



# Northwest Arkansas Regional Housing Report

Bentonville Public Meeting  
June 5, 2018



## Meeting Objectives

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- Introduce the Northwest Arkansas Regional Housing Report planning process and share ways for you to stay involved.
- Outline existing conditions that affect housing within the region.
- Share your perspective on housing within the region.
- Discuss housing needs among persons who live in the region.
- Identify the values that matter to you in housing planning for the region.

# Project approach

## *Connecting housing to opportunity*

### **Neighborhoods matter.**

Neighborhoods determine key pathways to opportunity – from the schools children attend to an individual’s access to jobs, transit, and other amenities and services.



**Outcomes**



**Pathways to opportunity**

## Project overview

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Phase 1

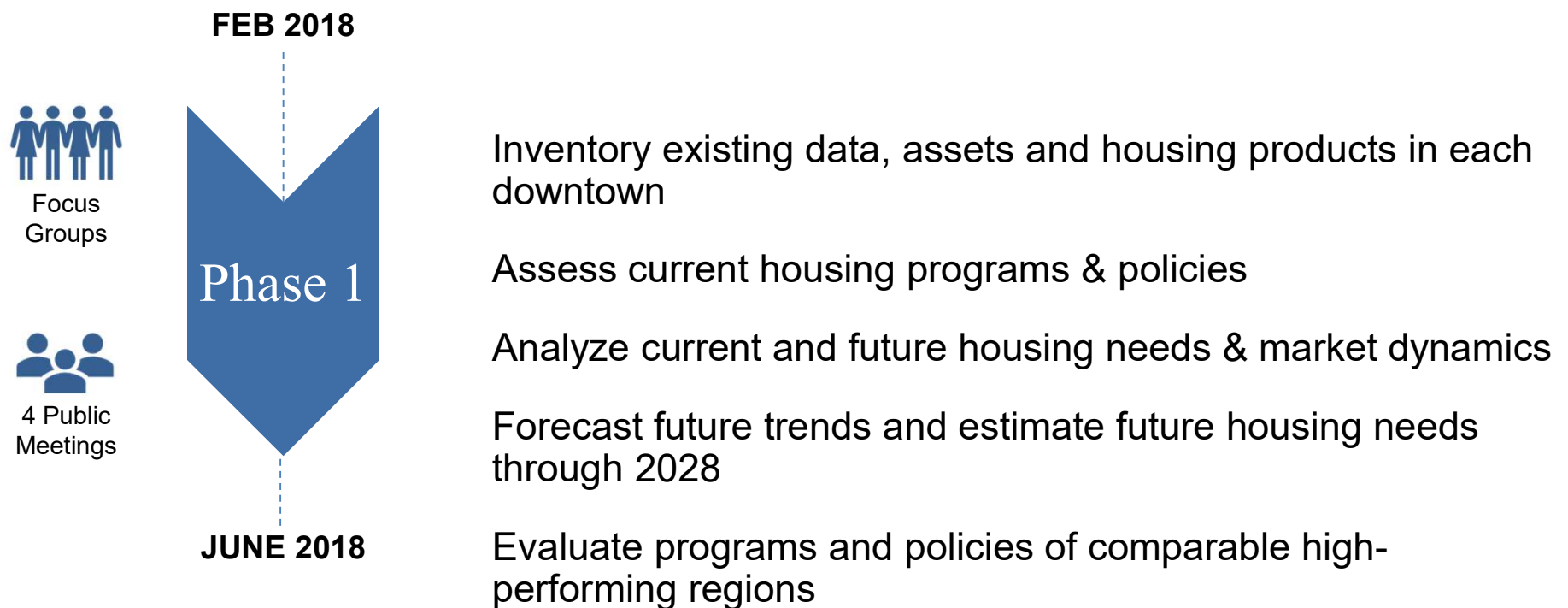
Housing Study

Phase 2

Plan Development & Delivery

# Key Tasks in Phase 1

## *Conditions Analysis & Planning Structure*



## Key tasks in Phase 2

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### *Housing Strategy Roadmap*



## How Can You Stay Involved?

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Review updates & project materials on the *Comprehensive Housing Strategy* webpage, housed at

[www.nwarpc.org/environment/nwa-housing-report/](http://www.nwarpc.org/environment/nwa-housing-report/)

Join us at future public meetings

# Defining Key Terms

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## Affordable Housing

In general, affordable housing is when an individual or family pays no more than 30 percent of income on housing costs, including utilities (as defined by HUD).

## Low-Income

Generally used to describe a household that earns less than 80 percent of the area median income (AMI).

## Cost Burdened

A household, at any income level, paying more than 30 percent of their monthly income on housing costs.

## Housing Insecure

Low-income households paying 50 percent or more of their income on housing costs or experiencing homelessness



# Project approach

## Continuum of housing

Average annual income for selected occupations (2017)  
Arkansas



SOURCES: Arkansas Department of Workforce Services, 2017 Wage Rates by Occupation; Arkansas Department Of Education, 2017-2018 Teacher Salary Schedule; HUD FY2017 Income Limits and Fair Market Rent Documentation System

## 2018 HUD Income Limits for the Fayetteville-Springdale-Rogers HUD Metro Fair Market Rent (FMR) Area

Median Income	FY 2017 Income Limit Category	Persons in Family							
		1	2	3	4	5	6	7	8
\$65,400	<b>Extremely Low (30%)</b> Income Limits (\$)	13,750	16,460	20,780	<b>25,100</b>	29,420	33,740	38,060	42,380
	<b>Very Low (50%)</b> Income Limits (\$)	22,900	26,200	29,450	<b>32,700</b>	35,350	37,950	40,550	43,200
	<b>Low (80%)</b> Income Limits (\$)	36,650	41,850	47,100	<b>52,300</b>	56,500	60,700	64,900	69,050

SOURCE: HUD FY2017 Income Limits and Fair Market Rent Documentation System

# What is “affordable” in Northwest Arkansas?

<i>Income levels</i>	<i>1 Person Household</i>		<i>3 Person Household</i>	
	<i>Income</i>	<i>Maximum monthly rent</i>	<i>Income</i>	<i>Maximum monthly rent</i>
30% AMI	\$13,750	\$344	\$20,780	\$519
50% AMI	\$22,900	\$572	\$29,450	\$736
80% AMI	\$36,650	\$916	\$47,100	\$1,178
Median income	\$45,800	\$1,145	\$58,900	\$1,473
120% median income	\$54,960	\$1,374	\$70,680	\$1,767

SOURCE: HUD FY2018 Income Limits and Fair Market Rent Documentation System

# Demographic Snapshot

## Who are your Northwest Arkansas Region neighbors?

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**130,209**  
Urbanized Area  
Total Housing Units



**64,365**  
Owner-Occupied Units  
(53%)

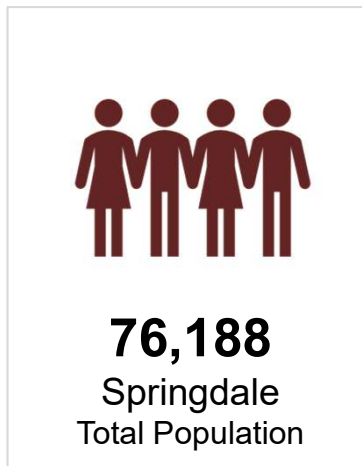
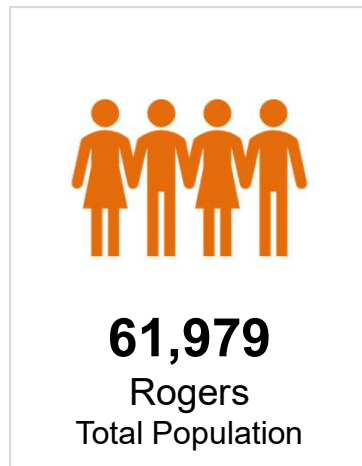
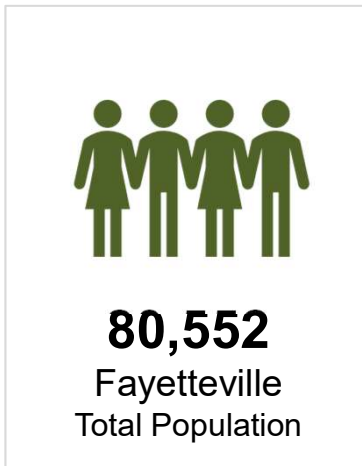
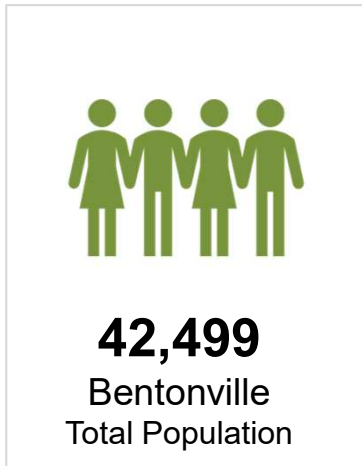


**56,421**  
Renter-Occupied Units  
(47%)

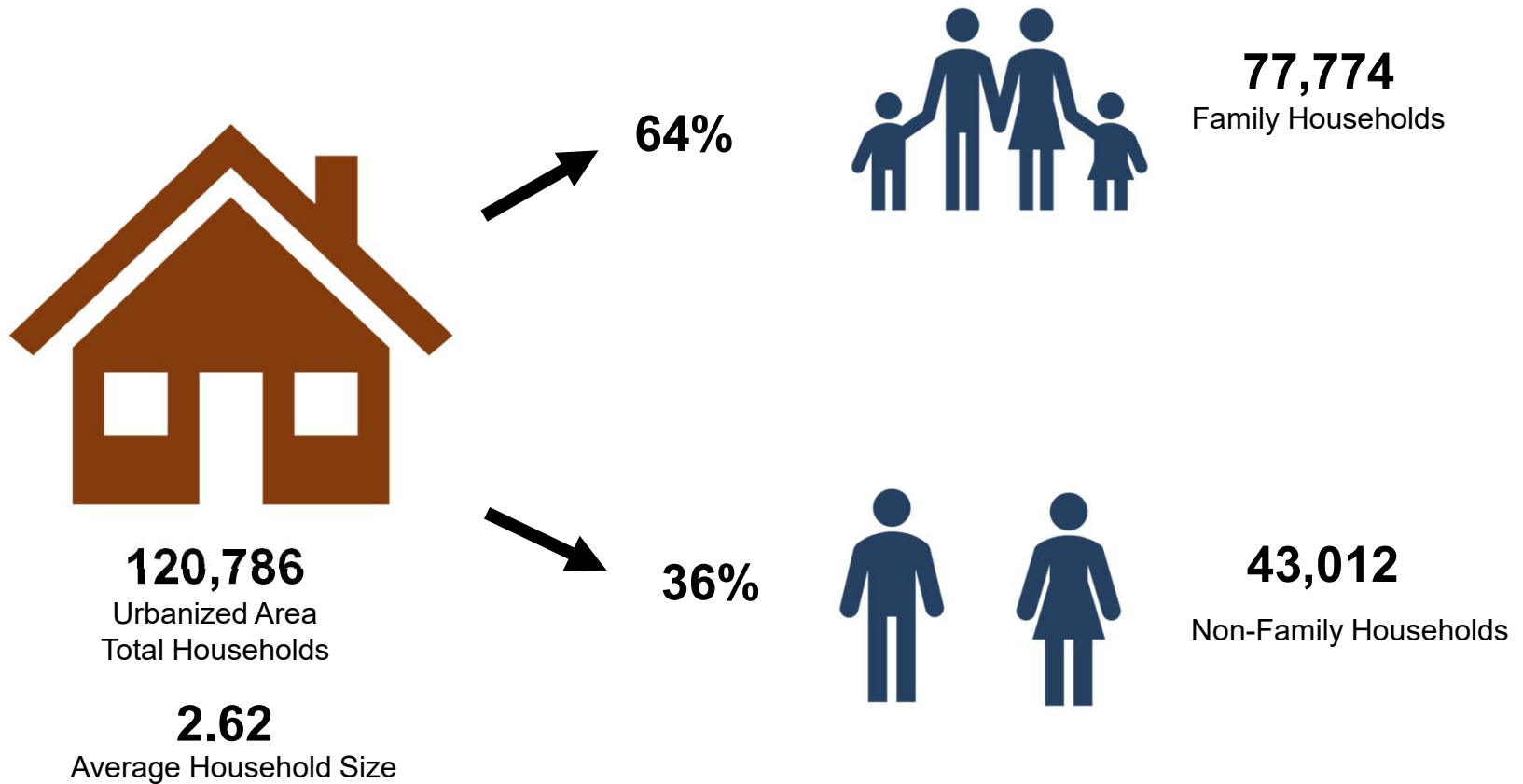


**9,423**  
Vacant Units  
(7%)

## Who are your Northwest Arkansas Region neighbors?



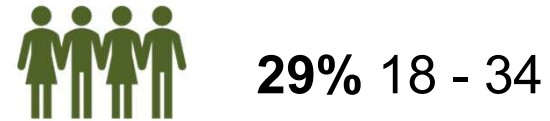
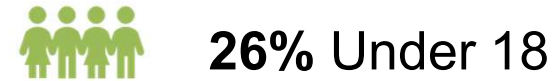
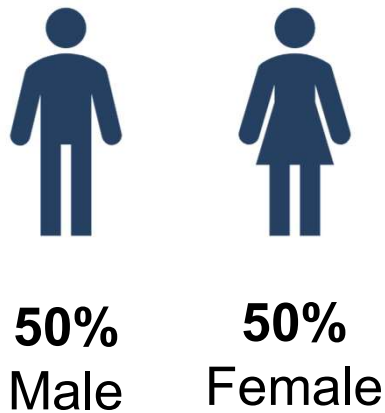
## Who are your Northwest Arkansas Region neighbors?



SOURCES: 2016 American Community Survey 5-Year Estimates

## Who are your Northwest Arkansas Region neighbors?

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SOURCES: 2016 American Community Survey 5-Year Estimates



## Who are your Northwest Arkansas Region neighbors?

### Educational Attainment, Age 25+



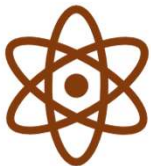
**22%** High School Diploma



**5%** Associates Degree



**21%** Bachelor's Degree



**13%** Graduate/Professional Degree



**4.2%** Unemployment Rate  
(Age 16+)



**12%** Poverty Rate  
(All Families)

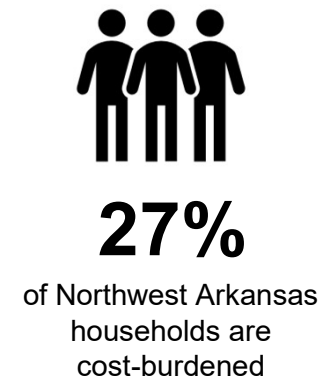
SOURCES: 2016 American Community Survey 5-Year Estimates; Updated to include corrected educational attainment figures 06/07/18

## Snapshot of regional housing trends

## Summary of Key Trends in the Northwest Arkansas Area

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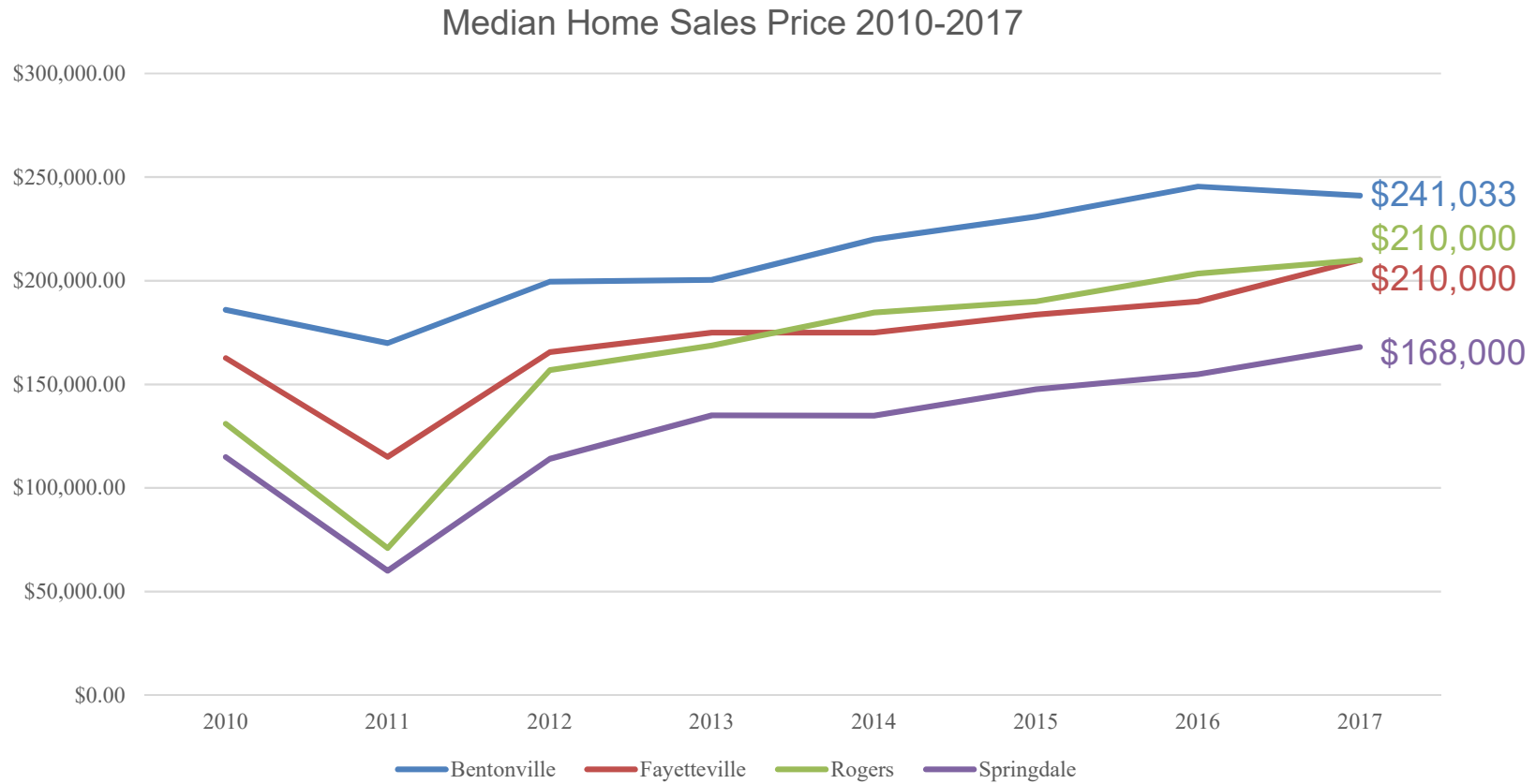
- 27% of Northwest Arkansas residents are cost-burdened
  - 16% of owners are cost-burdened
  - 40% of renters are cost-burdened



SOURCES: 2016 American Community Survey 5-Year Estimates



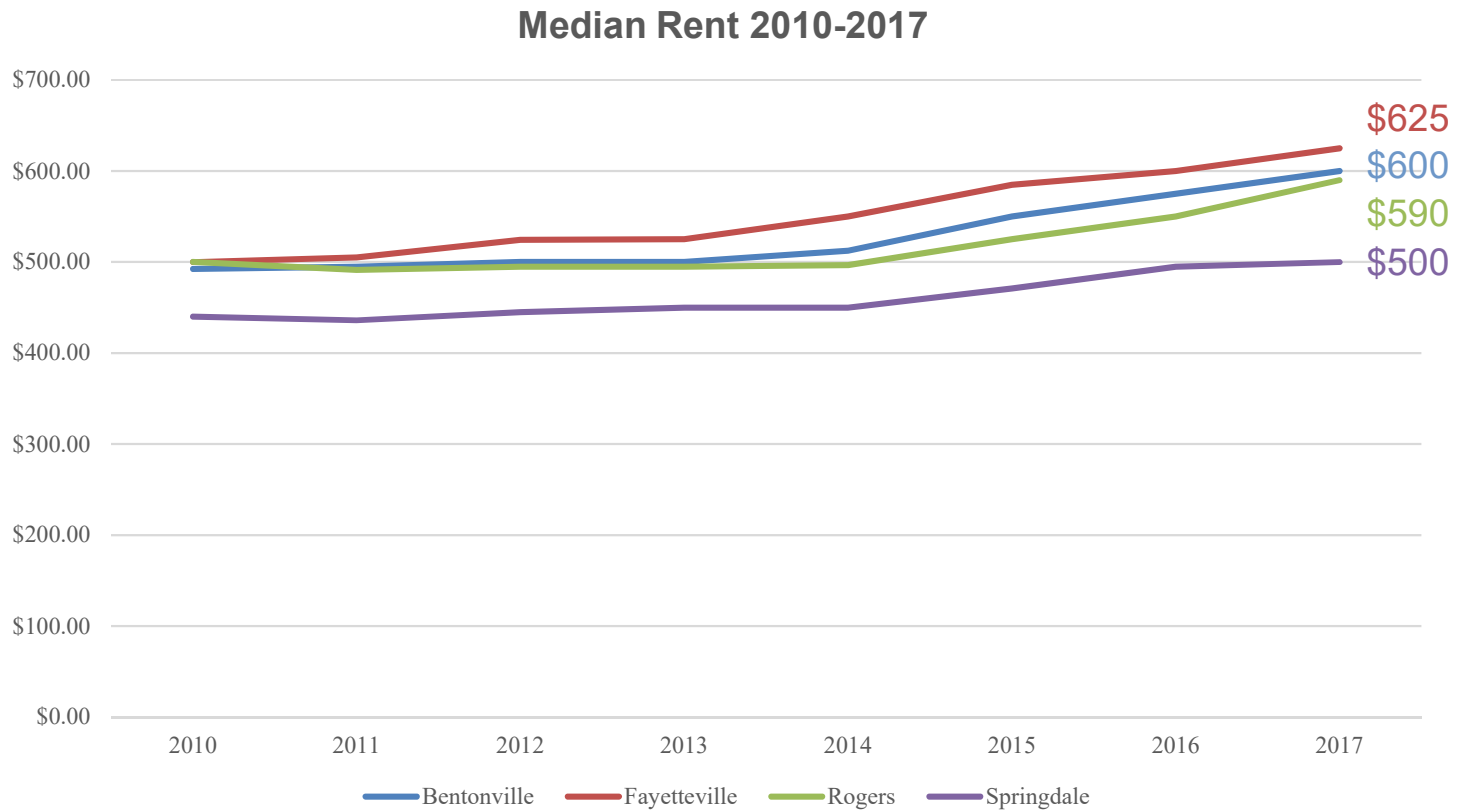
## Summary of Key Trends in the NWA Region



SOURCES: Center for Business and Economic Research; Northwest Arkansas Board of Realtors;



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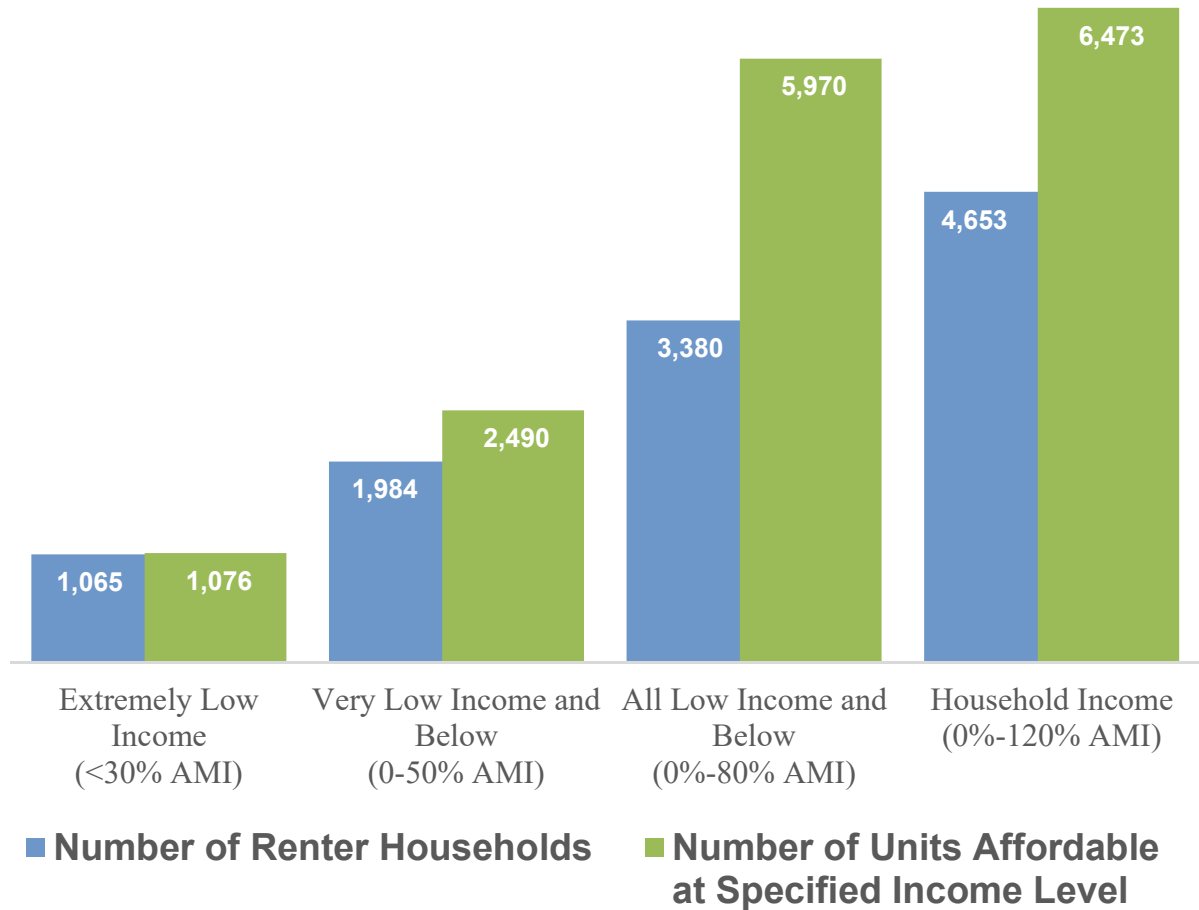
## II. THE REGIONAL SHORTAGE OF AFFORDABLE HOUSING



### Bentonville does not have a shortage of units for low-income households at any level.

#### Total affordable units by income level (2016)

Bentonville, AR

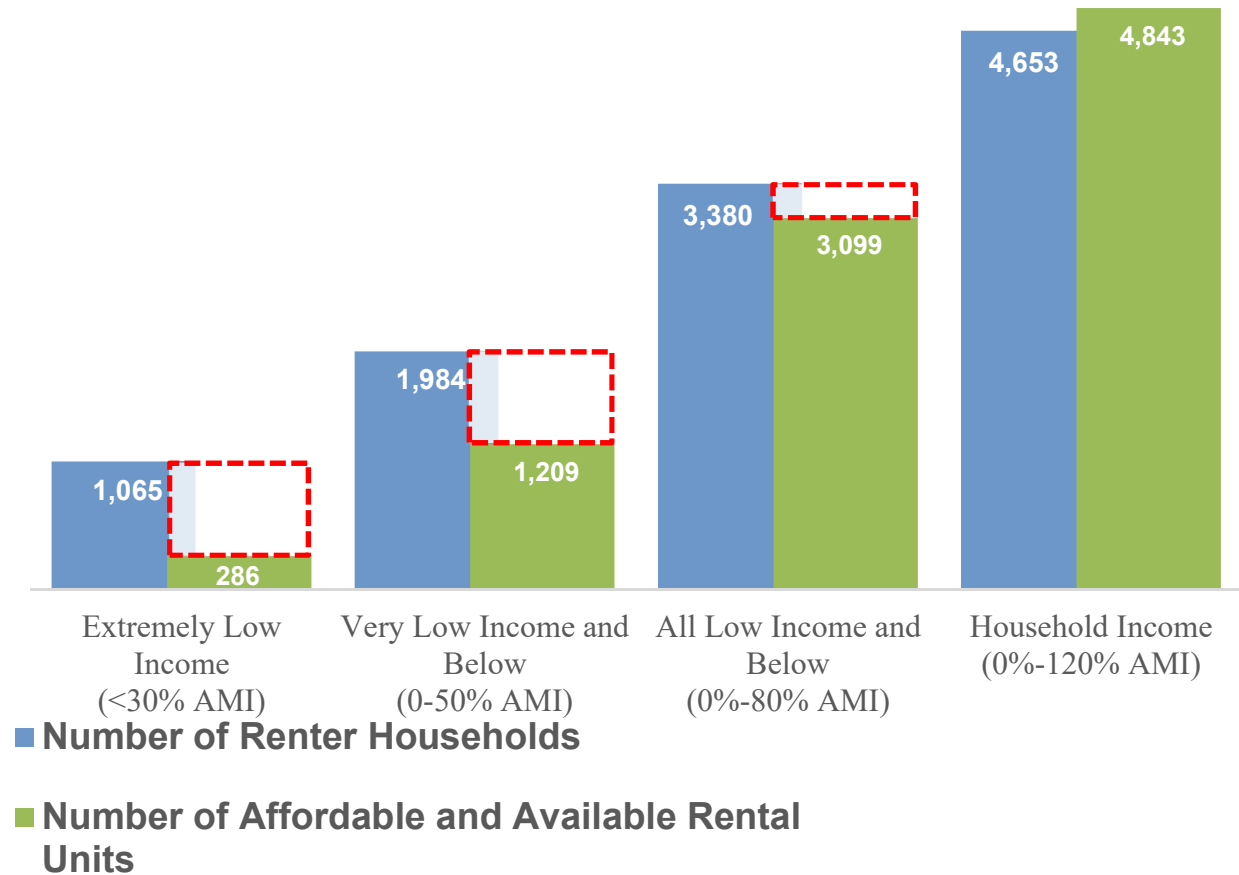


## II. THE REGIONAL SHORTAGE OF AFFORDABLE HOUSING



However, Bentonville's shortage emerges across most income levels when accounting for availability of units.

**Total affordable & available units by income level (2016)**  
Bentonville, AR



# Snapshot of regional housing trends

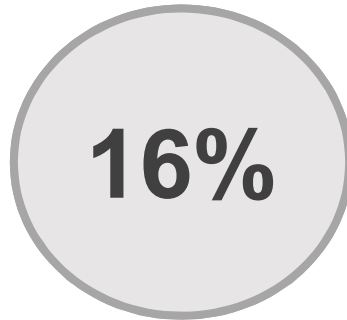
*II. Who is most severely impacted?*



### III. WHO IS MOST SEVERELY IMPACTED?

## 27% of Northwest Arkansas Area residents are cost-burdened.

*“Cost-burdened” means a household is paying more than 30% of their monthly income on housing costs.*



of **owner**  
households are  
cost-burdened



of **renter**  
households are  
cost-burdened



Median Gross  
Rent  
**\$786/mo**



Median Home  
Value  
**\$156,100**

SOURCE: 2016 American Community Survey 5-Year Estimates

## 26% of Bentonville households are cost-burdened.

*“Cost-burdened” means a household is paying more than 30% of their monthly income on housing costs.*



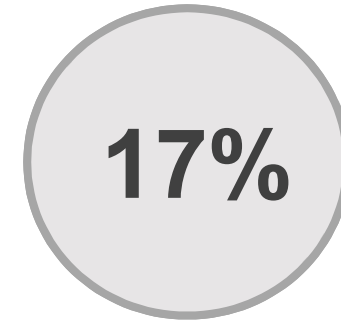
of **renter**  
households are  
cost-burdened



2017 Median  
Gross Rent  
**\$600/mo**



2017  
Median Home  
Sale Price  
**\$241,033**



of **owner**  
households are  
cost-burdened

### **Cost-burdened Renters:**

Moderate Income (81%-120% AMI) 9%  
Low Income (51%-80% AMI) 44%  
Very Low Income (31%-50% AMI) 73%  
Extremely Low Income (<30% AMI) 94%

### **Cost-burdened Owners:**

Moderate Income (81%-120% AMI) 15%  
Low Income (51%-80% AMI) 36%  
Very Low Income (31%-50% AMI) 48%  
Extremely Low Income (<30% AMI) 89%

## Responding to the Data—Breakout Activity 1

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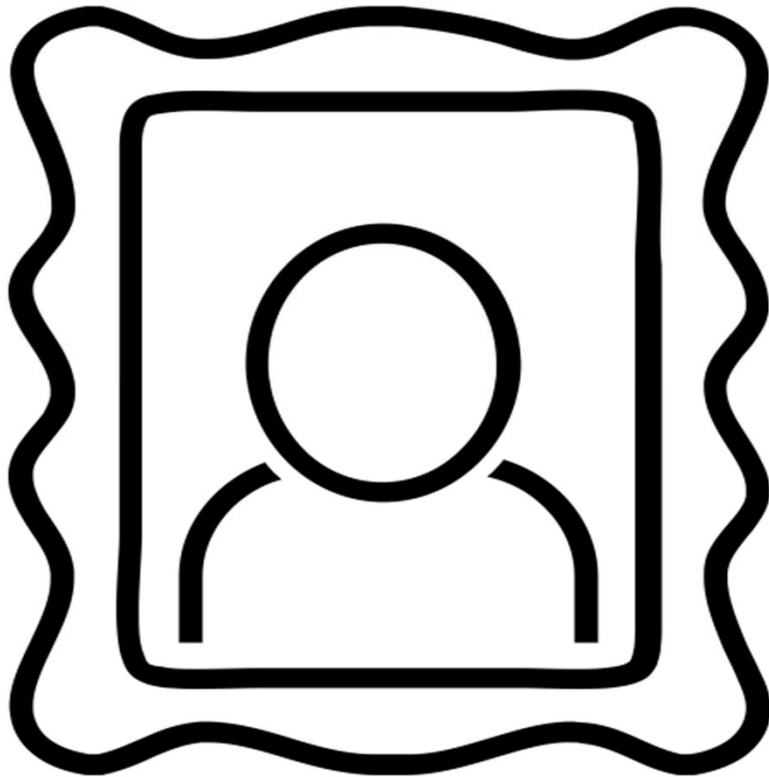


Help us understand the data! In your breakout groups, discuss your thoughts about the data presented:

- Surprises?
- Comments?
- Concerns?
- What's missing?

## Who Needs Housing?—Breakout Activity 2

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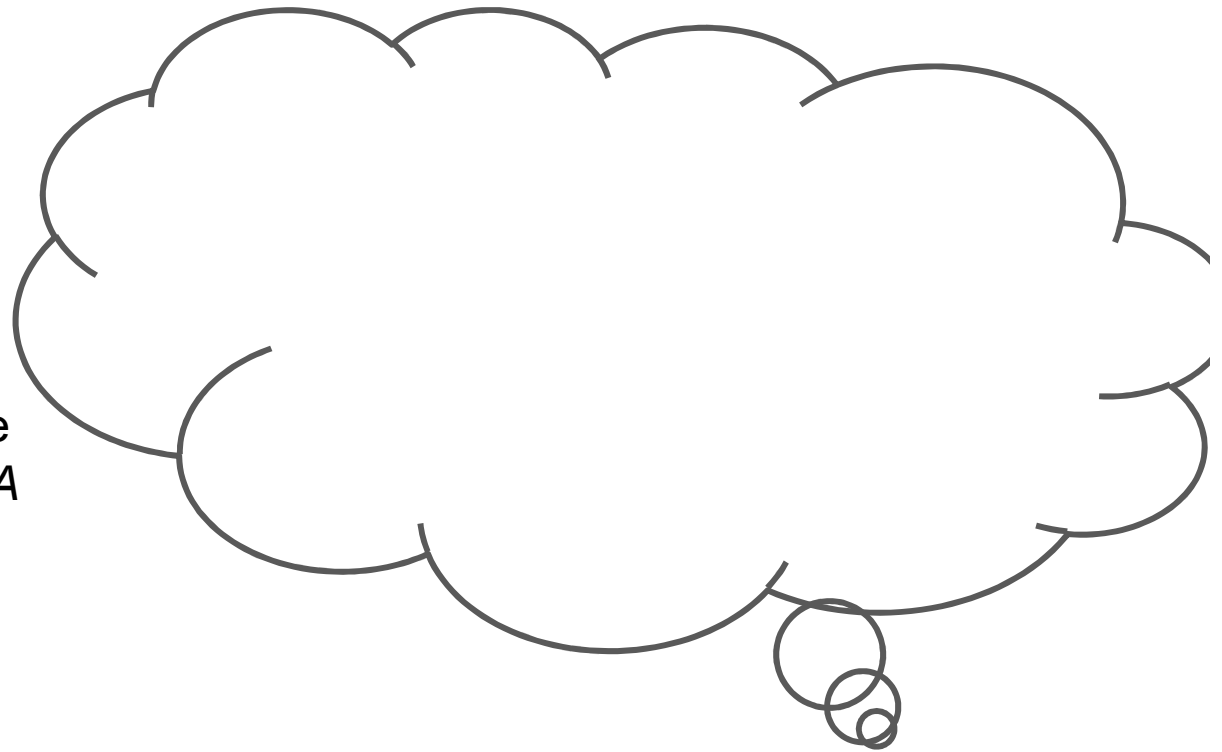


This activity will help us understand and discuss both common and unique housing needs among persons who live in Northwest Arkansas.

## Identifying our Housing Values—Breakout Activity 3

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This activity will help us identify what each of you value about housing and the role it plays in the lives of NWA residents. This information will help build the guiding principles in the *NWA Regional Housing Report*.



## How Can You Stay Involved?

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