



Northwest Arkansas Regional Housing Report

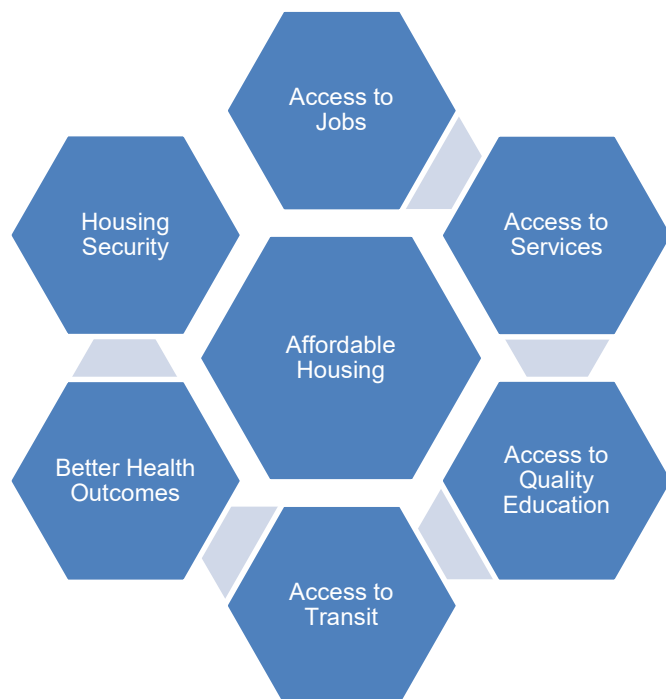
Fayetteville Public Meeting
June 4, 2018



Meeting Objectives

- 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.

Why a Regional Housing Report?



How does a Regional Housing Plan benefit **residents** of Northwest Arkansas?



How does a Regional Housing Report benefit the Northwest Arkansas **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

Phase 1

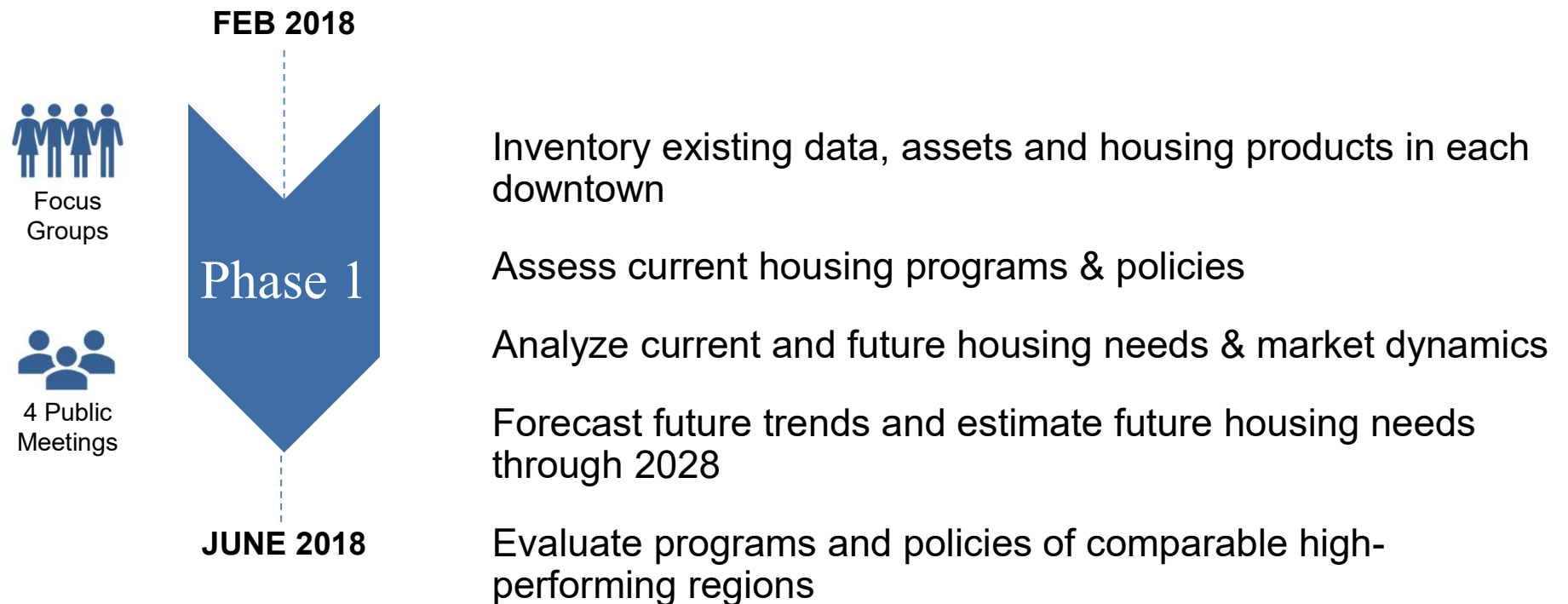
Housing Study

Phase 2

Plan Development & Delivery

Key Tasks in Phase 1

Conditions Analysis & Planning Structure



Key tasks in Phase 2

Housing Strategy Roadmap



How Can You Stay Involved?

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

www.nwarpc.org/environment/nwa-housing-report/

Join us at future public meetings

Defining Key Terms

Key terms



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).



Public Housing

Public housing was established to provide decent and safe rental housing for eligible low-income families, older adults, and persons with disabilities. It is subsidized through the federal government and managed by local housing authorities.



Workforce Housing

While no common standard exists, workforce housing typically refers to providing homes for middle-income service workers, such as police officers, teachers and nurses, in close proximity to their jobs, who may not qualify for housing subsidies.

Defining Key Terms



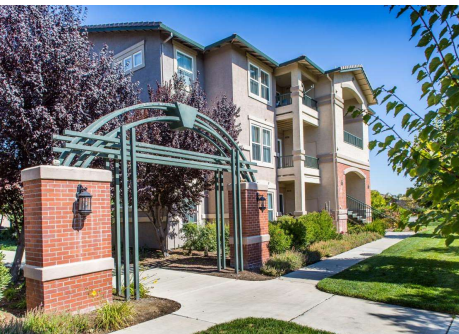
Attainable Housing

Sometimes used as a euphemism for affordable housing, the term does not have a set definition, but is often used to describe housing that is offered at a price that does not exceed 30% of a household's monthly income. Attainability can refer to housing units across a variety of incomes.



Below Market Rate (BMR) Housing

Generally used to describe when a housing unit – either an apartment or a single-family house – is made available to those earning low or moderate incomes. BMR housing can include both rental and homeownership units.



Mixed-Income Housing

A mixed-income housing development can be defined as a development that is comprised of housing units with differing levels of affordability, typically with some market-rate housing and some housing that is available to low-income occupants below market-rate.

Defining Key Terms

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

**Any minimum
wage worker:**
\$17,680



Poultry Trimmer:
\$24,460



Retail Sales:
\$25,000



Fire Fighter:
\$37,024



**School Teacher with
Bachelors Degree and
15 years exp:**
\$56,332



Architect:
\$67,974



<30% AMI

31%-50% AMI

51%-80% AMI

81%-100% AMI

101%-120% AMI

**General
housing
products by
income level
served:**

Public housing,
transitional housing,
and supportive housing

Subsidized rental
housing

Attainable
homeownership
housing

Market-rate rental
and homeownership
housing

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	Extremely Low (30%) Income Limits (\$)	13,750	16,460	20,780	25,100	29,420	33,740	38,060	42,380
	Very Low (50%) Income Limits (\$)	22,900	26,200	29,450	32,700	35,350	37,950	40,550	43,200
	Low (80%) Income Limits (\$)	36,650	41,850	47,100	52,300	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>1 Person Household</i>		<i>3 Person Household</i>	
<i>Income levels</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?



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?



42,499
Bentonville
Total Population



80,552
Fayetteville
Total Population



61,979
Rogers
Total Population

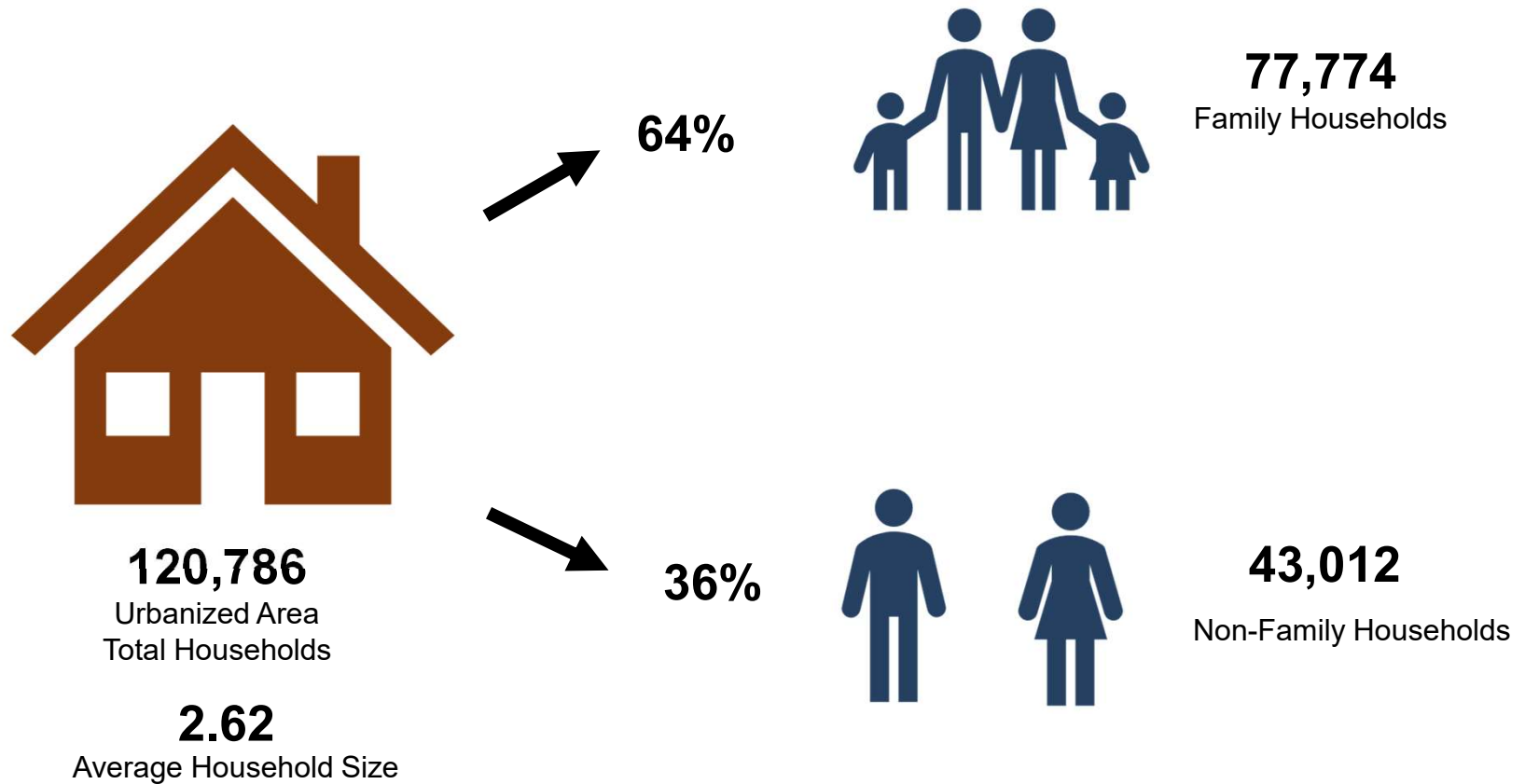


76,188
Springdale
Total Population



64,624
Non-city residents
Total Population

Who are your Northwest Arkansas Region neighbors?



SOURCES: 2016 American Community Survey 5-Year Estimates

Who are your Northwest Arkansas Region neighbors?



50%
Male



50%
Female



26% Under 18



29% 18 - 34



30% 35 - 59



15% 60+

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



22% Bachelor's Degree



13% Graduate/Professional Degree



4.2% Unemployment Rate
(Age 16+)



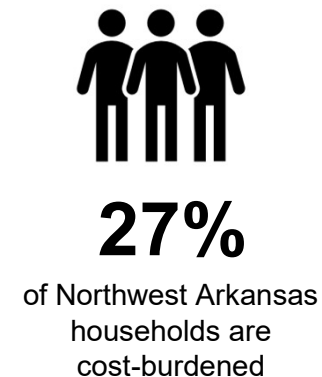
12% Poverty Rate
(All Families)

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

Snapshot of regional housing trends

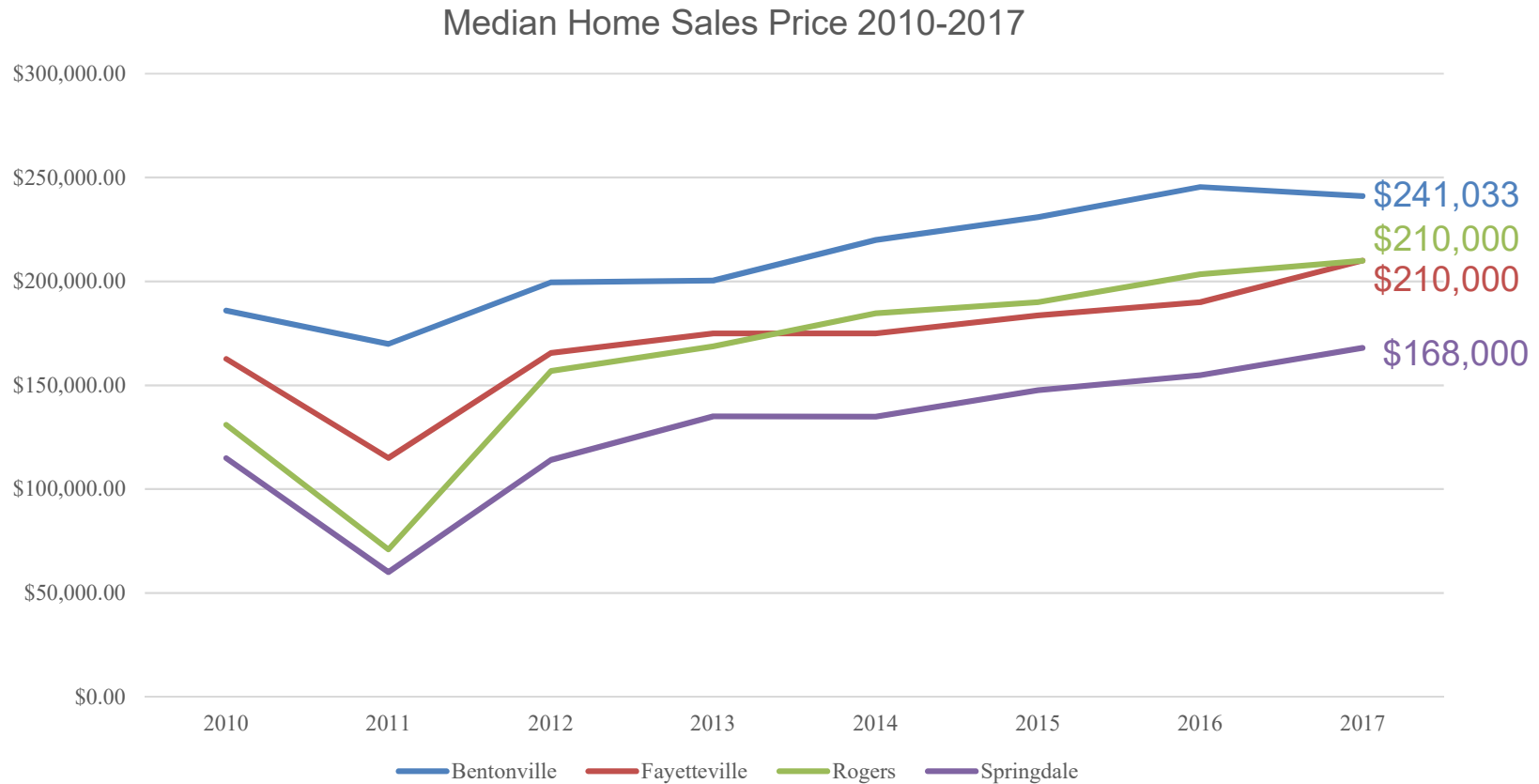
Summary of Key Trends in the Northwest Arkansas Area

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



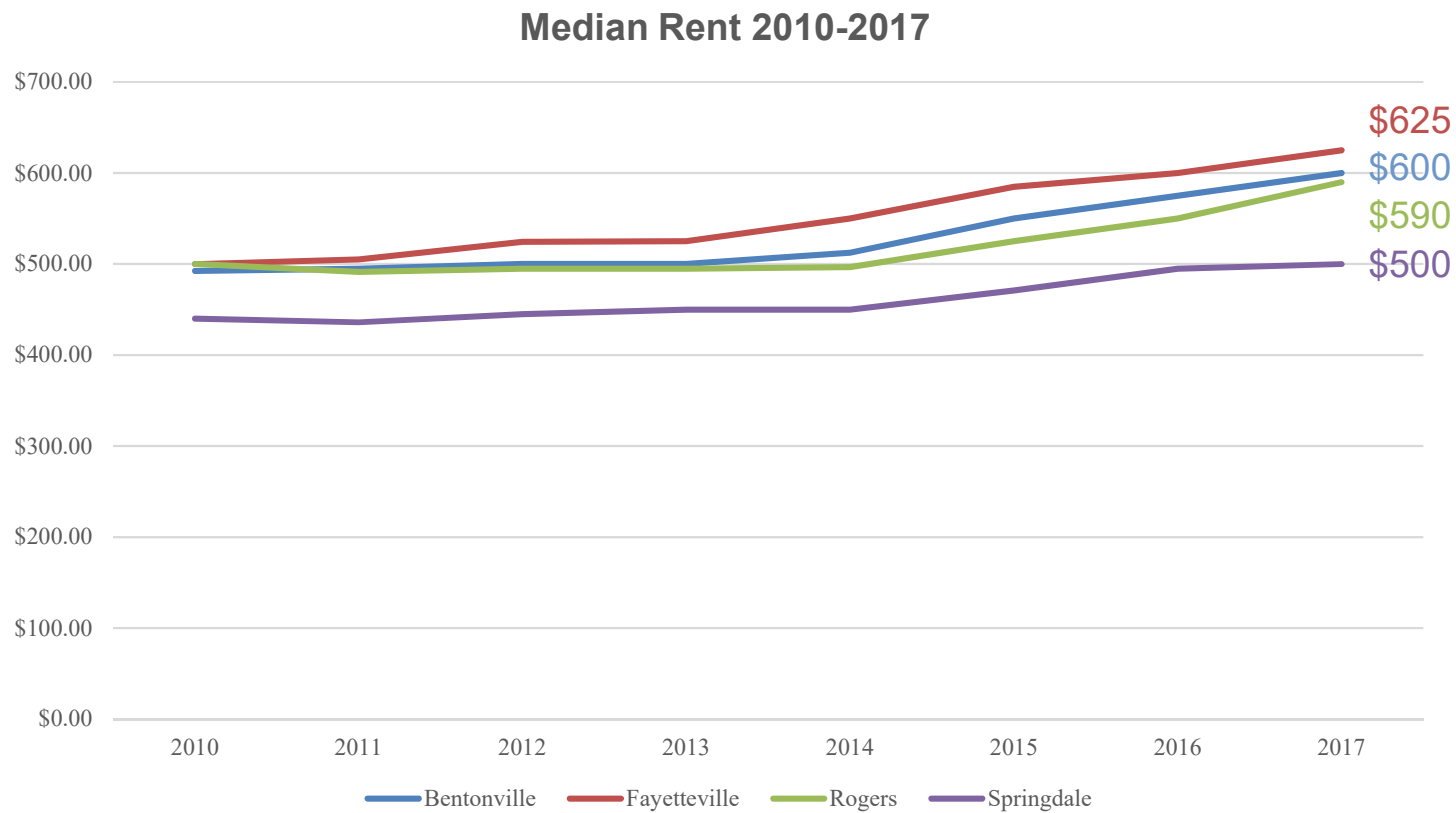
SOURCES: 2016 American Community Survey 5-Year Estimates

Summary of Key Trends in the NWA Region



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

Summary of Key Trends in the NWA Region



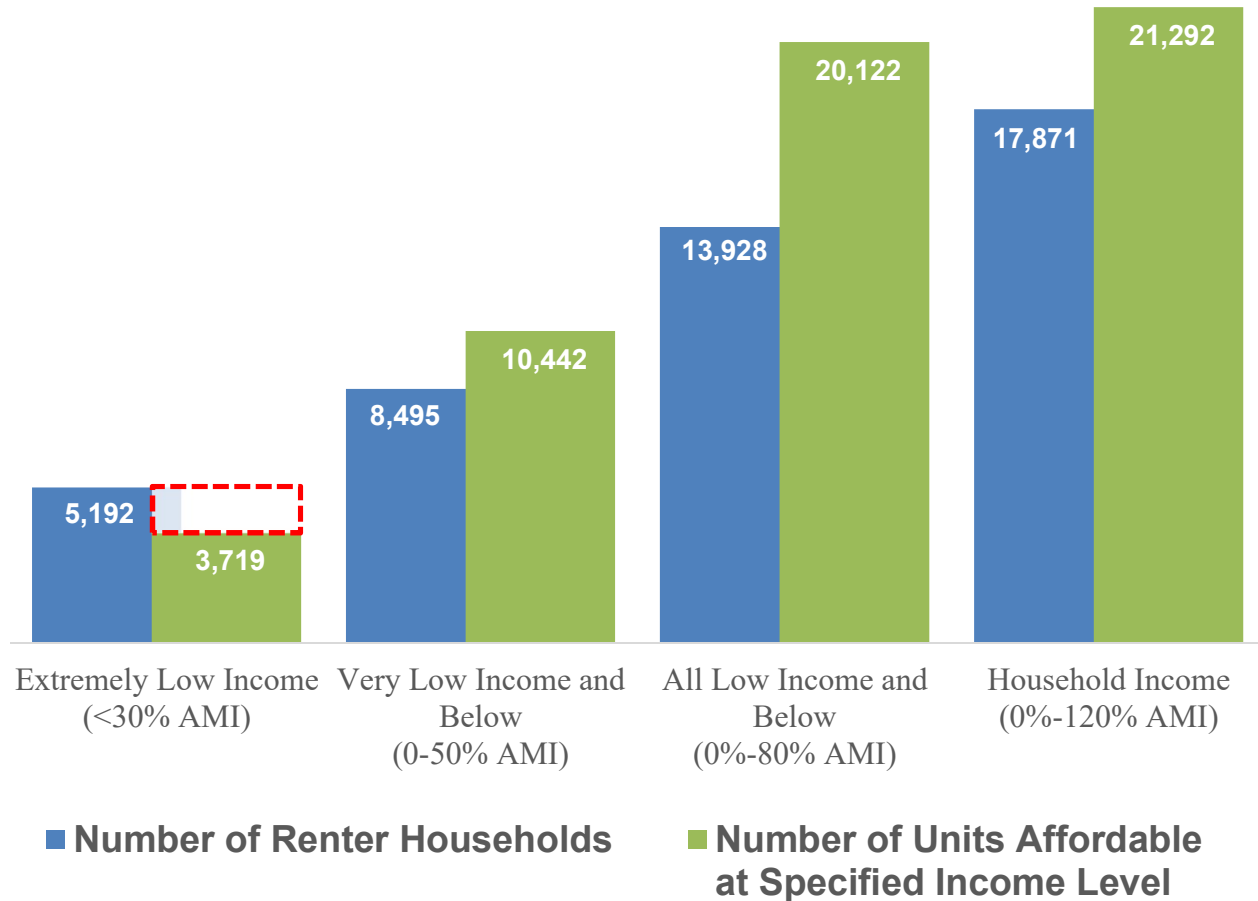
SOURCES: Center for Business and Economic Research; Northwest Arkansas Board of Realtors;

II. THE REGIONAL SHORTAGE OF AFFORDABLE HOUSING



In Fayetteville, there is a shortage of housing priced for the lowest income households – extremely low-income residents.

Total affordable units by income level (2016)
Fayetteville, AR

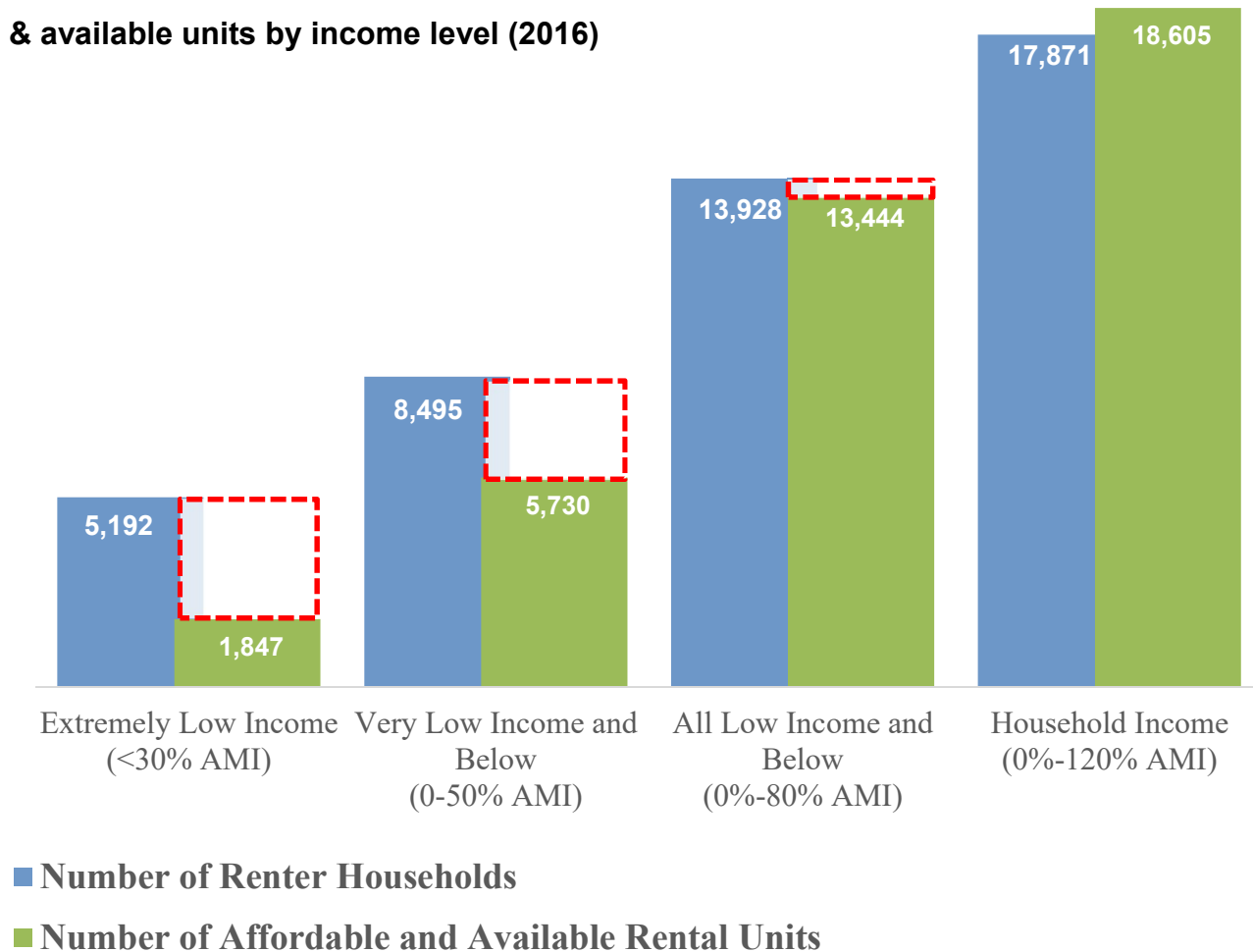


II. THE REGIONAL SHORTAGE OF AFFORDABLE HOUSING



When accounting for availability of units, that gap intensifies at the lower income ranges and extends to all low-income households.

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



Snapshot of regional housing trends

II. 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

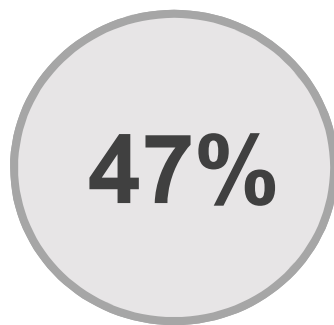


Median Home
Value
\$156,100

SOURCE: 2016 American Community Survey 5-Year Estimates

35% of Fayetteville households are cost-burdened.

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



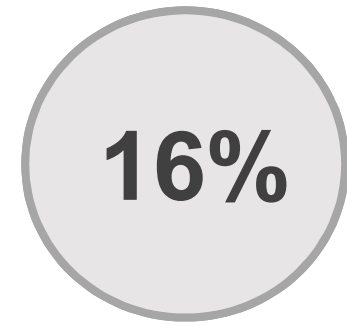
of **renter**
households are
cost-burdened



2017 Median
Gross Rent
\$625/mo



2017
Median Home
Sale Price
\$210,000



of **owner**
households are
cost-burdened

Cost-burdened Renters:

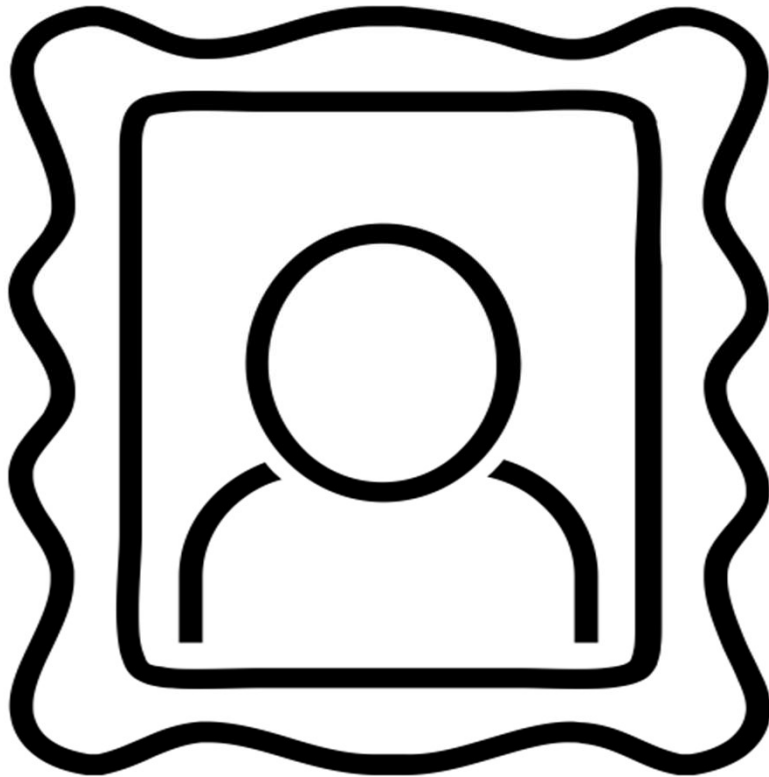
Moderate Income (81%-120% AMI) 8%
Low Income (51%-80% AMI) 40%
Very Low Income (31%-50% AMI) 85%
Extremely Low Income (<30% AMI) 87%

Cost-burdened Owners:

Moderate Income (81%-120% AMI) 13%
Low Income (51%-80% AMI) 32%
Very Low Income (31%-50% AMI) 47%
Extremely Low Income (<30% AMI) 79%

SOURCES: 2016 American Community Survey 5-Year Estimates; Center for Business and Economic Research; Northwest Arkansas Board of Realtors;

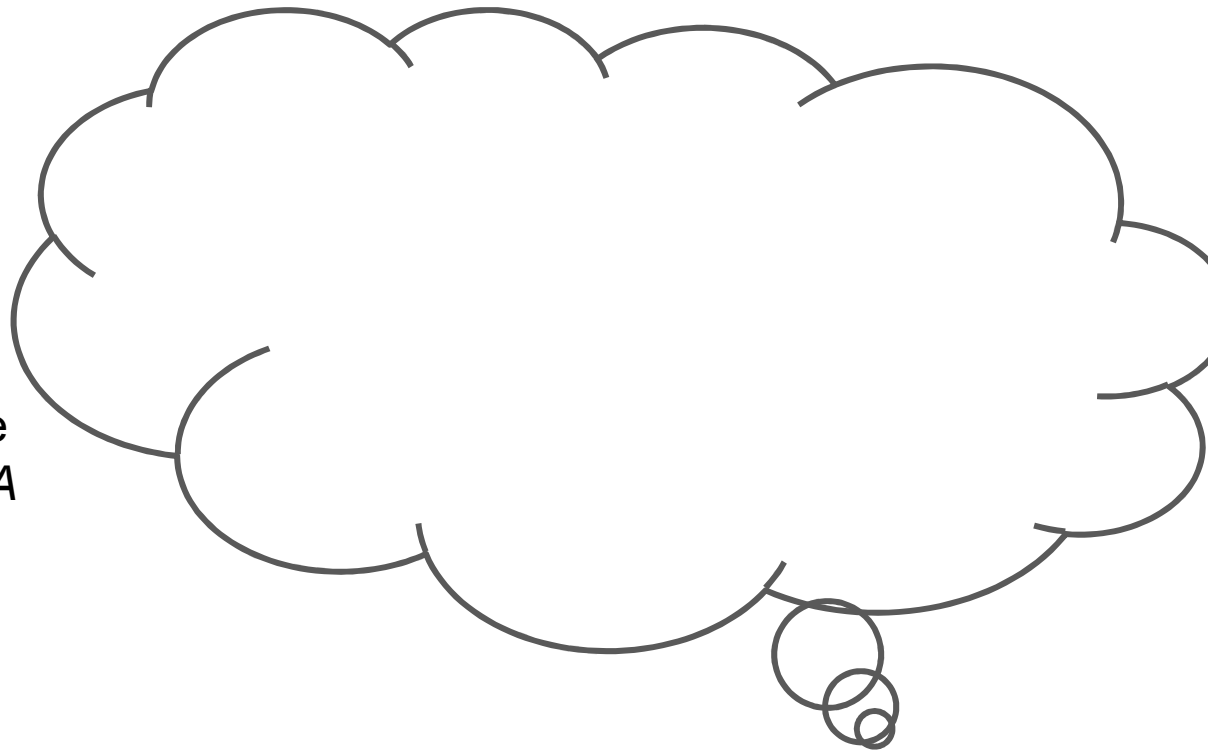
Who Needs Housing?—Breakout Activity 1



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 2

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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