

HOME COMING 2024

BRIAN MICKELSEN HOUSING HERO AWARD

RURAL DEVELOPMENT OF THE YEAR

A HOME OF *My Own* YAVAPAI COUNTY DEVELOPMENT SERVICES

In response to the shortage of workforce housing in Yavapai County, Yavapai County Development Services (YCDS) designed three single family home plans, for anyone to use, free of charge, to build "A Home of my Own" within Yavapai County. The county contracted with an architect to create three different layouts for different size single-family residences ranging from one bedroom with one bathroom up to three bedrooms with two-bathroom floorplans. These plans have a preapproved layout and floorplan including the required architectural stamp.



YCDS PAID \$30,000
FOR THE PLAN DESIGN



YAVAPAI COUNTY HAS BEEN ONE OF
THE FASTEST GROWING COUNTIES
IN ARIZONA

Based on post construction feedback from home builders and property owners, the homes are being built for an average cost of \$65,000 for the one bedroom, \$100,000 for the two bedrooms, and \$150,000 for the three bedrooms. This average does not include costs associated with land, grading, and utilities.

For the past several years, Yavapai County has been one of the fastest growing counties in Arizona. The increase in demand for homes has slowly driven home purchase prices to an unattainable level for first-time homebuyers and low-income families. The COVID-19 pandemic exacerbated the situation with rising home costs, a supply shortage of homes, and lack of available building materials. YCDS recognized the challenges of rapidly dwindling available workforce housing in the county and this program met that challenge.

YCDS paid \$30,000 for the plan design. The three preapproved standard designs were drawn up to be both affordable and economically built while still offering the homeowner a choice between a left or right elevation and whether to convert their carport to a garage. The plans were then made available to all Yavapai County residents at no cost providing them more than \$10,000 in savings (by eliminating their typical home design cost). The preapproved plans drastically reduced permitting processing time and costs and the design was drafted to fit on nearly any lot in Yavapai County.



63 "A HOME OF MY OWN"
PERMITS ISSUED
19 HOMES COMPLETED



To date, 63 "A Home of My Own" permits have been applied for/issued, with 19 homes completed with Certificates of Occupancy. Yavapai County is currently in discussions with five other jurisdictions to use these designs for their communities which would help share the cost savings to entry level homeownership with more Arizonans.