

A REPORT BY



MARTIN COUNTY

# HOUSING PLAN

2021





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# INTRODUCTION

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This plan outlines goals and strategies to help guide community leaders through the process of meeting the housing needs of current and future residents of Martin County. The goals of the plan are based on research conducted by a housing committee, composed of Martin County Residents. The team at e|solve conducted extensive research and presented it to the committee to garner their input in the development of the goals and strategies of this housing plan.

## WHY A HOUSING PLAN?

Between 2018 and 2019, a group of Martin County residents worked through a year-long process of reviewing data and identifying various needs in the county to improve the quality of life for current and future residents. The team conducted surveys with 350 responses, focus groups that included 58 residents, an employer summit, and a broadband summit. Nearly 60% of the survey respondents indicated that affordable housing is not available in Martin County. The data collected was to develop the Martin County Quality of Place and Workforce Attraction Plan. The plan identified five priorities for the county to focus on, which include: housing, health and wellness, branding, recreation, and workforce. The plan further outlines objectives for each priority, which are aligned to various other county-wide and community based plans.

Additionally, Regional Opportunities Initiative published a Regional Housing Study in September of 2019. This study outlines the strengths and weaknesses of the housing market in Martin County, Indiana and surrounding counties. The plan explains, "The region has experienced job growth especially within the life sciences, defense, advanced manufacturing, and tourism sectors. However, the region lacks the workforce to support this diverse economy. An essential element to attracting and retaining a workforce is adequate housing - adequate in **quality, quantity, and cost.**"

Martin County is home to Naval Support Activity CRANE, the nation's third largest Naval installation. With a projected 650 defense sector jobs added each year (ROI Occupational

## HOUSING OBJECTIVES

### MARTIN COUNTY QUALITY OF PLACE AND WORKFORCE ATTRACTION PLAN

- 1.1** Develop community-based plan for incentivizing redevelopment and clean-up of targeted properties.
- 1.2** Develop county-wide model to address housing needs that includes reducing/removing barriers.
- 1.3** Reduce barriers for investors providing housing at diverse assessed value points.

### INDIANA UPLANDS REGIONAL HOUSING STUDY

- 1** Identify ways the city of Loogootee and the towns of Crane and Shoals are willing to share risks on lot development.
- 2** Develop partnerships between stakeholders, to support development of new lots with a targeted campaign on the benefits of supporting community development.
- 3** Further code enforcement efforts.
- 4** Pool funding to address gap financing needs in development of market rate rentals.

Needs Assessment 2017) abundance of employment opportunities for current and future residents. As new residents seek the small community and beauty of a place like Martin County, it is essential that the county is poised to provide housing.

## COORDINATION OF POLICIES AND PROGRAMS

**MARTIN COUNTY REDEVELOPMENT COMMISSION** Created by the Martin County Council, the redevelopment commission consists of 5 members. This team meets once each quarter to discuss the development opportunities across Martin County. In addition, the commission oversees the county's one Tax Increment Fund district which is located around the WestGate at Crane Technology Park. Additional information about the TIF District can be found later in this report.

**ZONING – CITY OF LOOGOOTEE** The Loogootee City Council enacted the Title 16 Zoning Ordinance for the city of Loogootee in 2018. The goal of zoning in Loogootee is to promote the health, safety, convenience, and general welfare of the community. The city has been zoned into seven categories including: Residential, Mobile Homes, Commercial/Church, Cemetery, Industrial, Municipal/School, and Agricultural. The Zoning Board meets regularly to review permits and hear grievances.

**SOUTHERN INDIANA DEVELOPMENT COMMISSION (SIDC)** The Southern Indiana Development Commission serves five counties in Southern Indiana. Martin County has greatly benefited from the partnership with SIDC. The Commission has leveraged over \$117 million through grants and other programs. This ongoing partnership will be critical to the success of housing development in Martin County.

**MCCF INFRASTRUCTURE GRANT** In 2021, the Martin County Community Foundation provided a \$100,000 grant to the City of Loogootee. This funding along with in-kind contributions and a financial match from the City, will be used to support the development of infrastructure that promotes housing development throughout the City of Loogootee.

**RTC COMMUNICATIONS** In July 2021, RTC Communications announced that it will expand fiber broadband service in the Loogootee area with a \$4 million investment. This will provide broadband access to the 2,400 residents and businesses. The company is currently offering pre-sign-up to determine which area in Loogootee will get the first installment.

## BUILDING COMMUNITY SUPPORT

**REDEVELOPMENT COMMISSION** Prior to beginning the work with the Community Committee, consultants and the Director of the Martin County Alliance met with the Redevelopment Commission to explain the process of developing this plan. The presenters shared housing data and the various reports to ensure that members of the Martin County Redevelopment Commission understand the various components used during the research phase of this plan's development. Members of the commission were receptive of this work and are prepared to do their part to move the plan forward.

**COMMUNITY COMMITTEE** The committee working on this report represented a variety of community organizations. Including the Economic Development Commission, The City of

Loogootee, The Town of Shoals, The County Council, The Loogootee Zoning Board, the Southern Indiana Development Commission, and a variety of community stakeholders. This group worked together to identify the strengths, weaknesses, opportunities, and threats of housing in the county.

## S.W.O.T. ANALYSIS

Figure 1.1:

STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• County property tax rate is lower than surrounding counties</li> <li>• Opportunity to develop zoning to meet specific needs for development</li> <li>• Interest of private investors</li> <li>• Cost of living</li> <li>• Highway access to the region</li> <li>• I-69 Interchange</li> <li>• Funding opportunities</li> <li>• Employment opportunities</li> <li>• Central location</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of spec homes</li> <li>• Lack of county zoning</li> <li>• Flood plain</li> <li>• Lack of TIF district for housing</li> <li>• All communities need Redevelopment Commission</li> <li>• Road upkeep</li> <li>• Lack of resources (people (volunteers), age diversity, and information)</li> </ul>	<ul style="list-style-type: none"> <li>• Empty homes in Loogootee</li> <li>• Room to grow in the county</li> <li>• Loogootee has ease of connection to infrastructure</li> <li>• Vacancy in downtown for lofts</li> <li>• Fiber internet installation</li> <li>• Redevelopment Commission training</li> <li>• Create a structure for private investment</li> <li>• Radius partnerships</li> <li>• Provide education for public on TIF benefits</li> <li>• Host a housing forum</li> <li>• Attract new employees</li> <li>• Economic mobility for surrounding counties</li> </ul>	<ul style="list-style-type: none"> <li>• Shoals wastewater infrastructure is at capacity</li> <li>• Focusing on individual communities</li> <li>• Conflict of Interest for those who are involved in planning</li> <li>• Not leveraging our strengths</li> <li>• Not enacting redevelopment</li> <li>• Opposition to growth</li> <li>• Population decrease</li> <li>• Lack of redevelopment plan</li> <li>• Brain drain</li> </ul>

The committee met several times over a three month period to review data and to identify goals and strategies focused on increasing affordable and desirable housing options throughout Martin County. Between each meeting the committee members discussed with their network the ideas from the committee meeting.

## LEADERSHIP INVOLVED IN THE PLAN

- |   |  |
|---|--|
| <b>Angie Risacher</b> <i>Director of Martin County Alliance</i> | <b>Noel Harty</b> <i>Mayor of Loogootee</i>              |
| <b>Cary Albright</b> <i>Shoals Town Council</i>                 | <b>Tim Hudson</b> <i>Loogootee Building Commissioner</i> |
| <b>Sierra Rutledge</b> <i>Shoals Town Clerk</i>                 | <b>Adam Greene</b> <i>County Council</i>                 |
| <b>Bobbie Abel</b> <i>Martin County Clerk</i>                   | <b>Jessica Potts</b> <i>SIDC</i>                         |
| <b>Adam Graber</b> <i>Realtor</i>                               | <b>Todd Baker</b> <i>Community Member</i>                |
| <b>Richard Roll</b> <i>e solve Consultant</i>                   |  |

# MARKET AND DEMOGRAPHICS

## DATA FROM THE HOUSING STUDY

The current vacancy rate in Martin County is 11.6% (When considering only units for sale or rent, the rate drops to 2%).\*

**Figure 2.1: Vacancy Rate in Martin County**

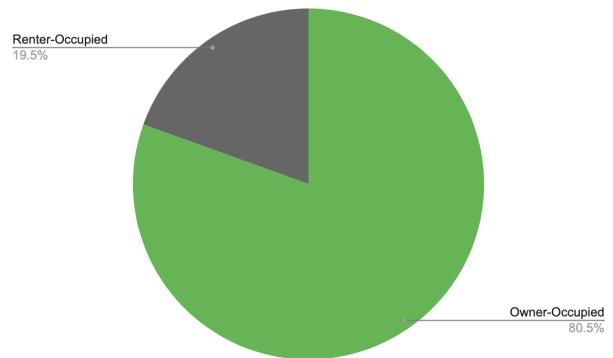


\*From the Indiana Uplands Regional Housing Study

There are 4,811 units in Martin County.\*

- 80.5% owner-occupied
- 19.5% renter occupied

**Figure 2.2: Housing Units**



\*From the 2010 US Census and 2017 American Community Survey

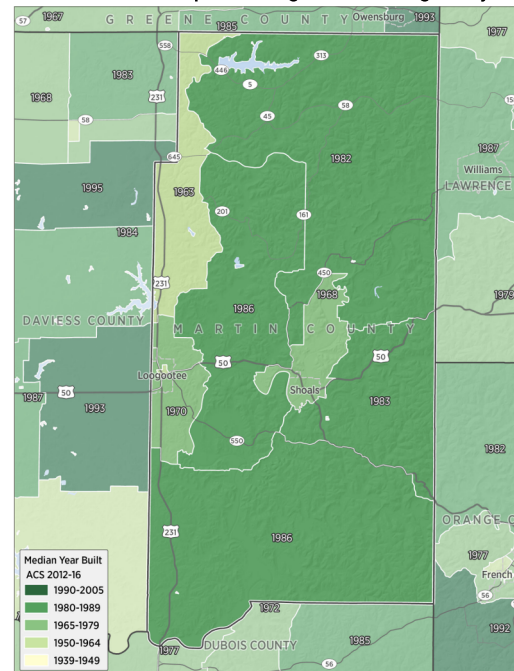
## HOUSING AGE

The figure to the right, **Map G.2** (from the Indiana Uplands Regional Housing Study), shows the median build year of different houses in different areas of Martin County.

As noted in the Indiana Uplands Regional Housing Study, the average age of houses in Martin County varies by location. It is noted that the demand for new and updated housing in Martin County is considerable as most homes were built in the 1970's and 1980's.

The Housing Study also states, "The more recent year built in the county is reflective of the attractiveness seasonal homes and rural living desires," and "The age of Martin County's housing would indicate a need for updates, but likely still structurally sound."

**Map G.2**  
From the Indiana Uplands Regional Housing Study



Source: 2016 American Community Survey

# AFFORDABILITY

Data from the Indiana Uplands Regional Housing Study

Only **19%** of households living in **owner-occupied** housing spend **more than 30%** of their income on housing.

Approximately **43%** of Martin County households living in **rental** housing spend **more than 30%** of their income on gross rent.\*

\*Gross Rent = Net Rent + (Fees + Taxes)

Figure 2.3: Percentage of Income Spent on Housing

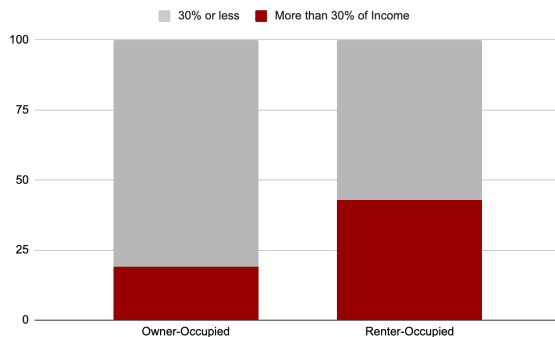
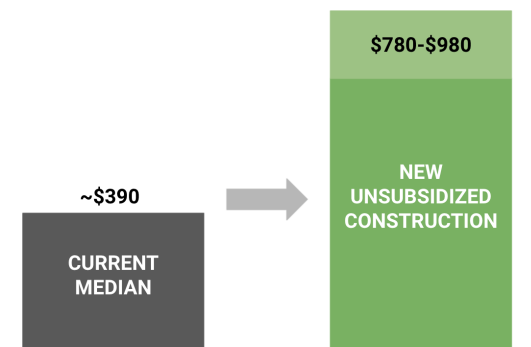


Figure 2.4: Rent Rates



**Median rent rates are at \$391.** New construction that is unsubsidized will require rental rates **2 to 2.5 times** higher than the current median rate.

**Median home values are \$97,900.**

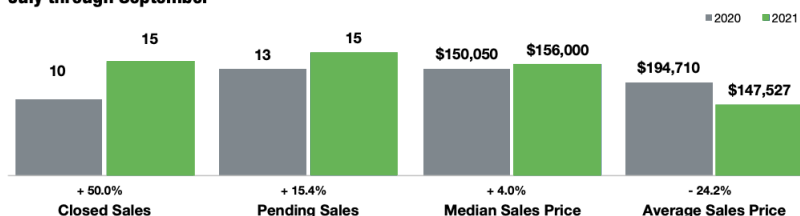
Households making over \$50,000 have very limited options for housing—it is estimated that there are **no options** for them in the rental market.

The true supply of quality units for households making **less than \$25,000** is likely short.

# INDIANA ASSOCIATION OF REALTORS MARKET REPORT

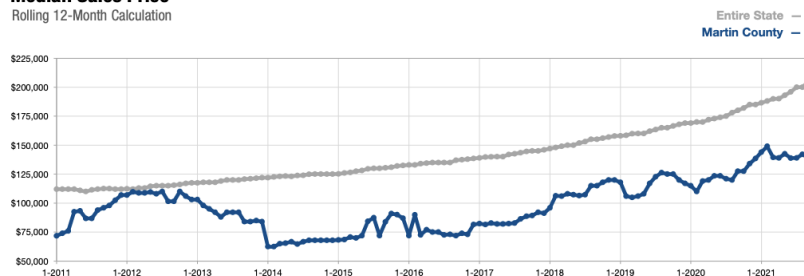
Figure 2.5: Indiana Association of Realtors Market Report

July through September



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

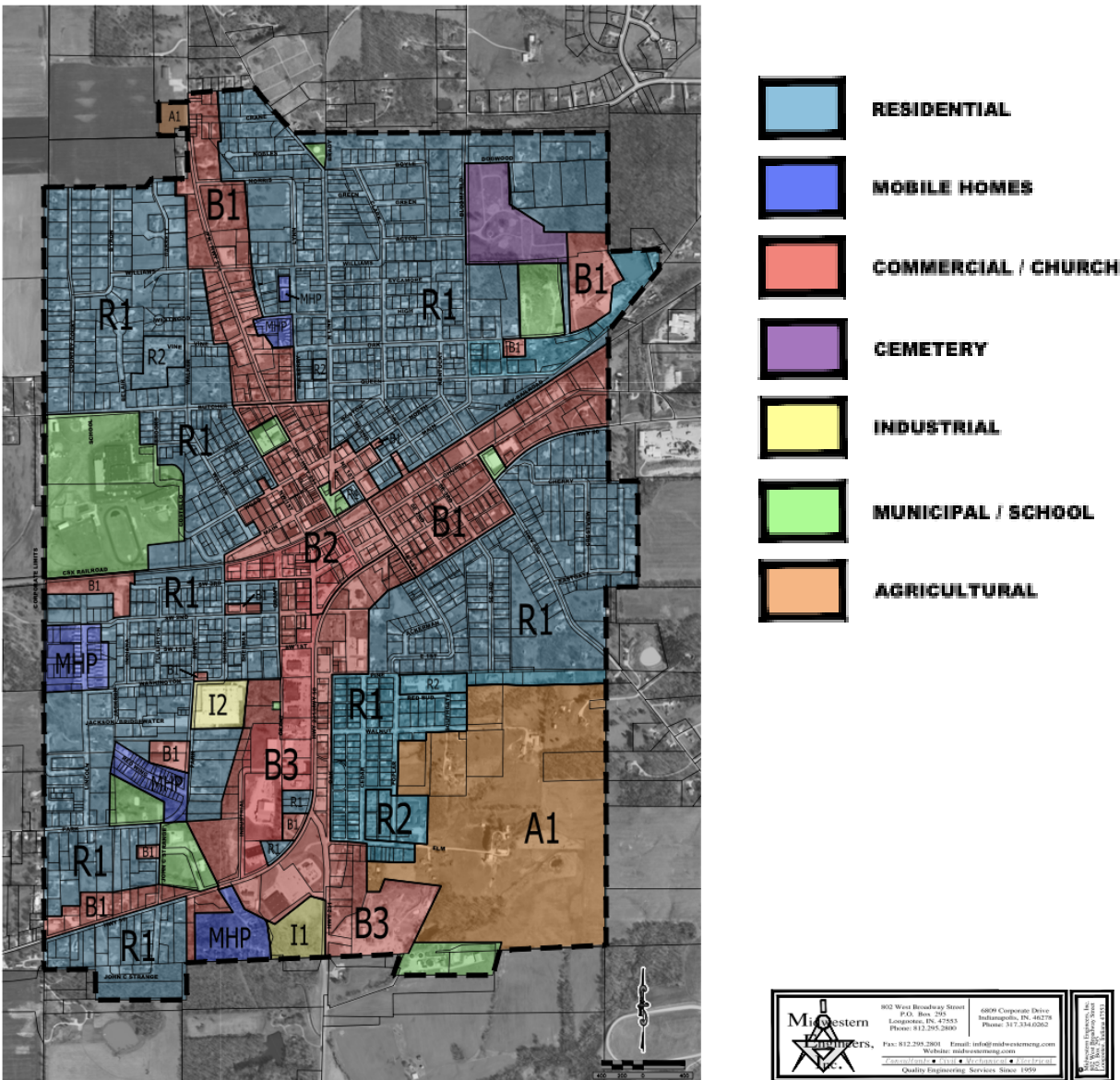
According to data from the Indiana Association of Realtors, the Martin County housing market has remained in a relatively steady climb. In 2012, the median home sales price was in line with the state average. However, the median sales price of a home in Martin County saw a drop in 2014. Since this drop the sales prices have not been able to increase to the level of the rest of Indiana. The figures to the left are from the Indiana Association of Realtors Market Report (for September 2021).



## LOCAL HOUSING POLICIES

Within Martin County, only the City of Loogootee has zoning laws. These policies were enacted in 2018. The City of Loogootee is divided into seven zones. Along with these laws the City hired a Building Commissioner, which at this time works a minimal schedule. The zoning ordinance is posted on the City of Loogootee's website. Below is the proposed land use map which is also included in the appendix at the end of this report.

### PROPOSED LAND USE MAP - CITY OF LOOGOOTEE



# VISION AND HOUSING GOALS

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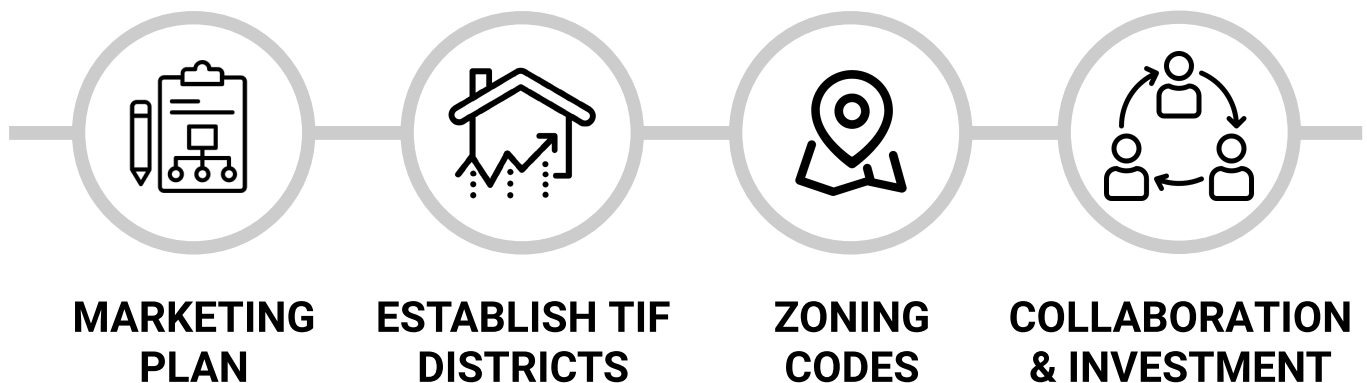
## VISION

To strategically address the housing needs of Martin County in an effort to retain current residents, attract new residents, and supply a competitive workforce

## HOUSING GOALS

- I. An active Redevelopment Commission that is at the forefront of housing development in Martin County.
- II. Share the benefits of living, developing, and investing in Martin County with all stakeholders.
- III. Encourage housing development and improve the quality of life for residents through the establishment of TIF districts within the county.
- IV. Create a standard of best practices for residential development and land use.
- V. Secure funds from both public and private sectors for residential and infrastructure needs.

## HOUSING OBJECTIVES TO ADDRESS THESE GOALS



*More information about Housing Goals and Objectives in the **Implementation** section of this report.*

# CHALLENGES

During the development of the Martin County Quality of Place and Workforce Attraction Plan and The Indiana Uplands Housing a variety of challenges have been identified. Below is a list of these challenges and the study to which they are aligned.

**Figure 4.1: Challenges**

CHALLENGE	PLAN(S) IDENTIFYING THIS CHALLENGE
1. Dilapidated properties in Martin County	<i>Quality of Place and Workforce Attraction Plan</i>
2. Lack of infrastructure and shovel ready sites	<i>Quality of Place and Workforce Attraction Plan, Indiana Uplands Regional Housing Study</i>
3. Varied types of housing available	<i>Quality of Place and Workforce Attraction Plan, Indiana Uplands Regional Housing Study</i>
4. Lack of strategic alignment of investors	<i>Quality of Place and Workforce Attraction Plan, Indiana Uplands Regional Housing Study</i>
5. Code Enforcement	<i>Indiana Uplands Regional Housing Study</i>
6. Lack of market rate rentals	<i>Indiana Uplands Regional Housing Study</i>

As the Martin County Housing Committee met to discuss the challenges from the Quality of Place and Workforce Attraction Plan and the Regional Housing Study. Some of these same challenges surfaced to the top of the discussion. There were some additional challenges that were realized. Below is this list.

## WEAKNESSES

- Lack of spec homes
- Lack of county zoning
- Flood plain
- Lack of TIF district for housing
- All communities need Redevelopment Commission
- Road upkeep
- Lack of resources (people (volunteers), age diversity, and information)

## THREATS

- Shoals wastewater infrastructure is at capacity
- Focusing on individual communities
- Conflict of Interest for those who are involved in planning
- Not leveraging our strengths
- Not enacting redevelopment
- Opposition to growth
- Population decrease
- Lack of redevelopment plan

# STRATEGIES

## ZONING

The establishment of county-wide zoning ordinances has allowed the City of Loogootee and will allow the Town of Shoals to better manage future development opportunities and ensure that the value of residential property is maintained. A considerable benefit of zoning ordinances is the county's ability to develop a land use plan that protects the value of residential and commercial properties alike. For example, those seeking to build a home do not have to be concerned with a commercial facility being built on the neighboring property. In addition, a county-wide approach will help with tracking building permits for data management purposes. The county could hire a single enforcement official with a cost share model between the City of Loogootee, the Town of Shoals and Martin County.

The education of government officials and residents on zoning practices will be essential. While the practice of using a zoning ordinance can give officials leverage to ensure the security of everyone's property, the use of variances can help to allow for some changes.

**Figure 5.1: Zoning Can & Cannot**

ZONING CAN...	ZONING CANNOT...
<ul style="list-style-type: none"><li>• Assist economic growth by helping reserve adequate and desirable sites for industrial and commercial users.</li></ul>	<ul style="list-style-type: none"><li>• Change or correct land uses already in existence.</li></ul>
<ul style="list-style-type: none"><li>• Protect individual property owners from harmful or undesirable uses of adjacent property.</li></ul>	<ul style="list-style-type: none"><li>• Establish higher development standards than the community desires.</li></ul>
<ul style="list-style-type: none"><li>• Make the community more attractive by assisting the preservation of open space, unique natural resources, and natural terrain features.</li></ul>	<ul style="list-style-type: none"><li>• Assure that land uses will be permanently retained as assigned under the zoning resolution. (Rezoning is possible in response to changing conditions and unanticipated opportunities.)</li></ul>
<ul style="list-style-type: none"><li>• Provide standards for population density and traffic circulation.</li></ul>	<ul style="list-style-type: none"><li>• Guarantee that industrial, commercial, or tourism development will take place.</li></ul>

## INDIANA TAX INCREMENT FINANCE (TIF) DISTRICTS

The Indiana Tax Increment Finance Districts (TIF) are a powerful tool for incentivizing the development of specific areas within a community. This can create a win-win partnership between developers and the local units of government. Martin County is familiar with TIF Districts. According to Indiana Gateway, the eight parcel Westgate TIF has generated a total revenue of \$94,534. As the Martin County units of government develop strategic planning for

land use. A TIF district could be leveraged to generate funds for additional infrastructure and resources to improve the quality of life for residents.

## MARKETING PLAN

During the development phase of this plan, the committee discussed several of the strengths of Martin County and how they can be used to attract and retain residents and businesses alike. The team discussed the need to develop a marketing plan that will be used to highlight these features. The hardworking and neighborly residents of Martin County create an attractive space for those looking to reside in a place with a small town feel. Also, the natural features of the landscape offer space for various recreational activities. The low cost of living and employment opportunities are attractive features of the community as well. Finally, the marketing plan should highlight the convenient location of Martin County communities in relation to larger cities and their amenities.

**Figure 5.2: County TIF District Revenue**

COUNTY	REVENUE
Crawford	\$237,890
Daviess	\$1,818,098
Dubois	\$2,100,757
Greene	\$484,896
Lawrence	\$2,755,635
<b>Martin</b>	<b>\$94,534</b>
Orange	\$524,856

Source: Indiana Gateway

## ALIGNMENT OF DEVELOPERS AND INVESTORS

The strategic alignment of developers and investors will help to create partnerships that are mutually beneficial. Those who are interested in investing can partner with other private sector investments to take full advantage of TIF districts. Individual investment for self funded projects, co-op opportunities, Community Foundation earmarked money, and Real Estate Investment Trusts (REITs) focused around county growth are all types of private investment vehicles that need to be explored for the betterment of this program.

# IMPLEMENTATION

The following tables outline the strategy implementation steps, responsible parties, timelines, and resources.

## GOAL I:

**An active Redevelopment Commission that is at the forefront of housing development in Martin County.**

<b>Objective:</b>			
Have an inspired and educated Redevelopment Commission that is actively seeking opportunities to grow Martin County.			
STRATEGY	TIMELINE	RESPONSIBLE GROUP	RESOURCES
<b>I.1</b> A thorough review followed by a discussion session on the Redevelopment Association of Indiana, Redevelopment Handbook. Commission members will participate in training based on identified gaps.	Q1 2022	Redevelopment Commission, Housing Champion	<a href="#">Redevelopment Handbook, AIM</a>
<b>I.2</b> Increase the amount of hours the Redevelopment Commission meets.	Q1 2022	Redevelopment Commission	<a href="#">Redevelopment Handbook</a>
<b>I.3</b> Review, and if necessary, update the mission and vision statements of the Redevelopment Commission.	Q1 of 2022	Redevelopment Commission, Housing Champion, e solve	<a href="#">Sample Mission / Vision, Redevelopment Handbook</a>
<b>I.4</b> Identify areas to designate for redevelopment.	Q3 of 2022	Redevelopment Commission, Housing Champion, Martin Co. Alliance.	<a href="#">Redevelopment Handbook</a>
<b>I.5</b> Develop and implement funding strategy for designated areas for redevelopment using TIF, abatement strategies, acquisition of real estate, GBOs, and general project financing.  *GBO is a General Obligation Bond	Q4 of 2022	Redevelopment Commission, Housing Champion, Martin Co. Alliance. Martin County Auditor and Assessor.	<a href="#">Redevelopment Handbook, General Obligation Bonds, TIF use OCRA</a>

## GOAL II:

### Share the benefits of living, developing, and investing in Martin County with all stakeholders

**Objective:**

By the end of 2022, create and execute a marketing plan to show the attractiveness/benefits of living in Martin County.

STRATEGY	TIMELINE	RESPONSIBLE GROUP	RESOURCES
<p><b>II.1</b> Develop a “Live Martin County” marketing plan, i.e., A website highlighting a neighborly, attractive space with a small town atmosphere. Showcase outdoor recreational activities. Quality education in local schools. Low cost of living. Employment opportunities.</p>	Q1 2022	Martin Co. Alliance, City of Loogootee, Town of Shoals, Representative from County Council / Commissioner, and Housing Champion	<a href="#">SIDC</a> , <a href="#">OCRA</a> , <a href="#">Southern Indiana Regional Marketing</a> , Loogootee High School Drone Class, Radius Website
<p><b>II.2</b> Produce marketing material that can be taken on the road to college fairs and job fairs; to attract potential Crane employees to reside in Martin County.</p>	Q1 2022	Martin Co. Alliance, City of Loogootee, Town of Shoals, Representative from County Council / Commissioner, and Housing Champion	<a href="#">SIDC</a> , <a href="#">OCRA</a> , <a href="#">Southern Indiana Regional Marketing</a>
<p><b>II.3</b> Create a video highlighting Martin County. ie. A concise elevator pitch that captures the quaintness of Martin County as well as showing off the beauty of the towns and landscapes.</p>	Q2 2022	Martin Co. Alliance, City of Loogootee, Town of Shoals, Representative from County Council / Commissioner, and Housing Champion	<a href="#">Crowbird Creative</a> , Loogootee High School Drone Class
<p><b>II.4</b> Package a marketing pitch to developers of both real estate and industry showing that Martin County is open for business and ready to grow!</p>	Q2 2022	Martin Co. Alliance, City of Loogootee, Town of Shoals, Representative from County Council / Commissioner, and Housing Champion	<a href="#">SIDC</a> , <a href="#">OCRA</a> , <a href="#">Southern Indiana Regional Marketing</a>

### GOAL III:

**Encourage housing development and improve the quality of life for residents through the establishment of TIF districts within the county.**

**Objective:**

By the end of 2022, establish TIF districts that encourage housing development and focus on addressing quality of life goals from the Martin County Quality of Place and Workforce Attraction Plan.

STRATEGY	TIMELINE	RESPONSIBLE GROUP	RESOURCES
III.1 Increase education of TIF Districts among government leaders	Q1 2022	Housing Champion	<a href="#">2020 TIF Handbook</a>
III.2 Select and share areas for potential TIF District	Q2 2022	Housing Champion and elected officials	<a href="#">Sample Community Sharing</a>
III.3 Identify budgeted items for TIF funds	Q3 2022	Redevelopment Commission / Housing Champion	<a href="#">TIF Usage</a>
III.4 Develop housing specific TIF district with long term plan for implementation	Q3 2022	Redevelopment Commission / Housing Champion	<a href="#">Sample Long Term Planning, TIF Resources from Bartholomew County</a>
III.5 Share plan with community including potential developers and investors	Q4 2022	Redevelopment Commission / Housing Champion	St. Vincent DePaul Partnership



## GOAL IV:

### Create a standard of best practices for residential development and land use.

**Objective:**

By the end of 2022, ensure a strategic land use plan through the creation of zoning / building codes for Martin County .

STRATEGY	TIMELINE	RESPONSIBLE GROUP	RESOURCES
<b>IV.1</b> Develop a like minded approach to zoning and building code for the City of Loogootee, Town of Shoals, and the county	Starting with initial conversations involving all parties and carrying throughout timeline.	City of Loogootee, Town of Shoals, County Officials, Loogootee Building Commissioner, and Housing Champion	<a href="#">Indiana Planning</a>
<b>IV.2</b> To cultivate a baseline for zoning practices, host a learning session for elected officials and appointed positions about the cans and cannots of zoning	Q2 of 2022	City of Loogootee, Town of Shoals, County Officials, Loogootee Building Commissioner, and Housing Champion	<a href="#">Purdue Education Doc</a>
<b>IV.3</b> Hold public hearings for zoning ordinance adoptions	Q3 of 2022	City of Loogootee, Town of Shoals, County Officials, Loogootee Building Commissioner, and Housing Champion	
<b>IV.4</b> Hold public hearings for zoning ordinance adoptions	Early Q4 of 2022	City of Loogootee, Town of Shoals, County Officials, Loogootee Building Commissioner, and Housing Champion	
<b>IV.5</b> Enact an unsafe building ordinance to assist with resident safety and ensure property values.	Q3 of 2022	City of Loogootee, Town of Shoals, County Officials, Loogootee Building Commissioner, and Housing Champion	<a href="#">Sample Ordinance, Website sample</a>

## GOAL V:

### Secure funds from both public and private sectors for residential and infrastructure needs.

**Objective:**

Collaboration of both public and private sector investment to encourage and support both housing and infrastructure needs and development within the county.

STRATEGY	TIMELINE	RESPONSIBLE GROUP	RESOURCES
<b>V.1</b> Grant writing initiatives for the county, Loogootee, and Shoals to secure government / not for profit funds to support development.	Ongoing	Martin Co. Alliance and elected officials from the county and local municipalities.	<a href="#">SIDC</a> , <a href="#">OCRA</a> , AIM, ROI, Community Crossings Grants to leverage infrastructure improvements.
<b>V.2</b> Use completed comprehensive planning to assess assets, and deficiencies in infrastructure to form an estimated cost structure for future development.	Q2-Q3 of 2022	Martin Co. Alliance, elected officials from the county and local municipalities, Housing Champion, and respective engineering firms who have previously assisted	Public Works Departments data  County, town, and city accounting information.
<b>V.3</b> Use comprehensive planning to determine budget for capital needs to begin development project.	Q4 of 2022	Martin Co. Alliance, elected officials from the county and local municipalities, Housing Champion, and respective engineering firms who have assisted in collecting comprehensive planning data.	Public Works Departments data,  County, town, and city accounting information.
<b>V.4</b> Development forum to gauge public interest for private investment in Martin County housing initiatives.	Q4 of 2022	Martin Co. Alliance, Housing Champion, community stakeholders, interested developers, and financial institutions	
<b>V.5</b> Implement private investment vehicle for Martin County housing initiatives.	From the conclusion of the development forum in Q4 of 2022 with an open end date.	Martin Co. Alliance, Housing Champion, community stakeholders, interested developers, and financial institutions, shareholders.	

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Regional Opportunities Initiative, Inc. (2017). *Southwest Central Indiana Occupational Needs Assessment National Security & Defense Sector Report*.

Regional Opportunity Initiatives, Inc. (2019, October 2). *Indiana Uplands Regional Housing Study*. regionalopportunityinc.org. Retrieved from <https://regionalopportunityinc.org/housing/>.

Redevelopment Association of Indiana. (2018). *Redevelopment Handbook* (4th ed.).

# APPENDIX

# INDIANA ASSOCIATION OF REALTORS MARKET REPORT

## Local Market Update for September 2021

A RESEARCH TOOL PROVIDED BY THE INDIANA ASSOCIATION OF REALTORS®

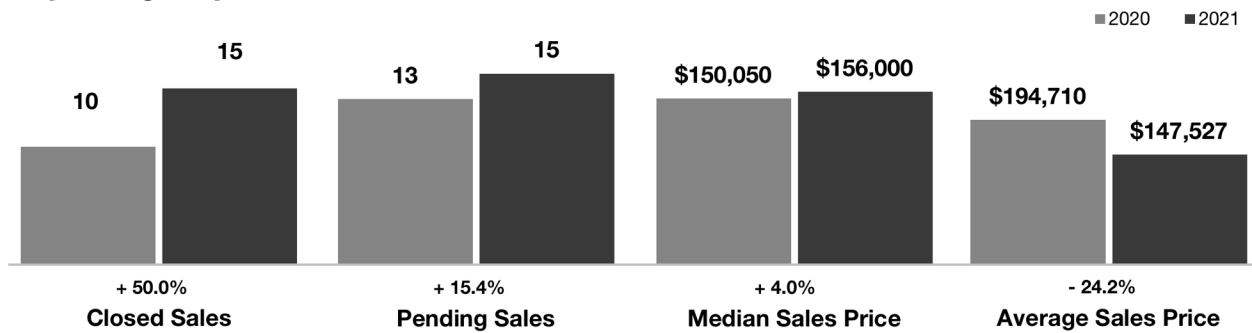


# Martin County

Key Metrics	July through September			October through September		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	18	20	+ 11.1%	66	83	+ 25.8%
Closed Sales	10	15	+ 50.0%	57	67	+ 17.5%
Median Sales Price	\$150,050	\$156,000	+ 4.0%	\$127,500	\$139,000	+ 9.0%
Percent of Original List Price Received*	98.6%	97.1%	- 1.5%	94.8%	95.1%	+ 0.3%

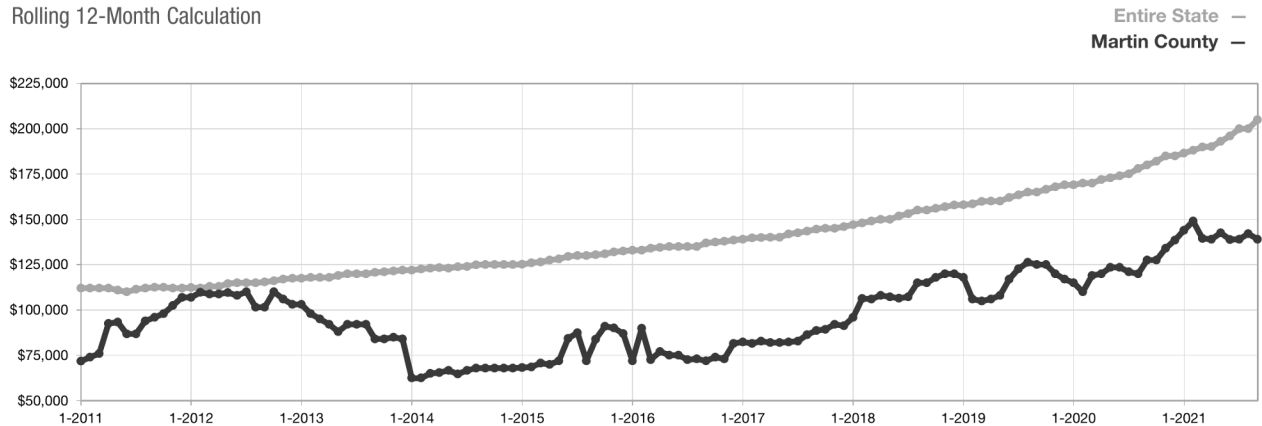
\* Does not account for list price from any previous listing contracts. | Activity for one month can sometimes look extreme due to small sample size.

### July through September



### Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of October 19, 2021. Data obtained from participating Multiple Listing Services (MLSs) and Broker Listing Cooperatives® (BLCs®). Report © 2021 ShowingTime.

# INDIANA ASSOCIATION OF REALTORS MARKET REPORT

## Local Market Update for September 2021

A RESEARCH TOOL PROVIDED BY THE INDIANA ASSOCIATION OF REALTORS®

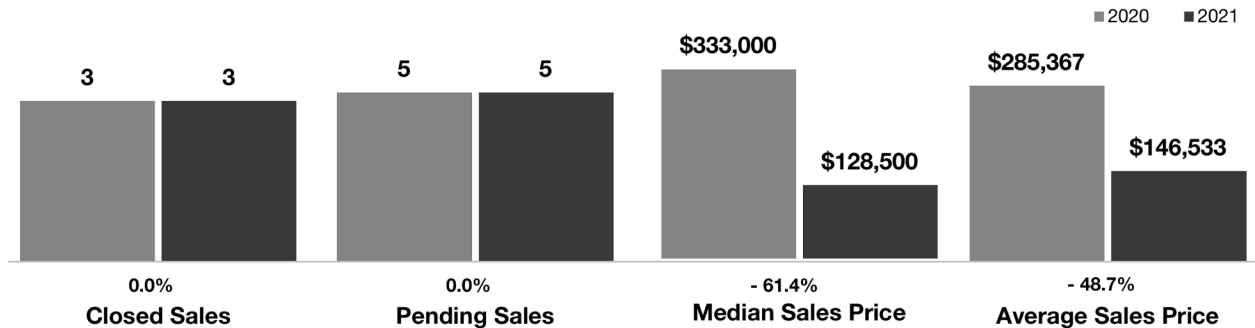


# Martin County

Key Metrics	September			Year to Date		
	2020	2021	Percent Change	Thru 9-2020	Thru 9-2021	Percent Change
New Listings	8	8	0.0%	56	61	+ 8.9%
Closed Sales	3	3	0.0%	43	51	+ 18.6%
Median Sales Price	\$333,000	<b>\$128,500</b>	- 61.4%	\$149,000	<b>\$140,000</b>	- 6.0%
Percent of Original List Price Received*	98.1%	<b>99.2%</b>	+ 1.1%	95.4%	<b>96.0%</b>	+ 0.6%
Months Supply of Inventory	2.9	<b>2.9</b>	0.0%	--	--	--
Inventory of Homes for Sale	14	<b>16</b>	+ 14.3%	--	--	--

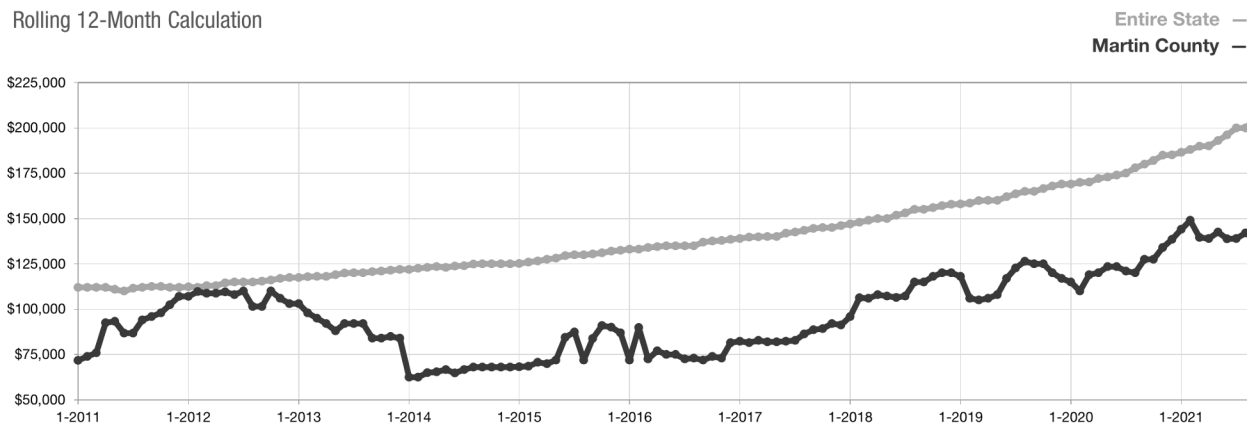
\* Does not account for list price from any previous listing contracts. | Activity for one month can sometimes look extreme due to small sample size.

### September



### Median Sales Price

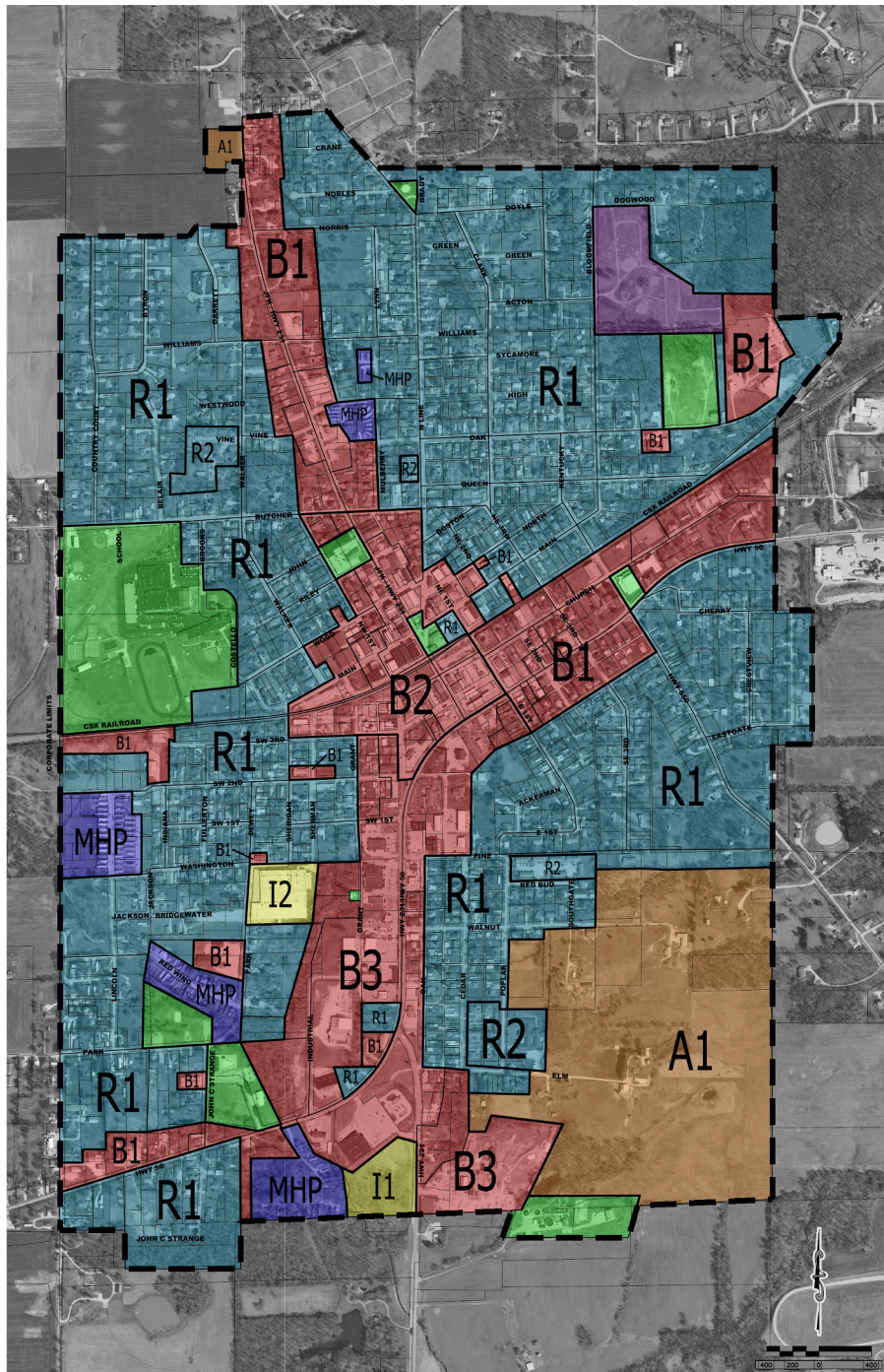
Rolling 12-Month Calculation










A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of October 19, 2021. Data obtained from participating Multiple Listing Services (MLSs) and Broker Listing Cooperatives® (BLCs®). Report © 2021 ShowingTime.

# PROPOSED LAND USE MAP - CITY OF LOOGOOTEE



**PROPOSED LAND USE MAP - CITY OF LOOGOOTEE**  
OCTOBER 2017

- |   |  |  |
|---|--|--|
|  RESIDENTIAL         |  CEMETERY   |  MUNICIPAL / SCHOOL |
|  MOBILE HOMES        |  INDUSTRIAL |  AGRICULTURAL       |
|  COMMERCIAL / CHURCH |  |  |



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