE

FUTURE LAND USE DRAFT MAP

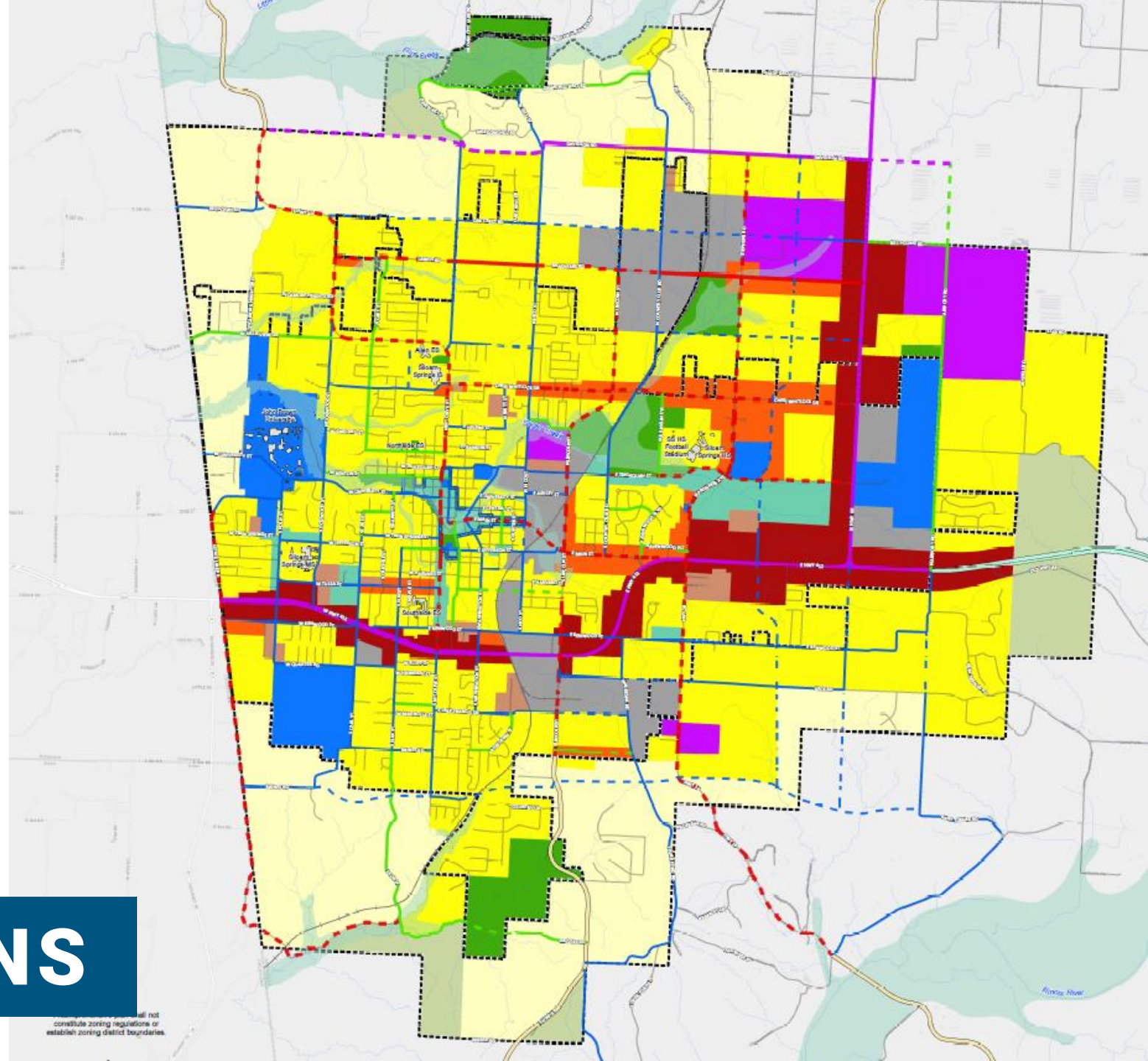
- Rural Residential
- Suburban Residential
- Neighborhoods
- High Density Residential
- Mixed-Use Centers
- Local Commercial
- Regional Commercial
- Employment
- Industrial
- Special Land Uses
- Parks and Open Space
- Downtown Boundary
- Schools
- Floodplain

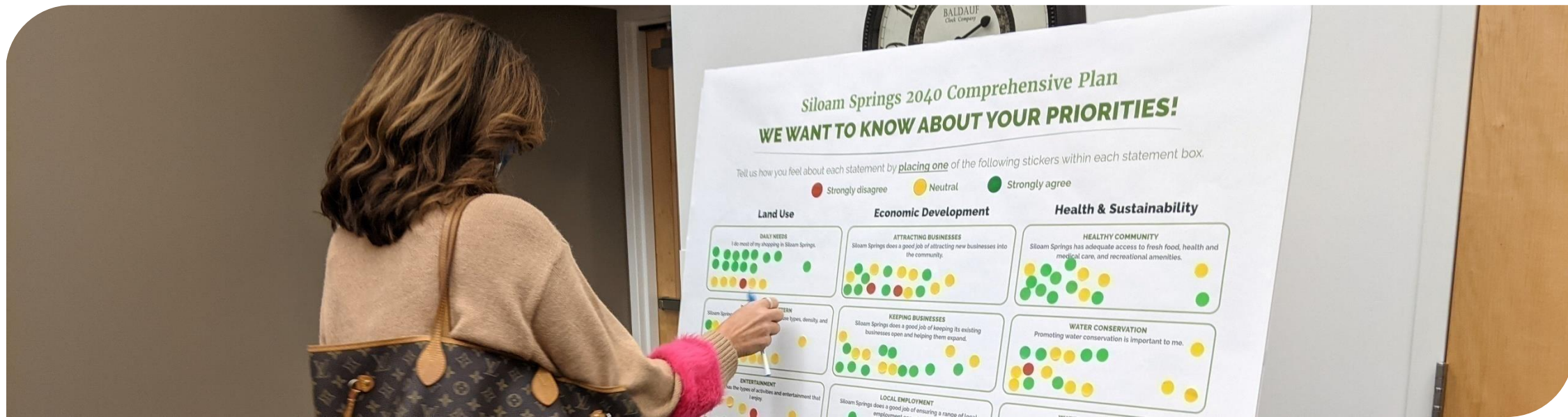


- Added building footprints and labels for schools
- Corrected Ravenswood neighborhood
- Improved color distinction
- Added Local Commercial on the south side of 412 at western edge
- Various corrections of existing and developing uses

KEY

MAP REVISIONS

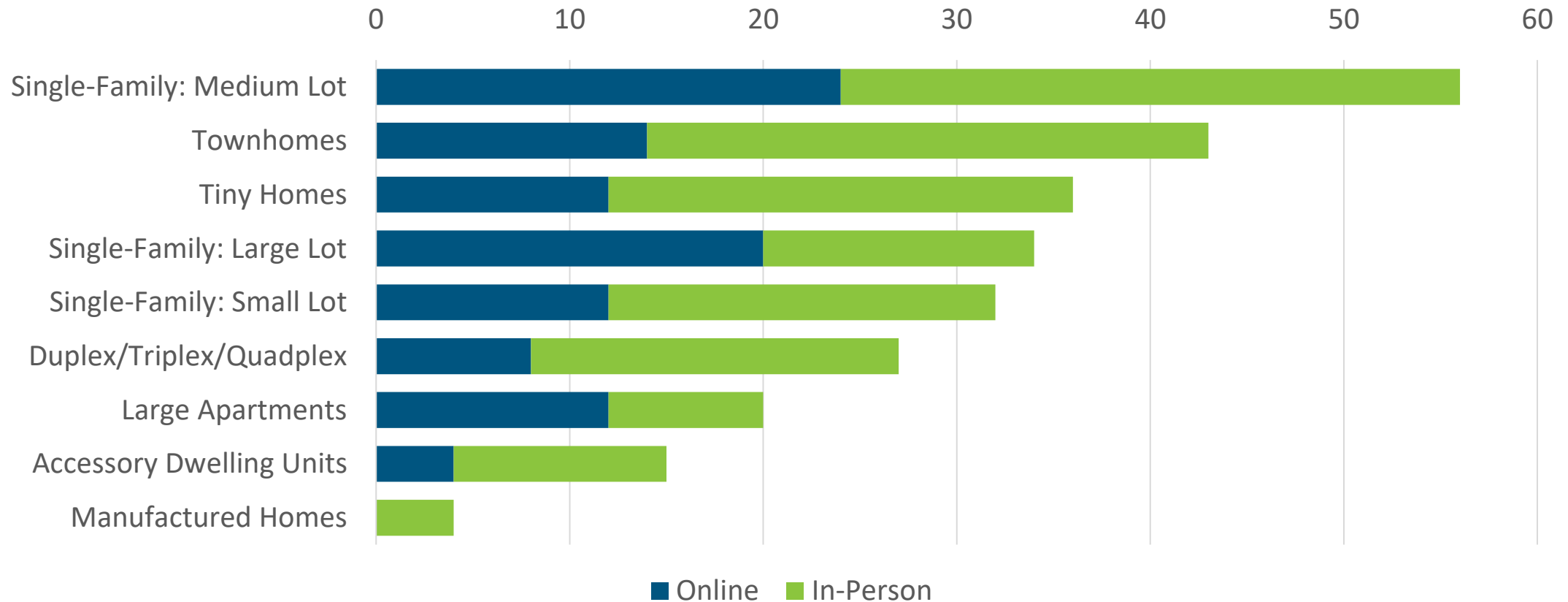




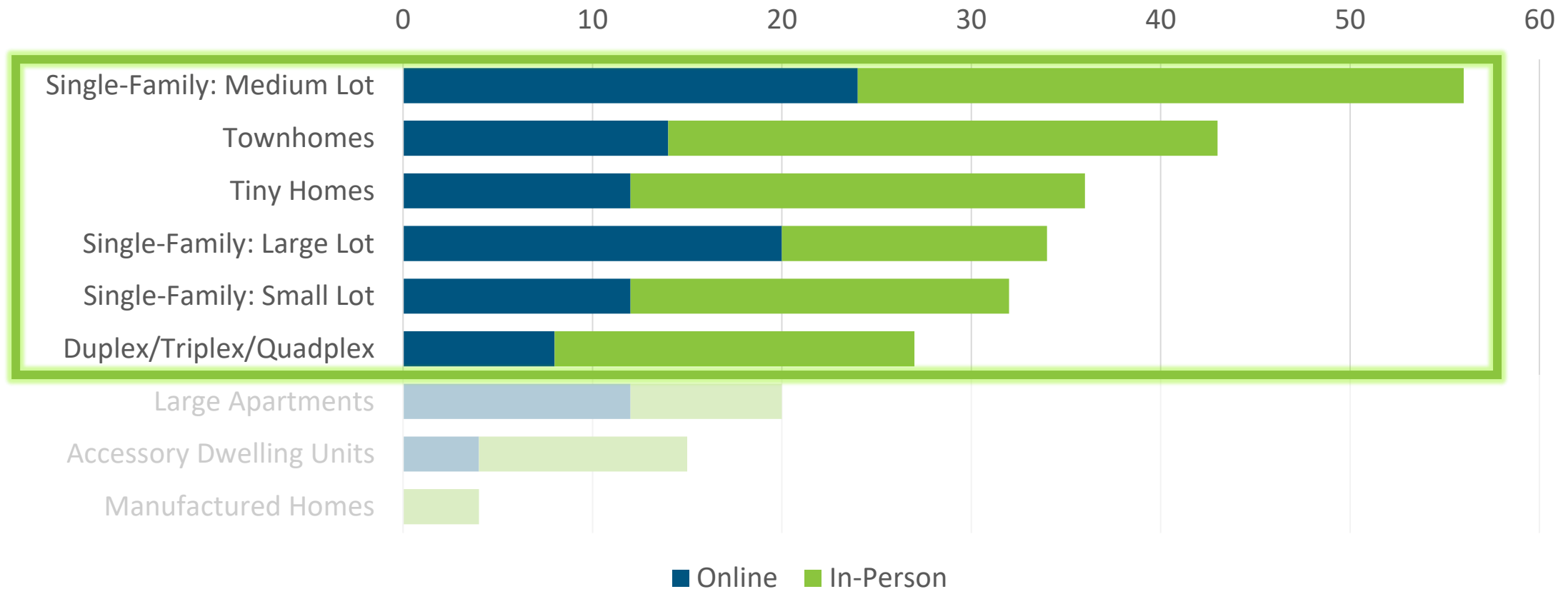
3. HOUSING

INPUT HIGHLIGHTS

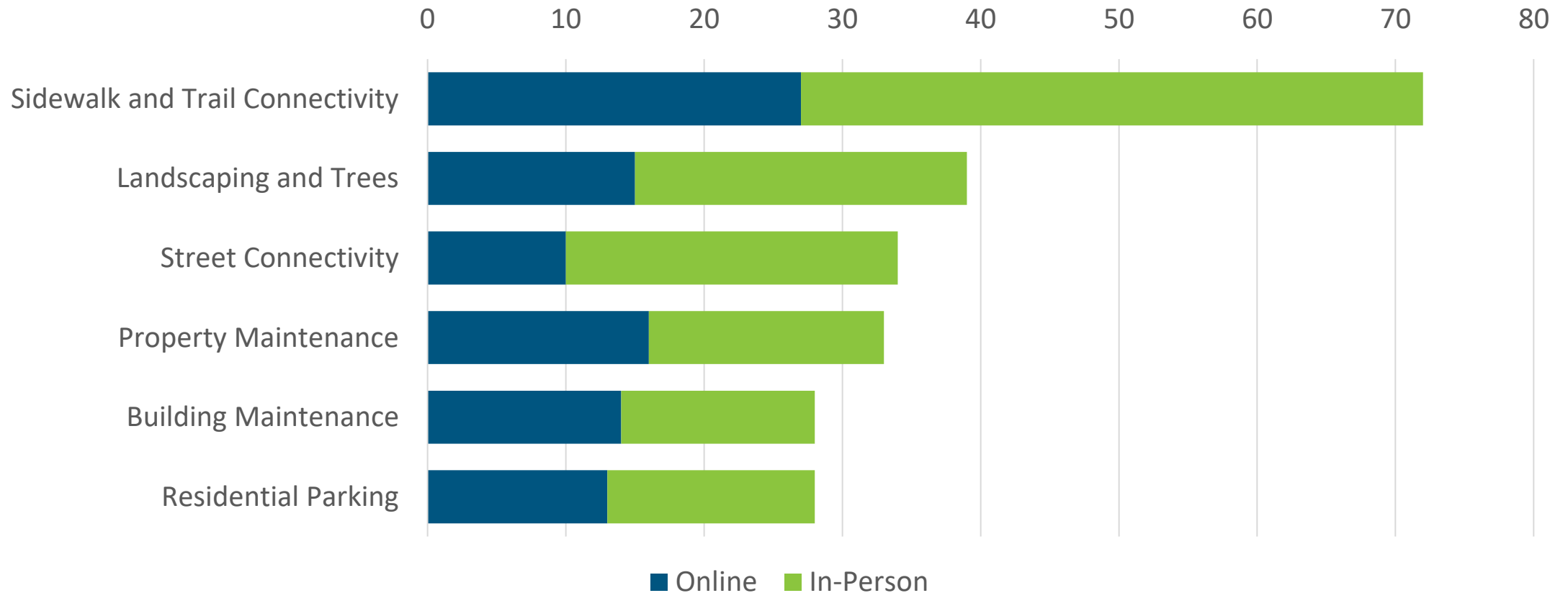
What types of housing would you like to see in Siloam Springs?



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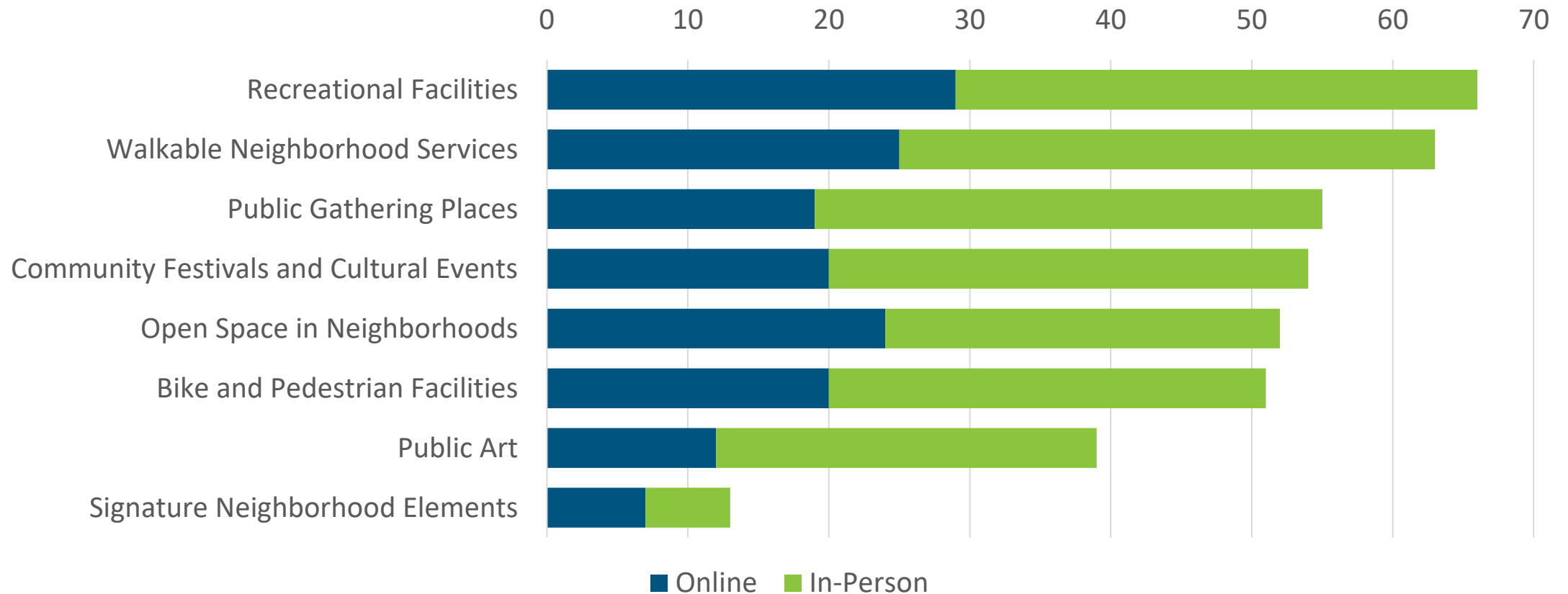


Which neighborhood elements need improvement?



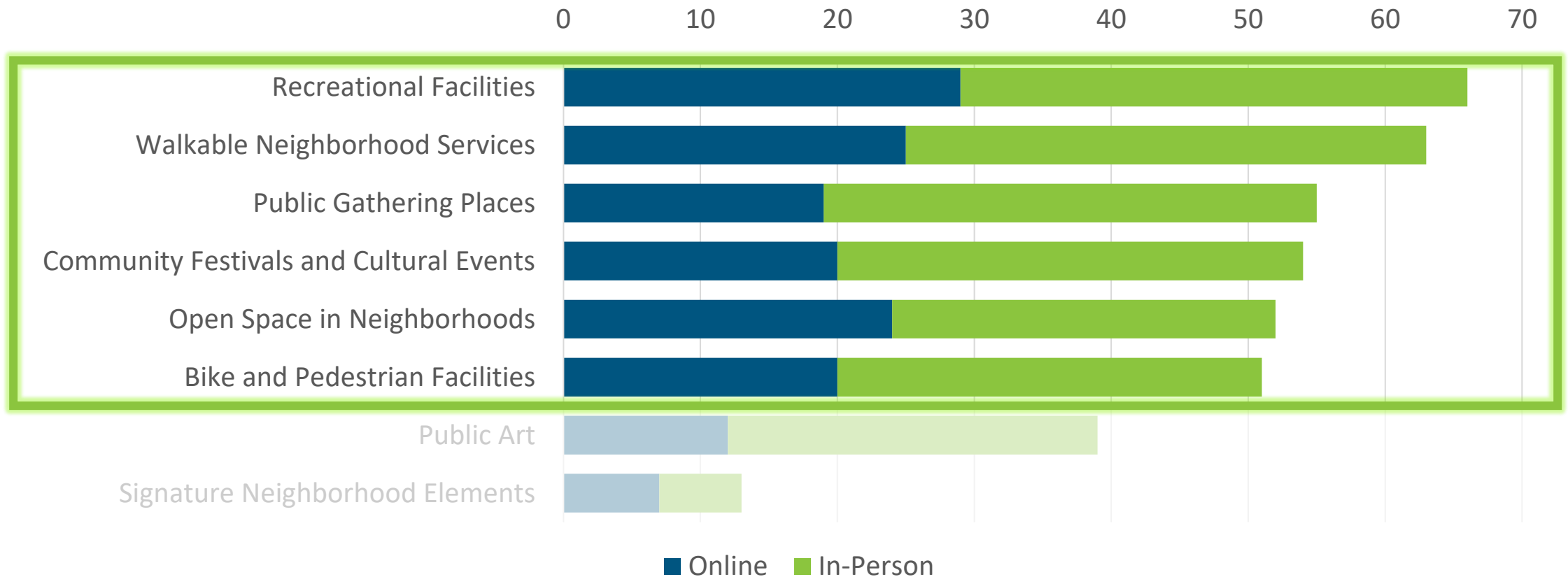
COMMUNITY INPUT

What community elements should be added or enhanced?



COMMUNITY INPUT

What community elements should be added or enhanced?



HOUSING THEMES

- Affordable housing for low- and middle-income families
- Diverse housing options, including young people and seniors, downsizing
- Housing and lot size variety (Example: Meadowwood)
- Mixed-use would be more appropriate than large apartments
- High-end apartments
- Tiny homes for those experiencing homelessness
- Gathering places or parks, playgrounds and picnic areas in neighborhoods
- Sidewalks lead to the edge of developments but don't connect to anything
- Property maintenance isn't a huge issue but the City should focus on beautification
- Increase in damaged and unmanaged properties in town, creating a bad image and safety concerns
- On-street parking in subdivisions is a safety concern with children
- Need more sidewalks where families and kids can walk safely

Vision Statement and Guiding Principles

Siloam Springs is a modern, mid-sized city with a small-town feel. We are a welcoming, safe, and vibrant community celebrating our rich history and a connection to the natural environment. With a pride of place, we enjoy diverse and inclusive neighborhoods, unique destinations, and thriving businesses supporting our residents and the region.

1. Small-Town Feel
2. Community Oriented
3. Safe and Healthy
4. Vibrant Downtown
5. Business Friendly
6. Connected Community
7. Fiscally Responsible
8. Natural Environment

Vision Statement and Guiding Principles

Siloam Springs is a modern, mid-sized city with a small-town feel. We are a **welcoming, safe, and vibrant community** celebrating our rich history and a connection to the **natural environment**. With a pride of place, we enjoy **diverse and inclusive neighborhoods**, unique destinations, and thriving businesses supporting our residents and the region.

1. **Small-Town Feel**
2. **Community Oriented**
3. **Safe and Healthy**
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6. **Connected Community**
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OCCUPANCY

44% Renters


42% of renters pay more than
30% of income for housing



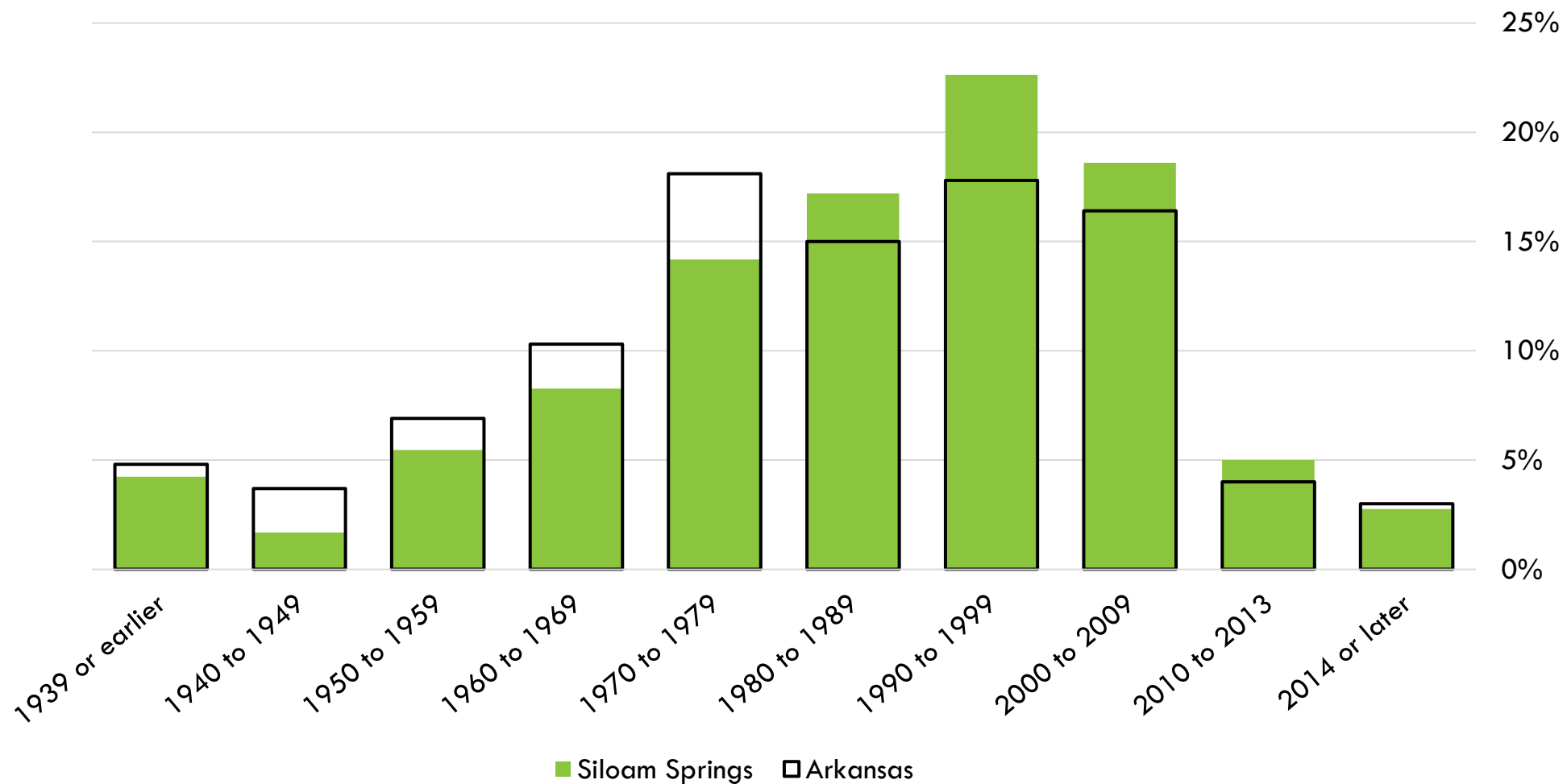
48% Owners

21% of owners pay more than
30% of income for housing

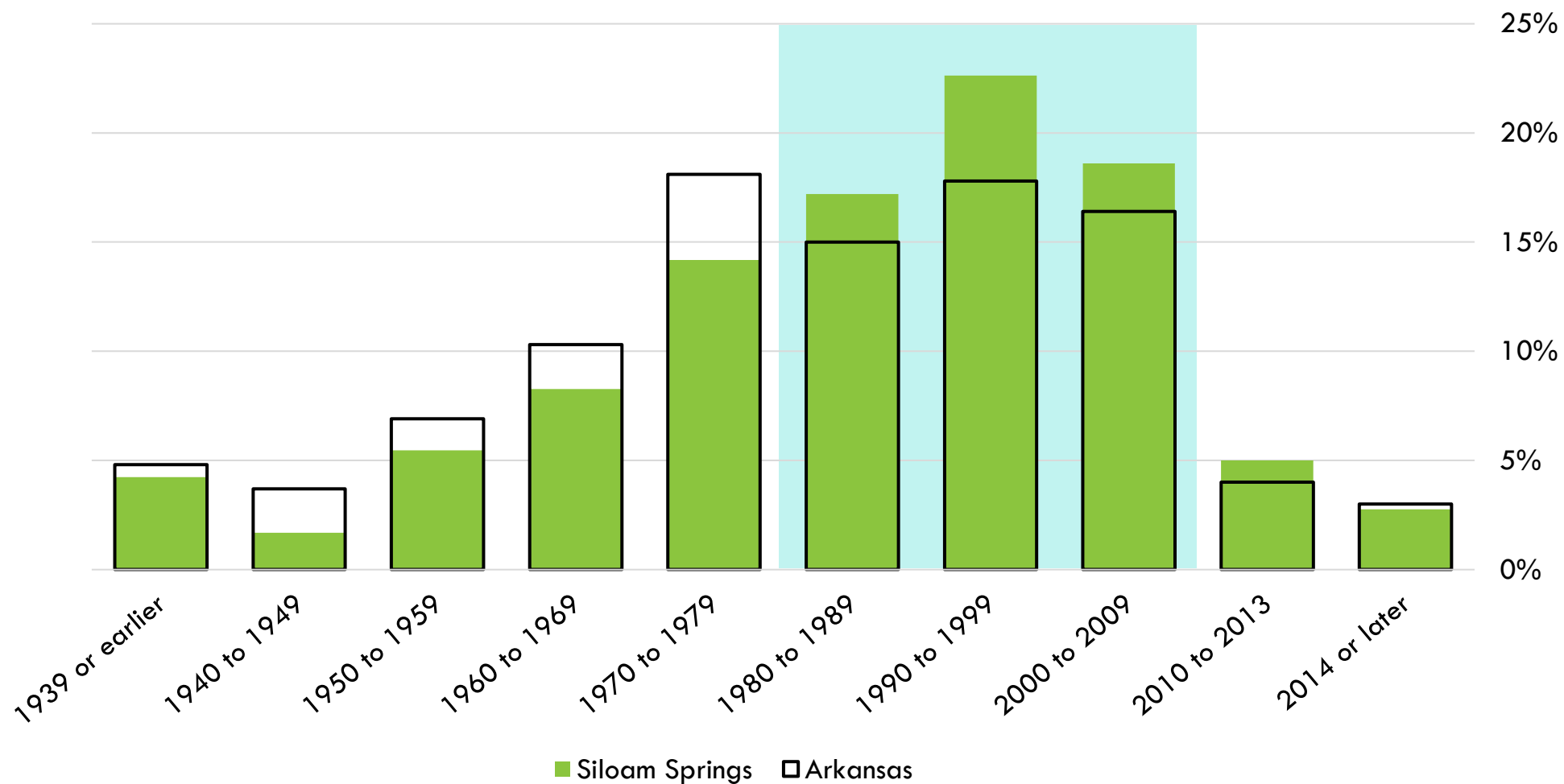
8% Vacant

 = about 235 dwelling units

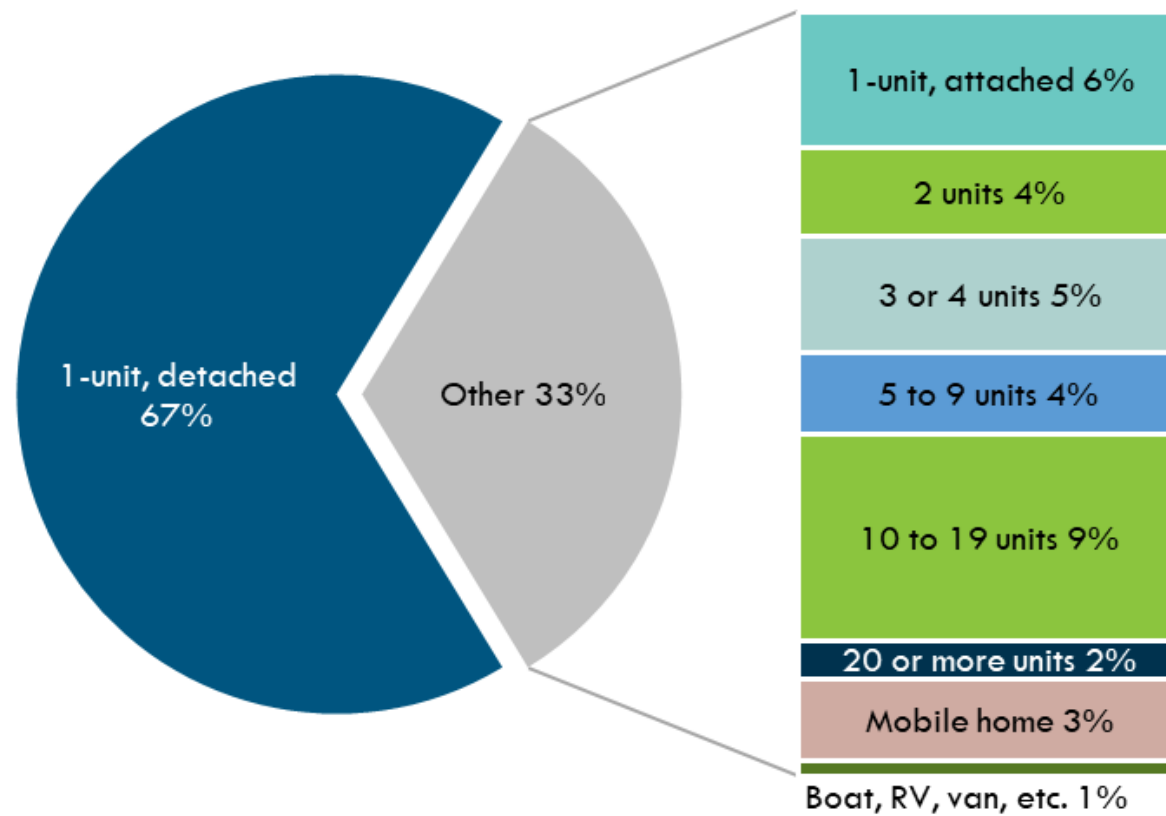
HOME AGE



HOME AGE



HOME TYPE

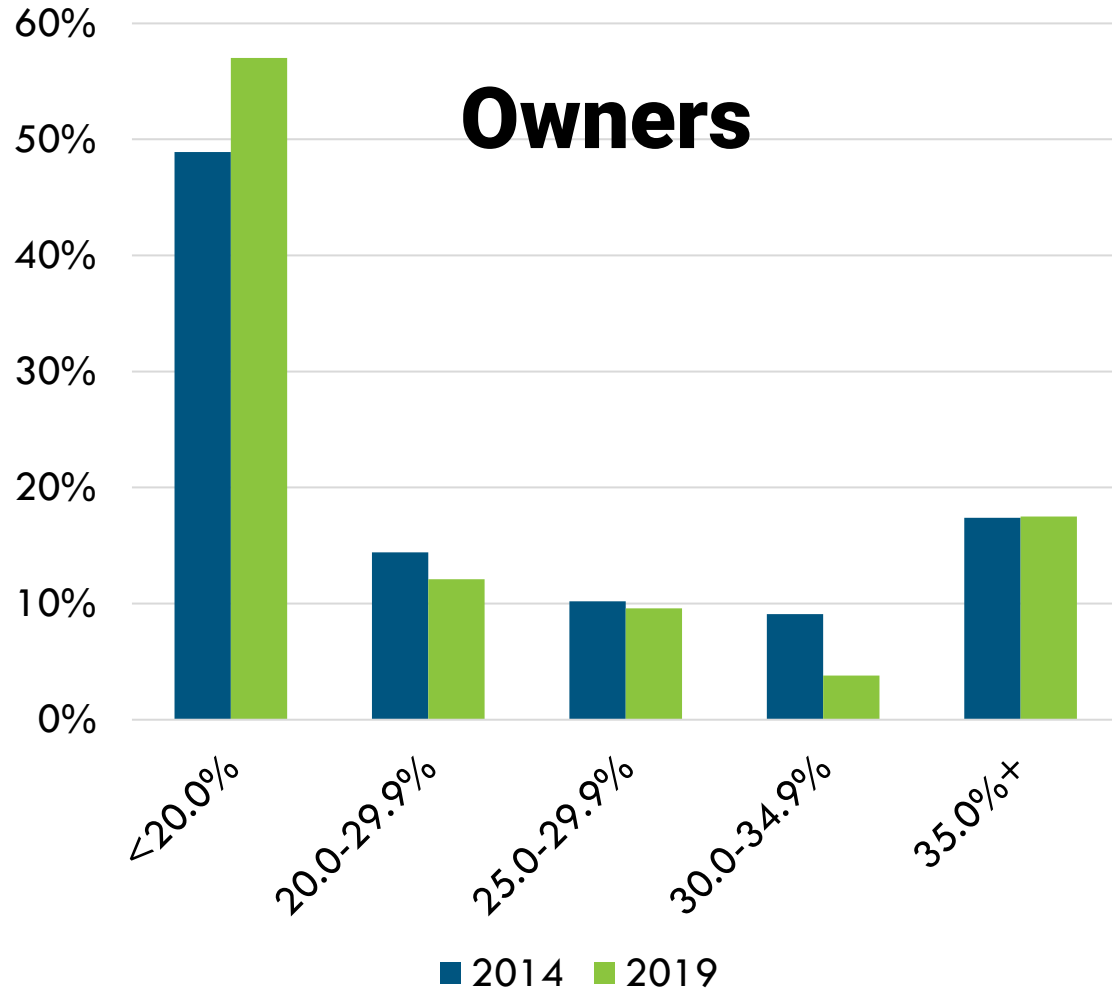


- 1-unit, detached
- 2 units
- 5 to 9 units
- 20 or more units
- Boat, RV, van, etc.

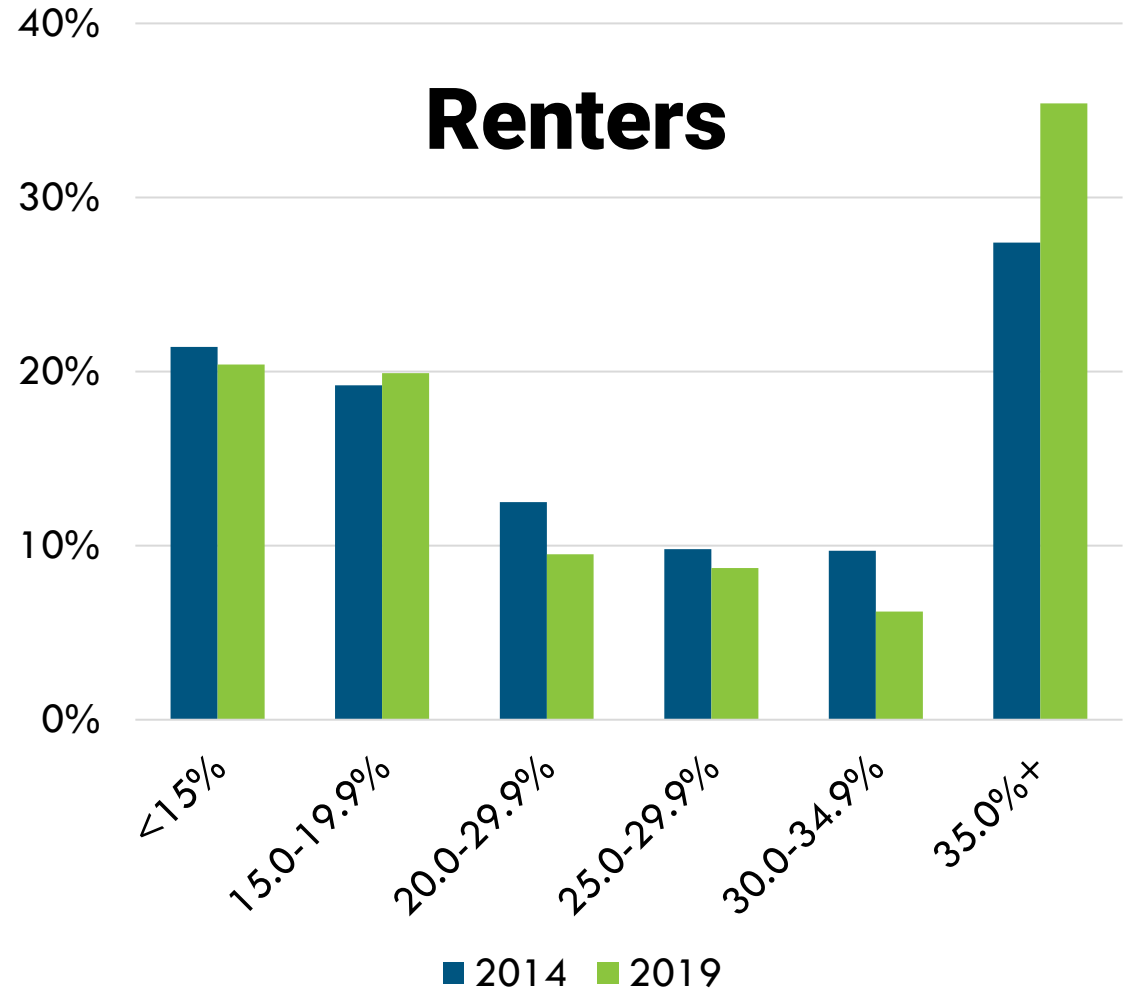
- 1-unit, attached
- 3 or 4 units
- 10 to 19 units
- Mobile home

COSTS

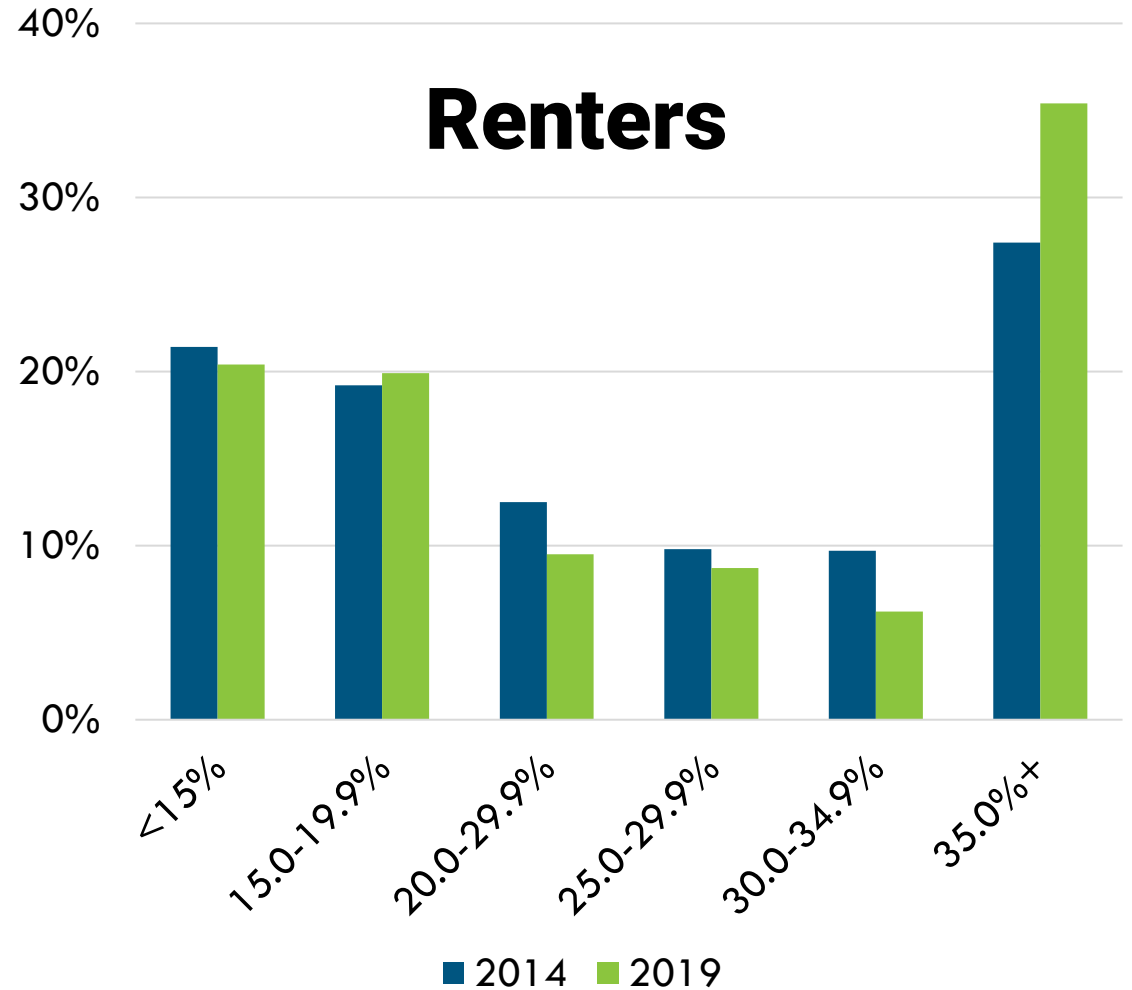
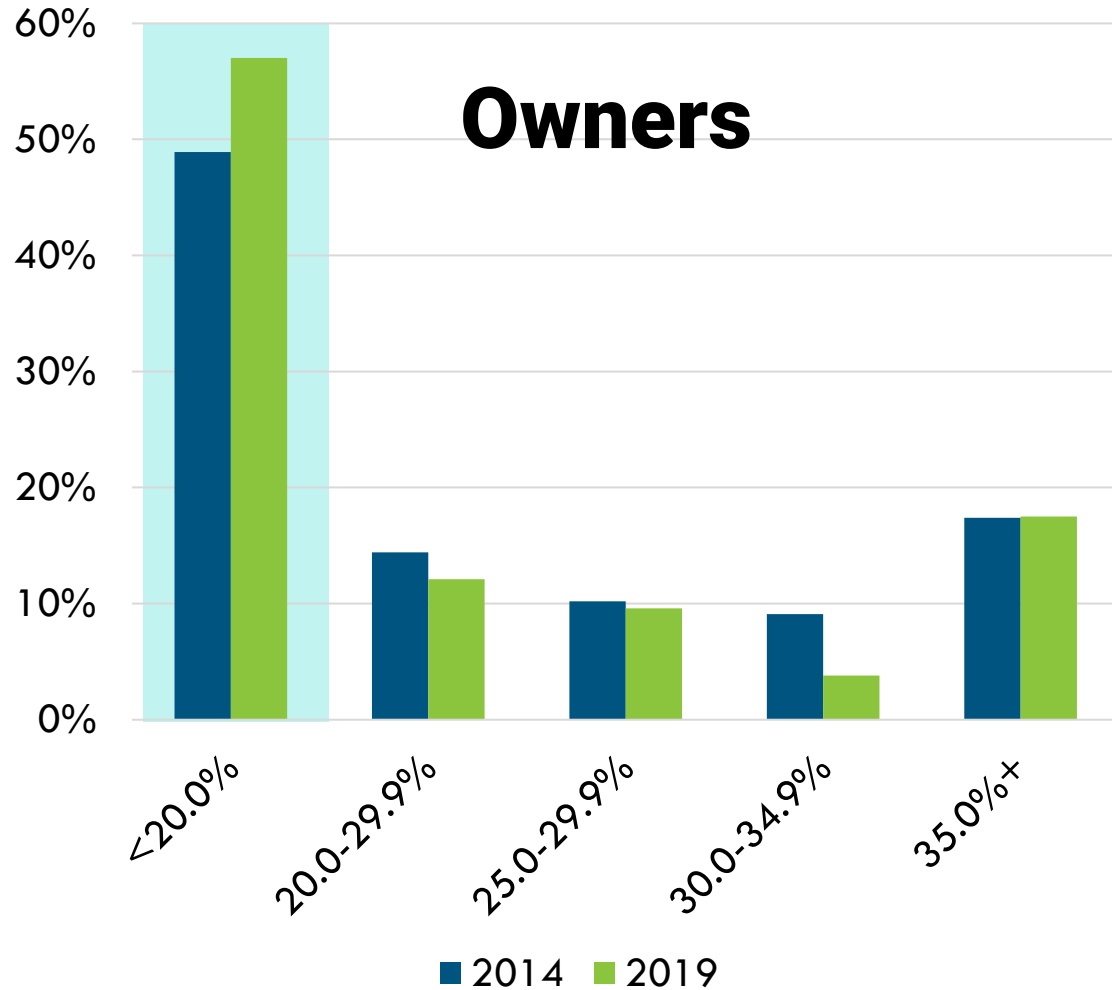
Owners



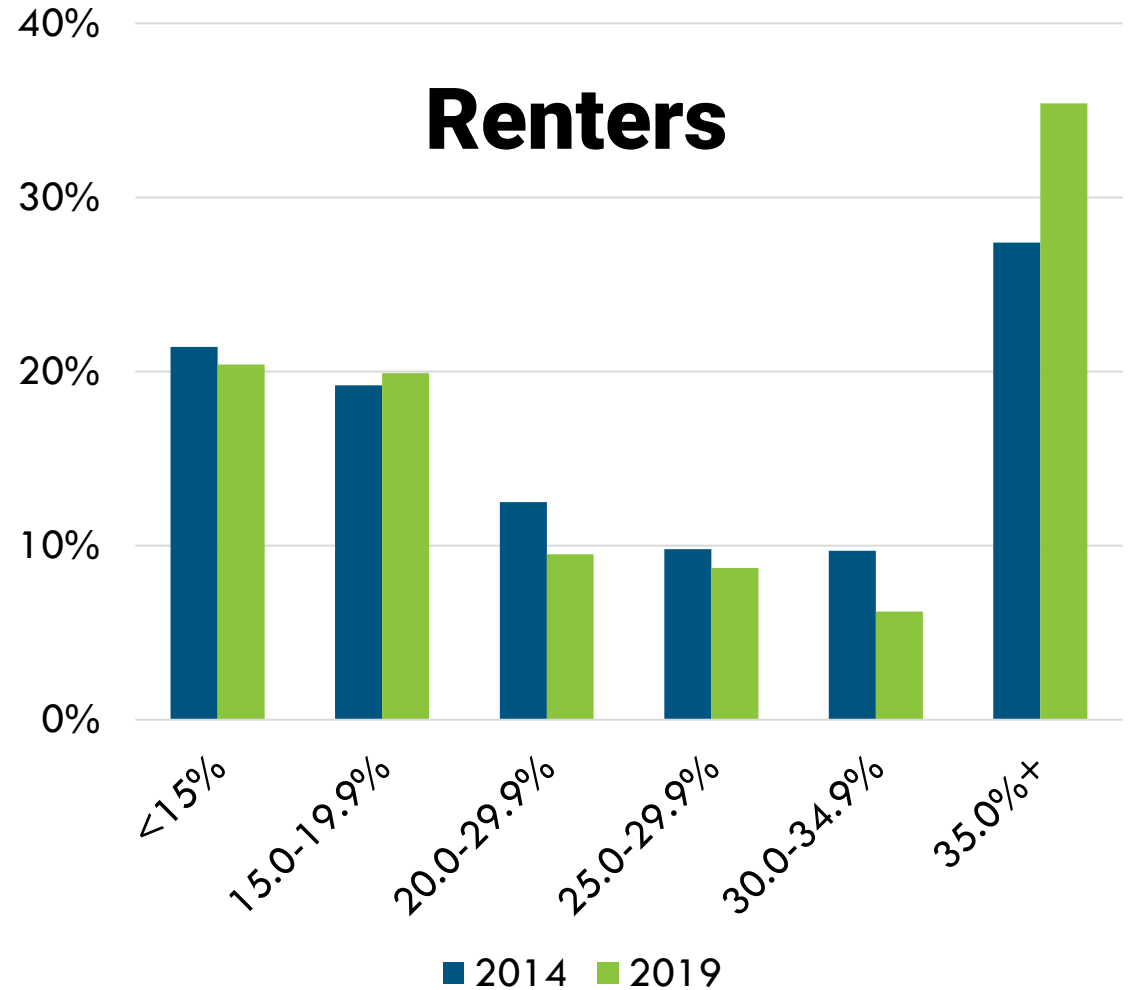
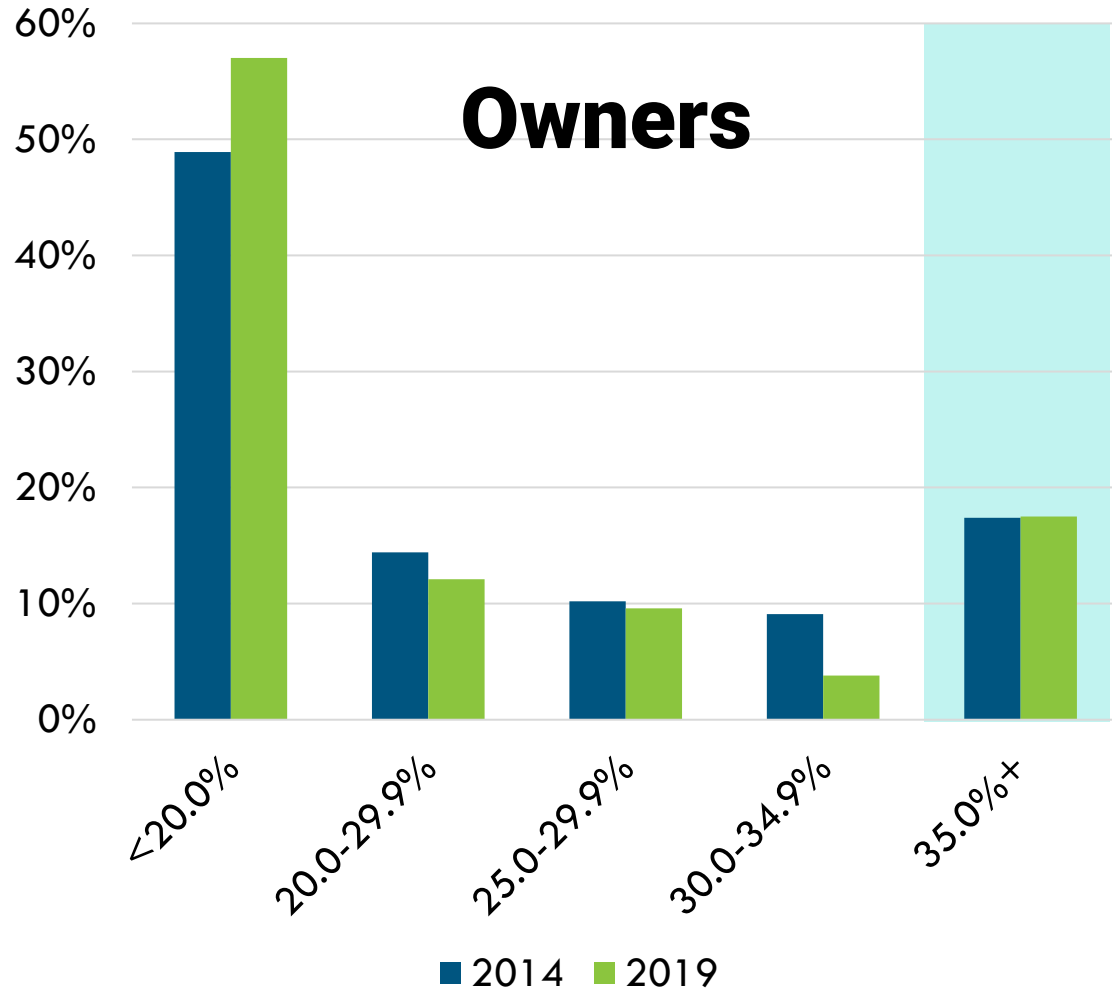
Renters



COSTS

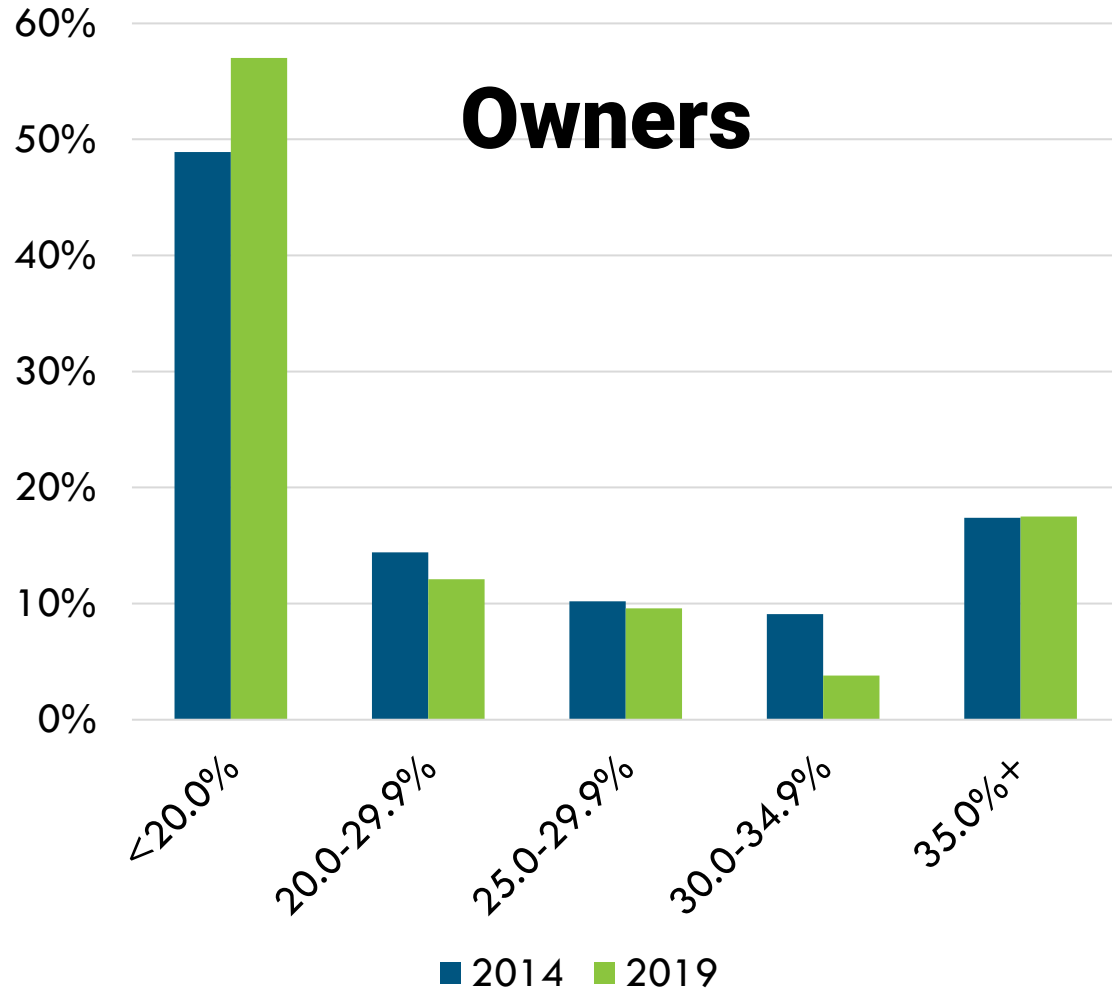


COSTS

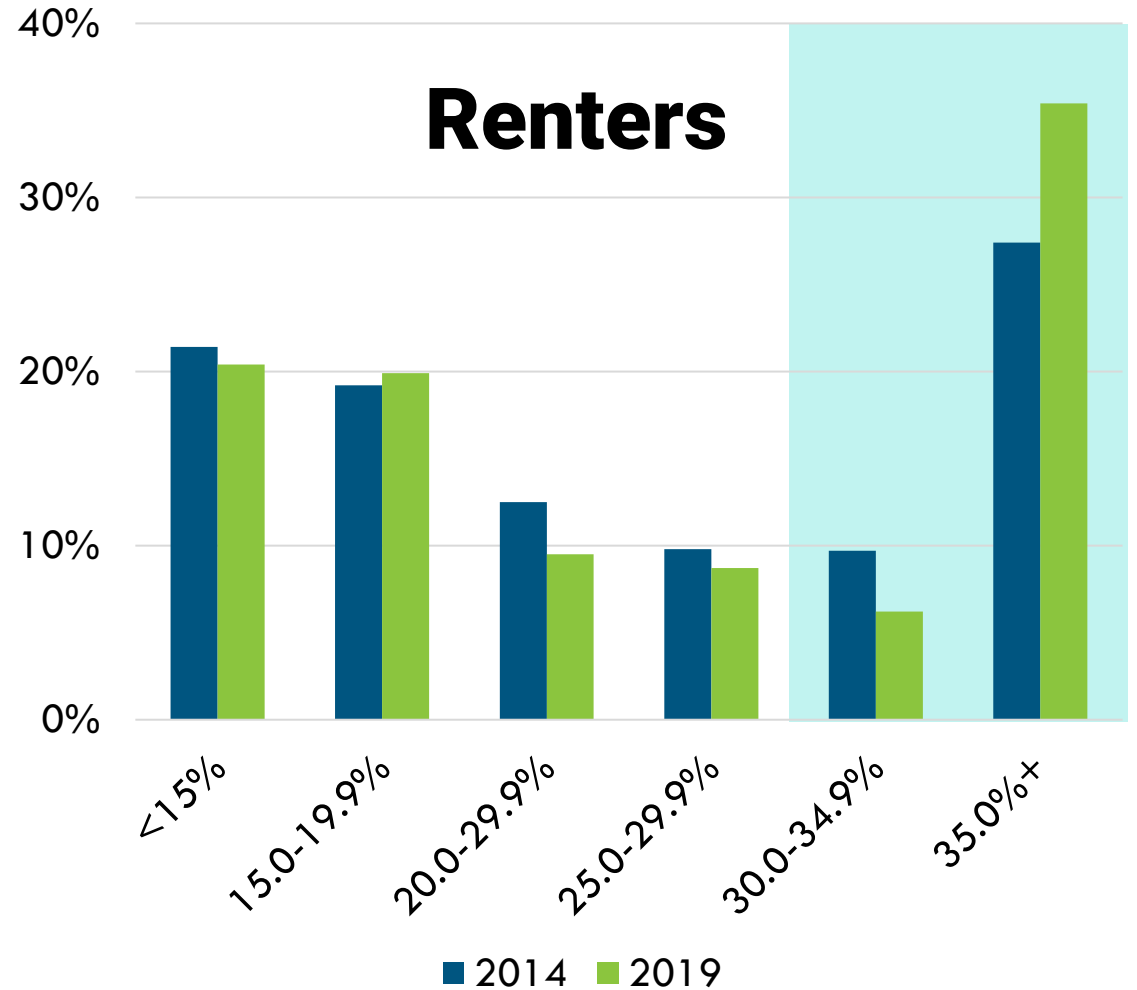


COSTS

Owners

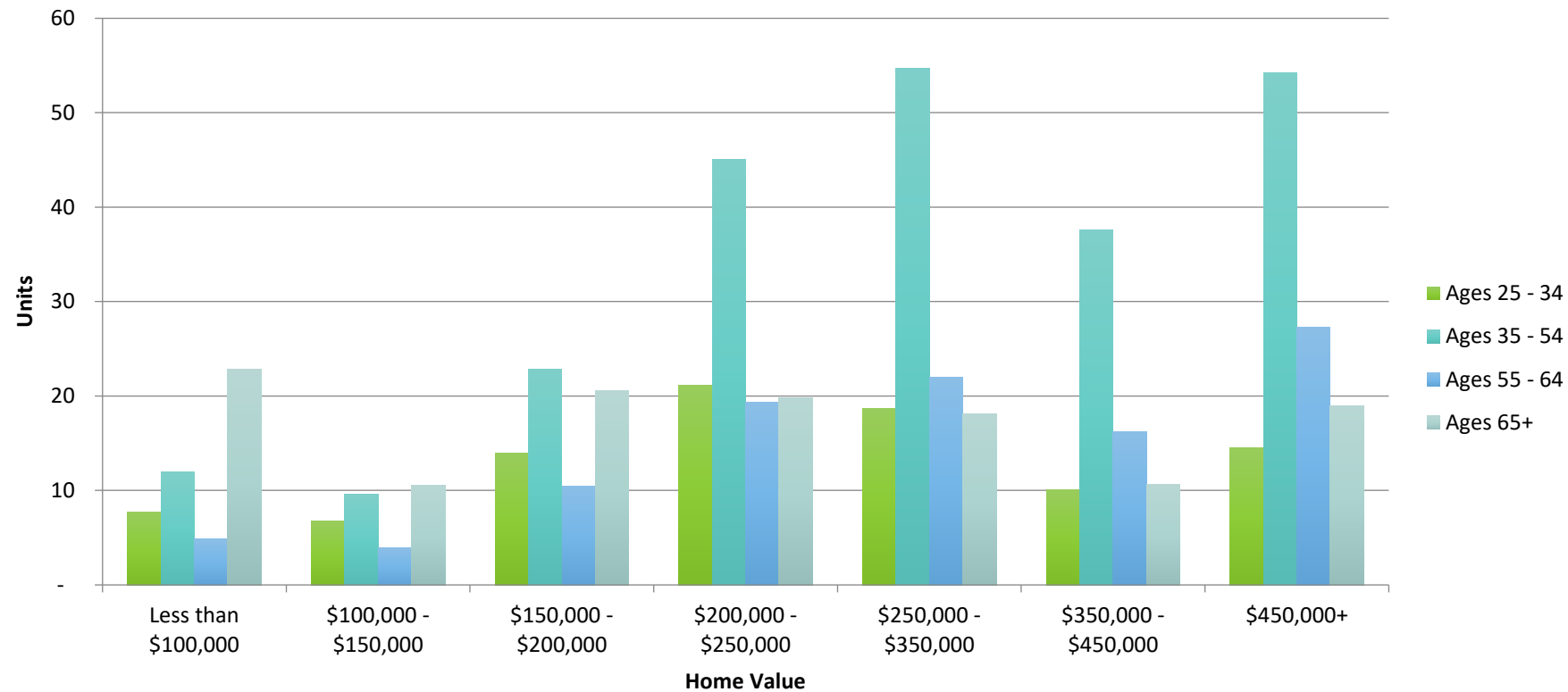


Renters



DEMAND

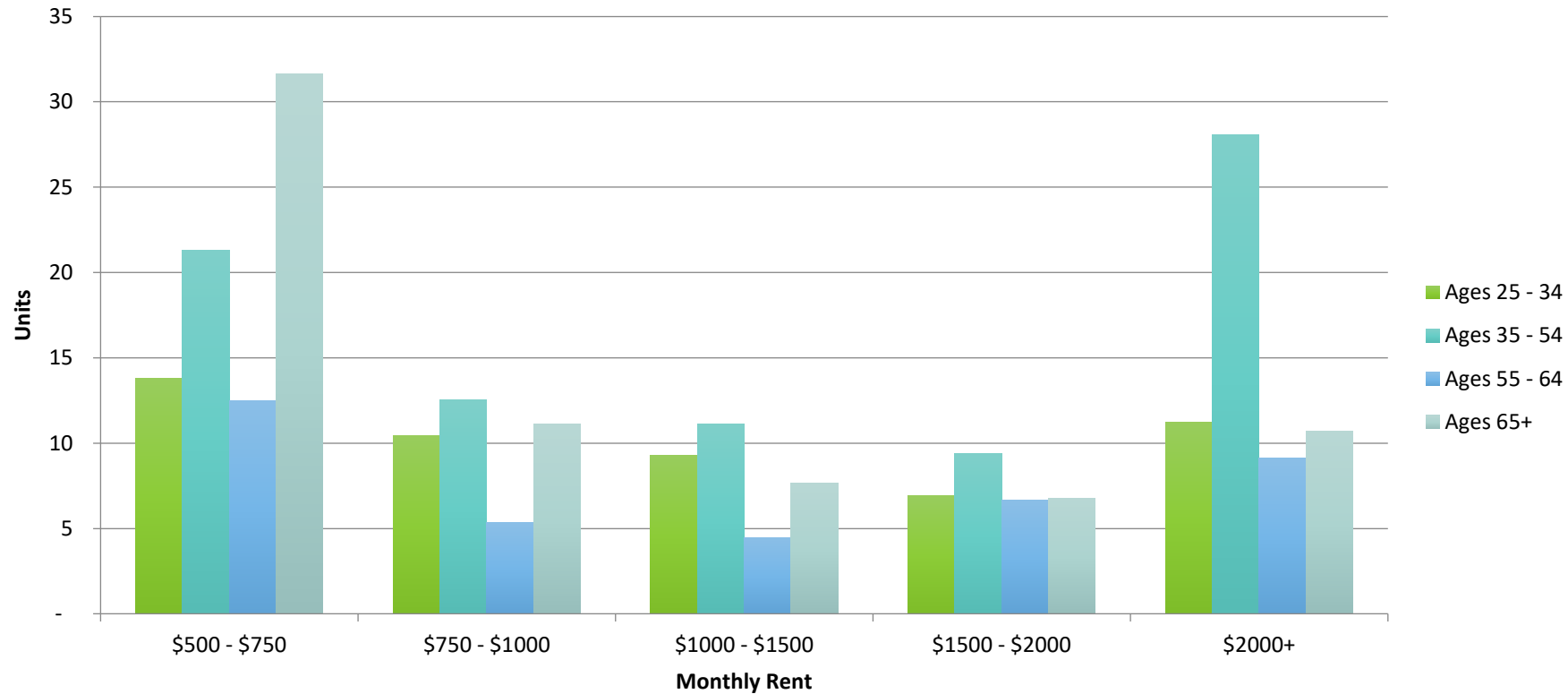
Siloam Springs Annual Owner-Occupied Demand



- There is demand for 554 owner-occupied units on an annual basis*
- 74% of demand is for market rate product (\$200k+)*

DEMAND

Siloam Springs Annual Renter-Occupied Demand



- There is demand for 240 renter-occupied units on an annual basis*
- 51% of demand is for market rate product (\$1,000+/Month)*



4. HOUSING & NEIGHBORHOODS

Housing & Neighborhoods

1

HOUSING CHOICES

2

HOUSING CONDITIONS

3

NEIGHBORHOOD DESIGN



1 HOUSING CHOICES

- Affordable housing options
- Higher-end housing options
- Missing Middle housing options
- Cluster development
- Senior housing options

1 HOUSING CHOICES

- Affordable housing options
 - Partnerships (Habitat) and tax credit assistance
 - Adaptive reuse
 - Tiny homes, ADUs, short-term rentals
- Higher-end housing options
- Missing Middle housing options
- Cluster development
- Senior housing options

1 HOUSING CHOICES

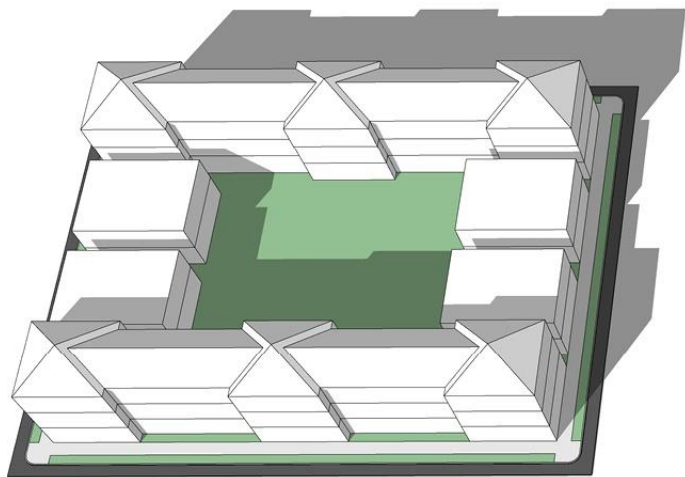
- Affordable housing options
- Higher-end housing options
 - \$200k+ range
- Missing Middle housing options
- Cluster development
- Senior housing options

1 HOUSING CHOICES

- Affordable housing options
- Higher-end housing options
- **Missing Middle housing options**
- Cluster development
- Senior housing options

MISSING MIDDLE

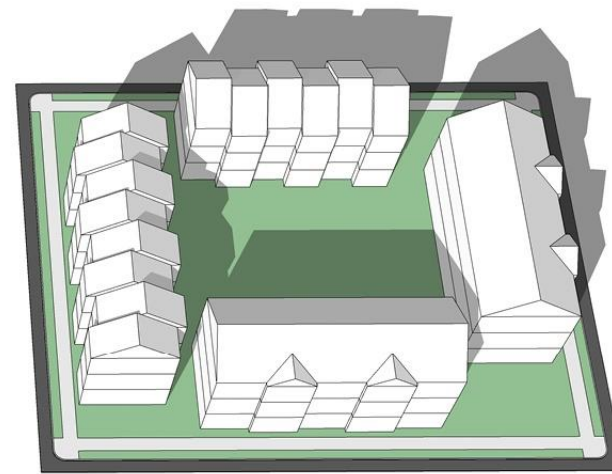




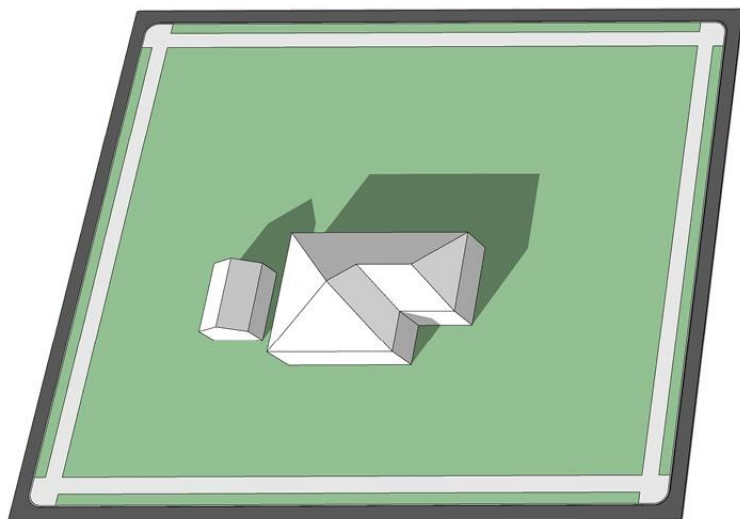
40 Unit Per Acre



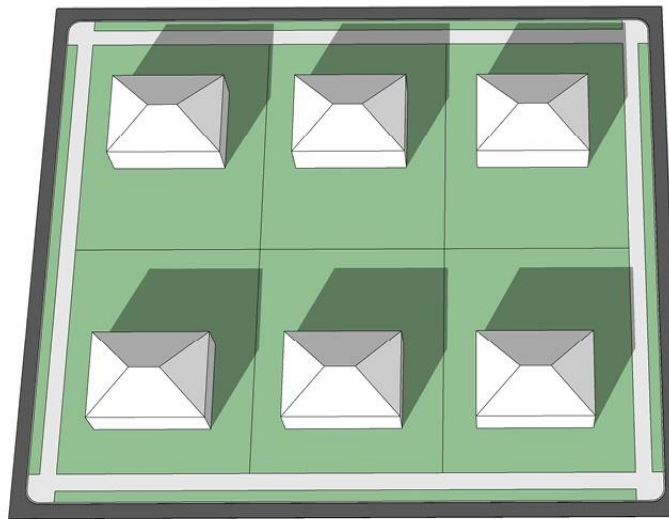
32 Unit Per Acre



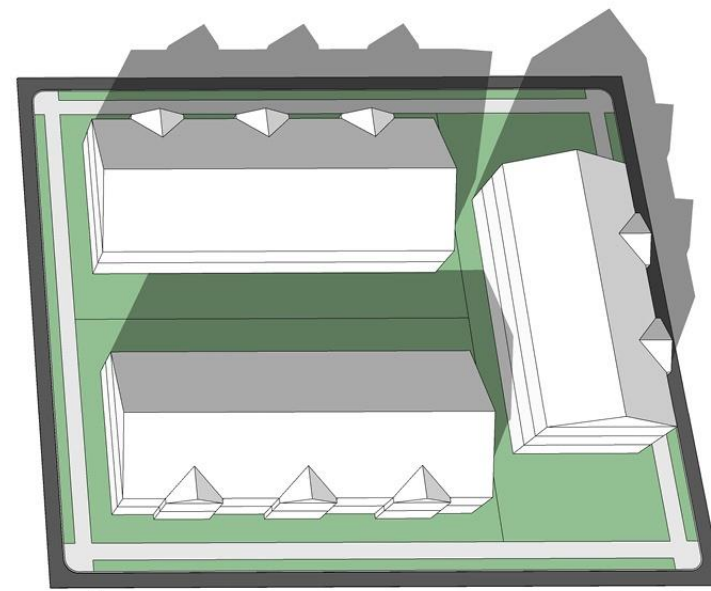
24 Unit Per Acre



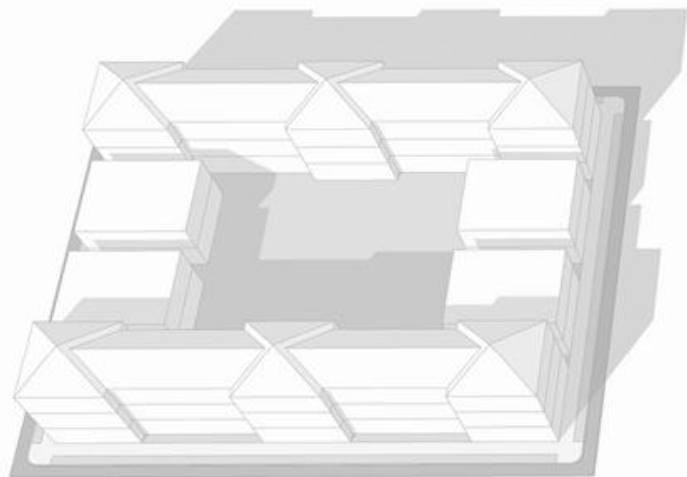
1 Unit Per Acre



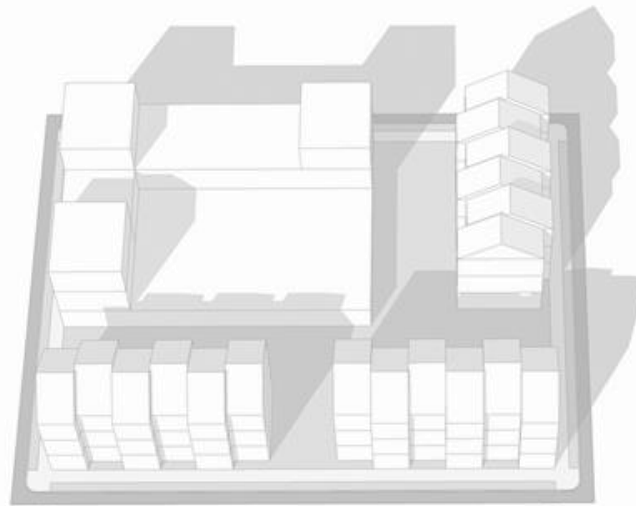
6 Unit Per Acre



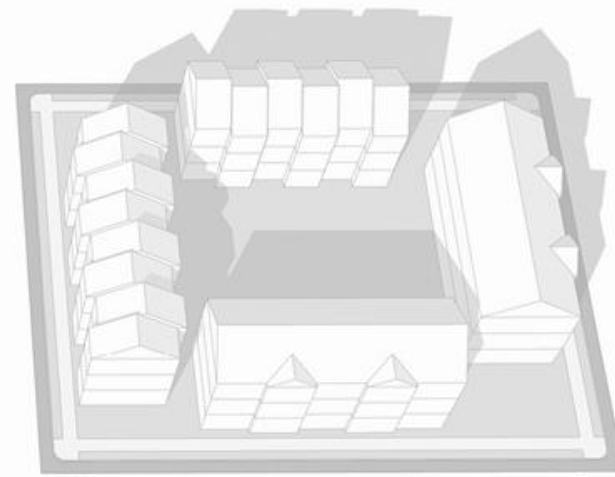
18 Unit Per Acre



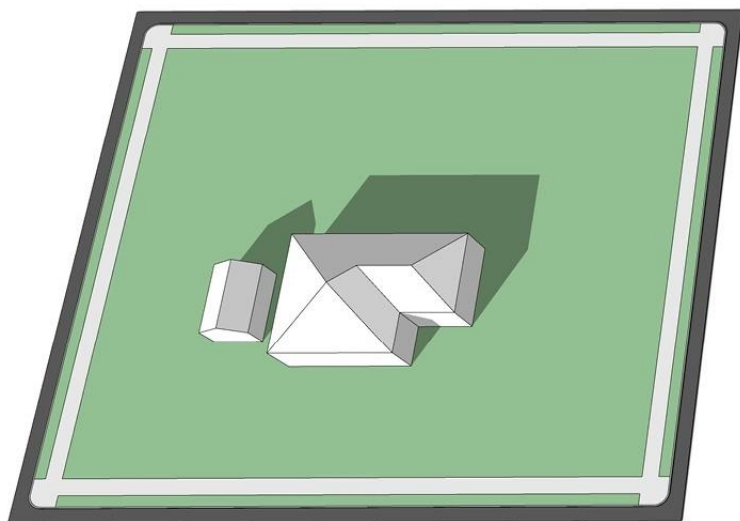
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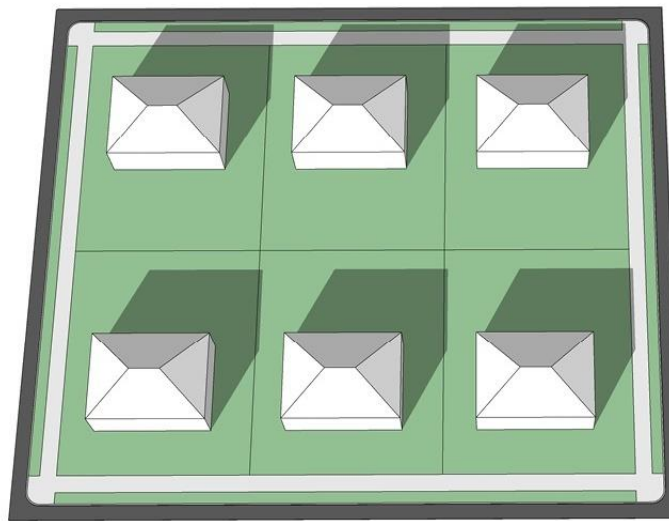
32 Unit Per Acre



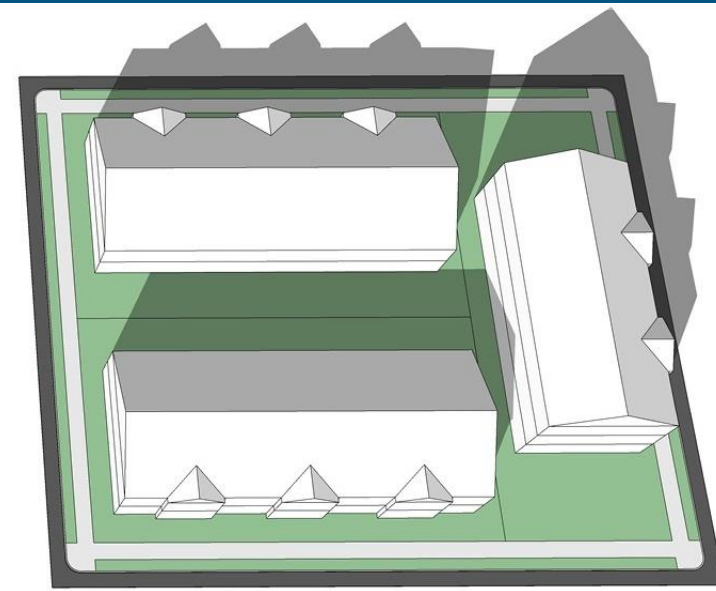
24 Unit Per Acre



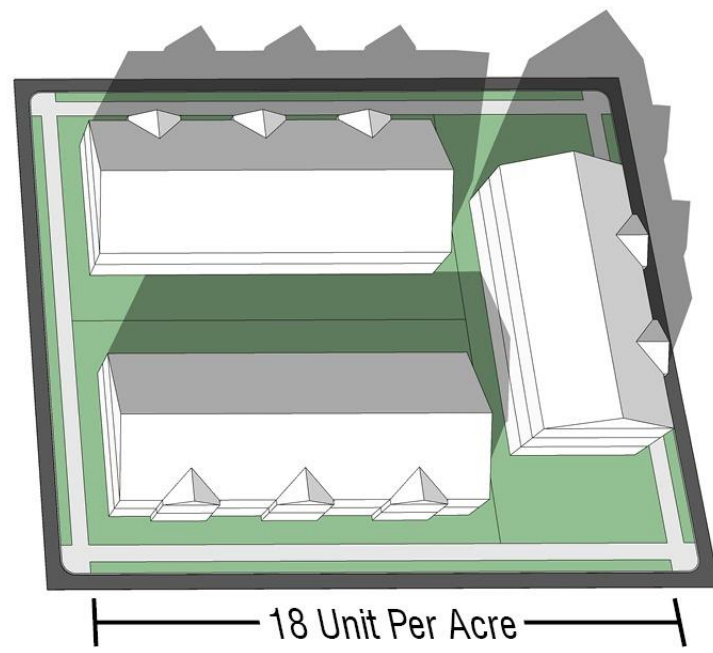
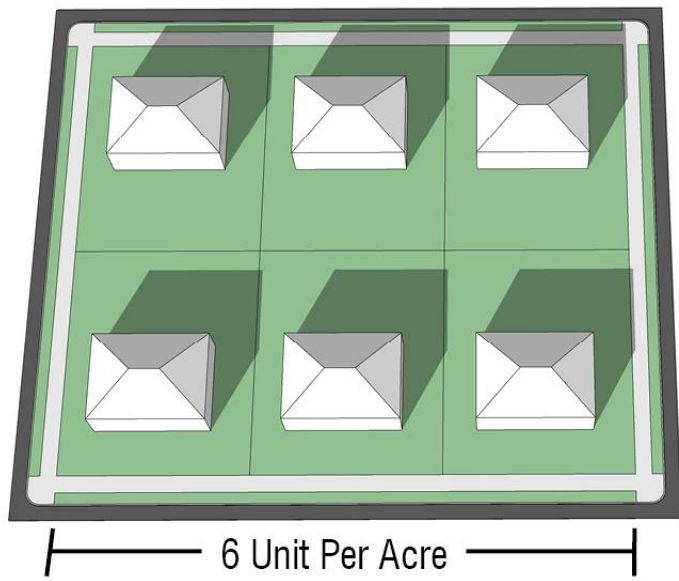
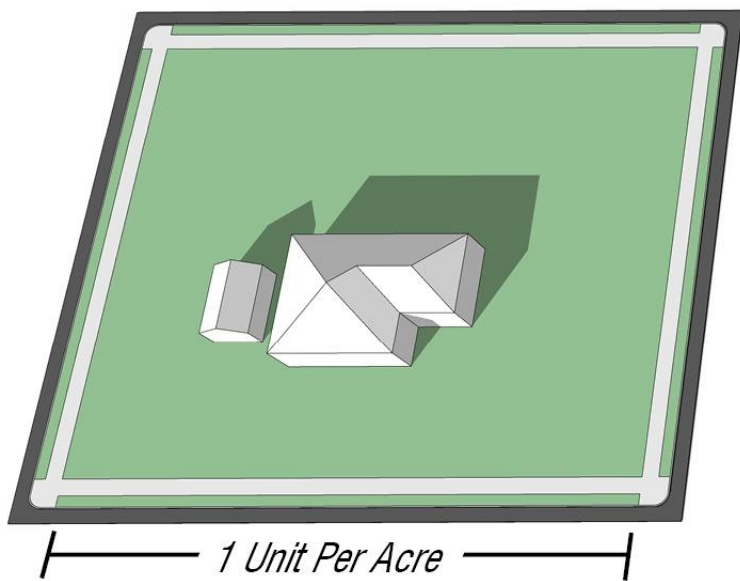
1 Unit Per Acre



6 Unit Per Acre



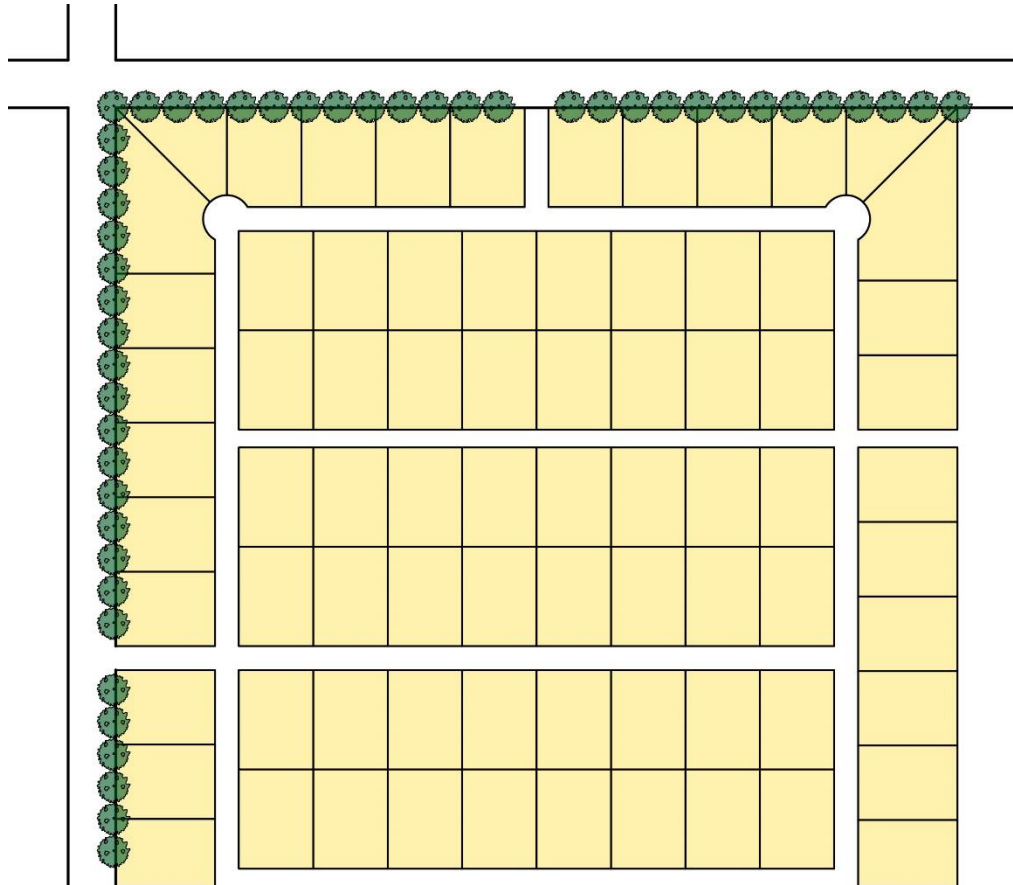
18 Unit Per Acre



1 HOUSING CHOICES

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- Higher-end housing options
- Missing Middle housing options
- **Cluster development**
- Senior housing options

CLUSTERING

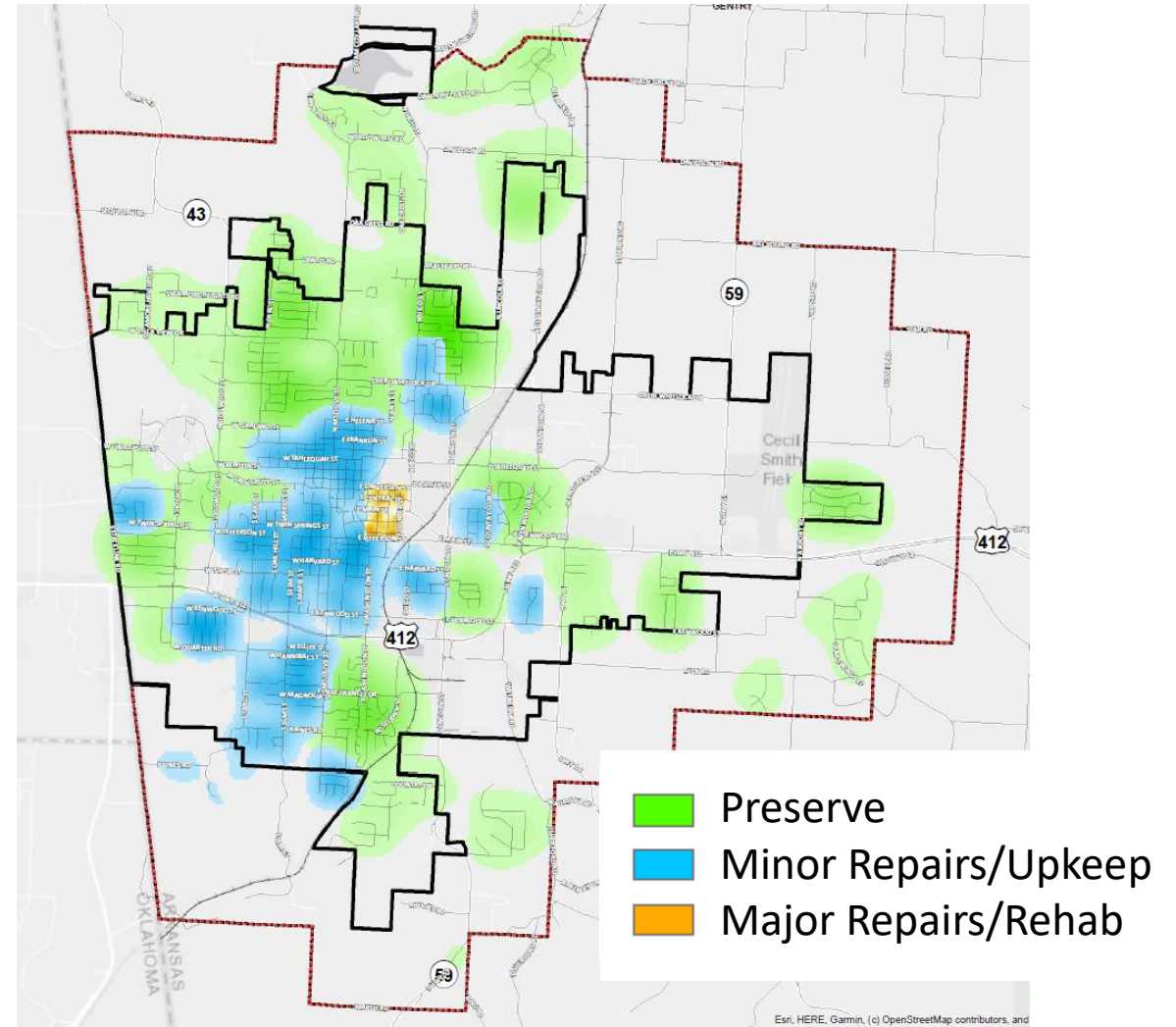


1 HOUSING CHOICES

- Affordable housing options
- Higher-end housing options
- Missing Middle housing options
- Cluster development
- Senior housing options
 - Near amenities, services, and sidewalks/trails
 - Away from school congestion

2 HOUSING CONDITIONS

- Preservation
- Repairs and updates
- Rehabilitation



2 HOUSING CONDITIONS

- Preservation
 - Code enforcement
 - Neighborhood clean-up days
 - Maintenance incentives (“yard of the month” award)
- Repairs and updates
- Rehabilitation

2 HOUSING CONDITIONS

- Preservation
- Repairs and updates
 - Grant programs (HOME, CDBG, etc.)
 - Volunteer programs
 - Code enforcement
- Rehabilitation



2 HOUSING CONDITIONS

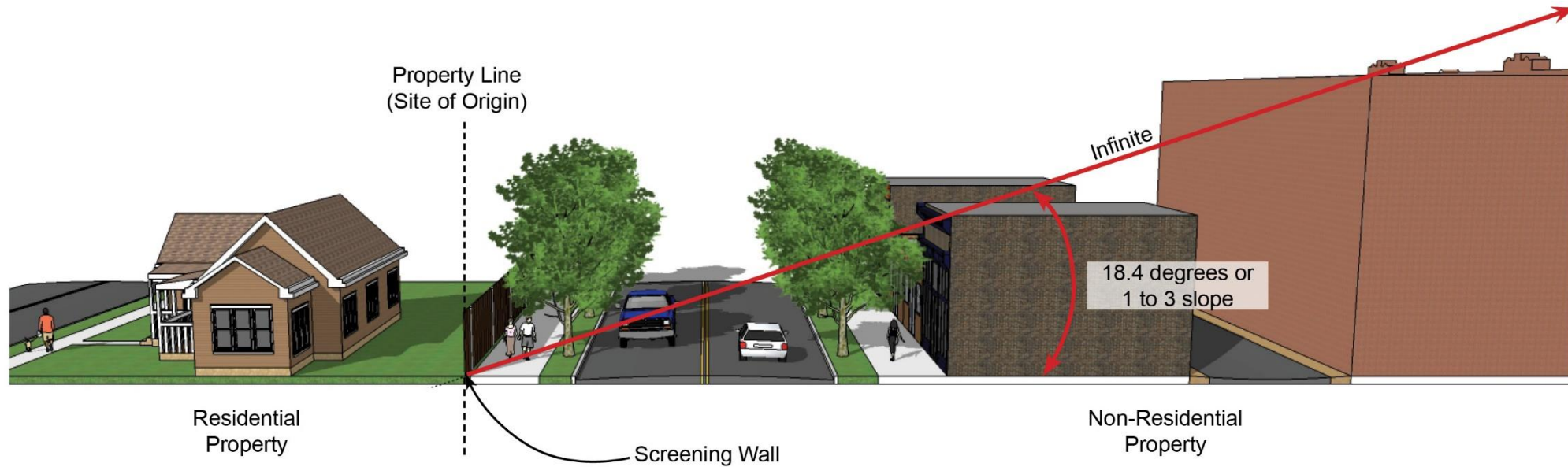
- Preservation
- Repairs and updates
- **Rehabilitation**
 - Grant programs
 - City acquisition and land banking

3 NEIGHBORHOOD DESIGN

- Compatibility and buffering
- Block lengths and connectivity
- Parking
- Walkability and access
- Landscaping

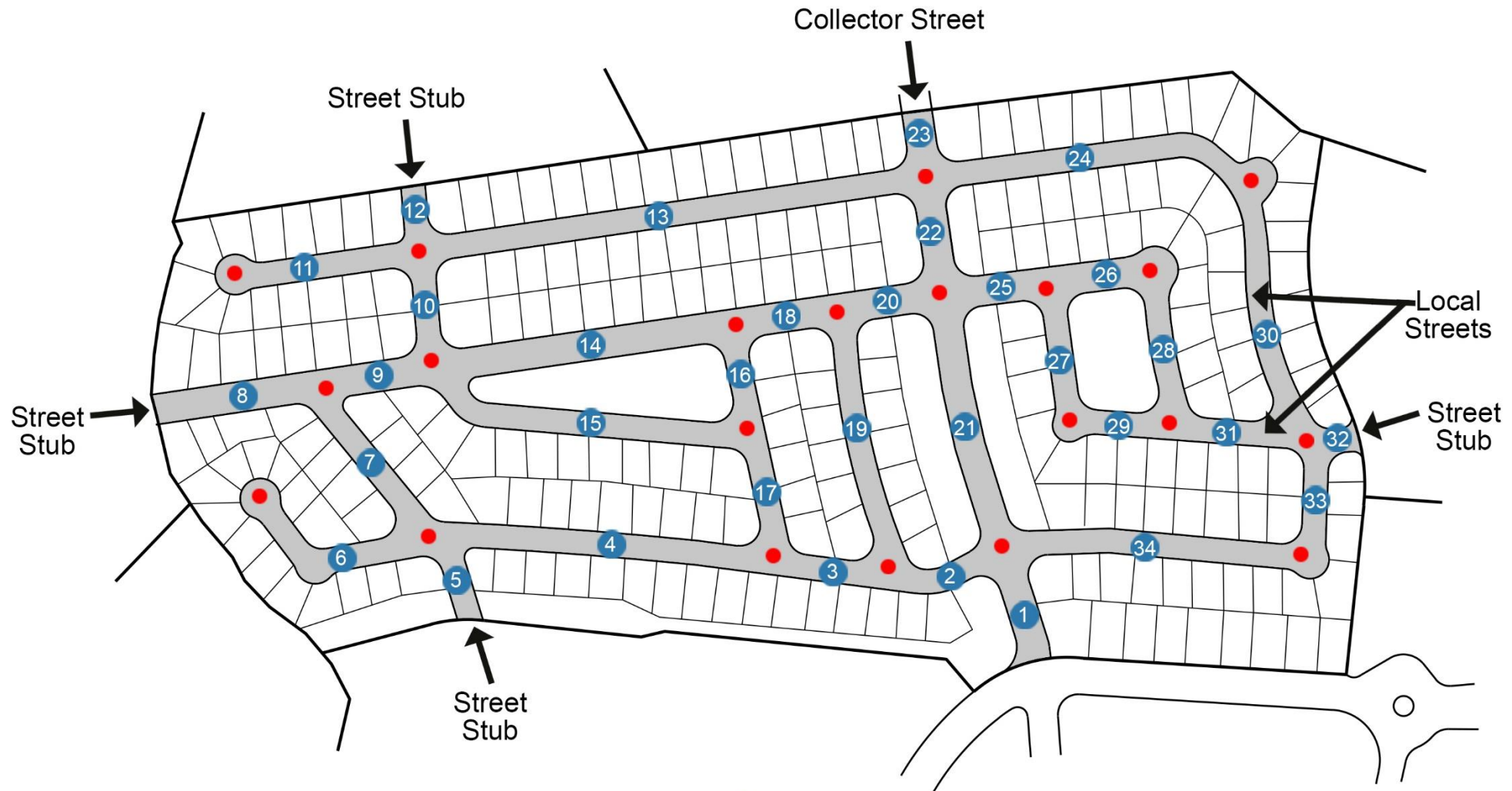
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3 NEIGHBORHOOD DESIGN

- Compatibility and buffering
- **Block lengths and connectivity**
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CONNECTIVITY INDEX: $\frac{\text{34 Links}}{\text{21 Nodes}} = 1.62$

3 NEIGHBORHOOD DESIGN

- Compatibility and buffering
- Block lengths and connectivity
- **Parking**
- Walkability and access
- Landscaping



3 NEIGHBORHOOD DESIGN

- Compatibility and buffering
- Block lengths and connectivity
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- **Walkability and access**
- Landscaping

3 NEIGHBORHOOD DESIGN

- Compatibility and buffering
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- Parking
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5. **NEXT** **STEPS**

FRAMEWORK



- Community Snapshot
- Vision, Guiding Principles, Goals
- Future Land Use
- Transportation/Mobility
- Housing
- **Economic Development**
- **Resiliency**
- Community Character
- Public Facilities/Services/Utilities
- Implementation

CPAC

MEETING #4

November - TBD

Review draft content

- Part 1: Our Foundation
- Part 2: Our Vision

**Economic Development
Resiliency**

QUESTIONS?



GREETINGS FROM

THIS IS YOUR PLAN

Springs

