



Northwest Arkansas Regional Housing Report

Rogers Public Meeting
June 6, 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.

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

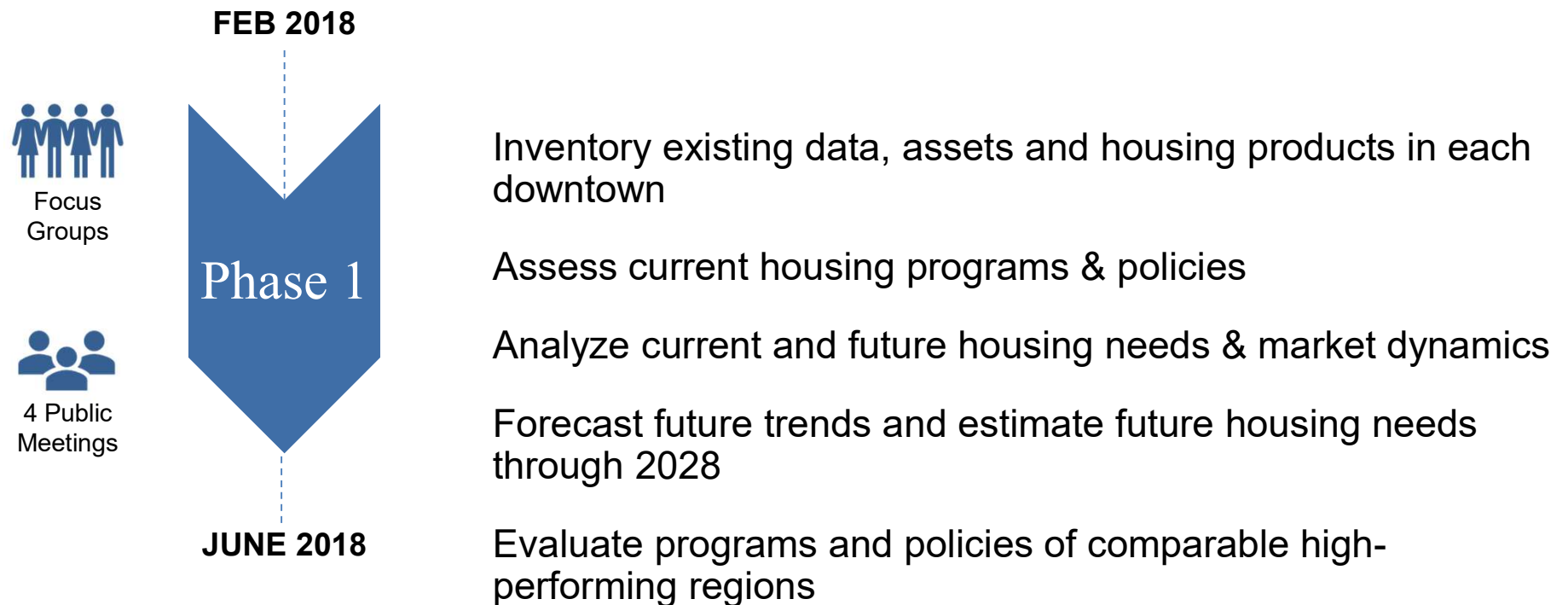
Housing Study

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

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

**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

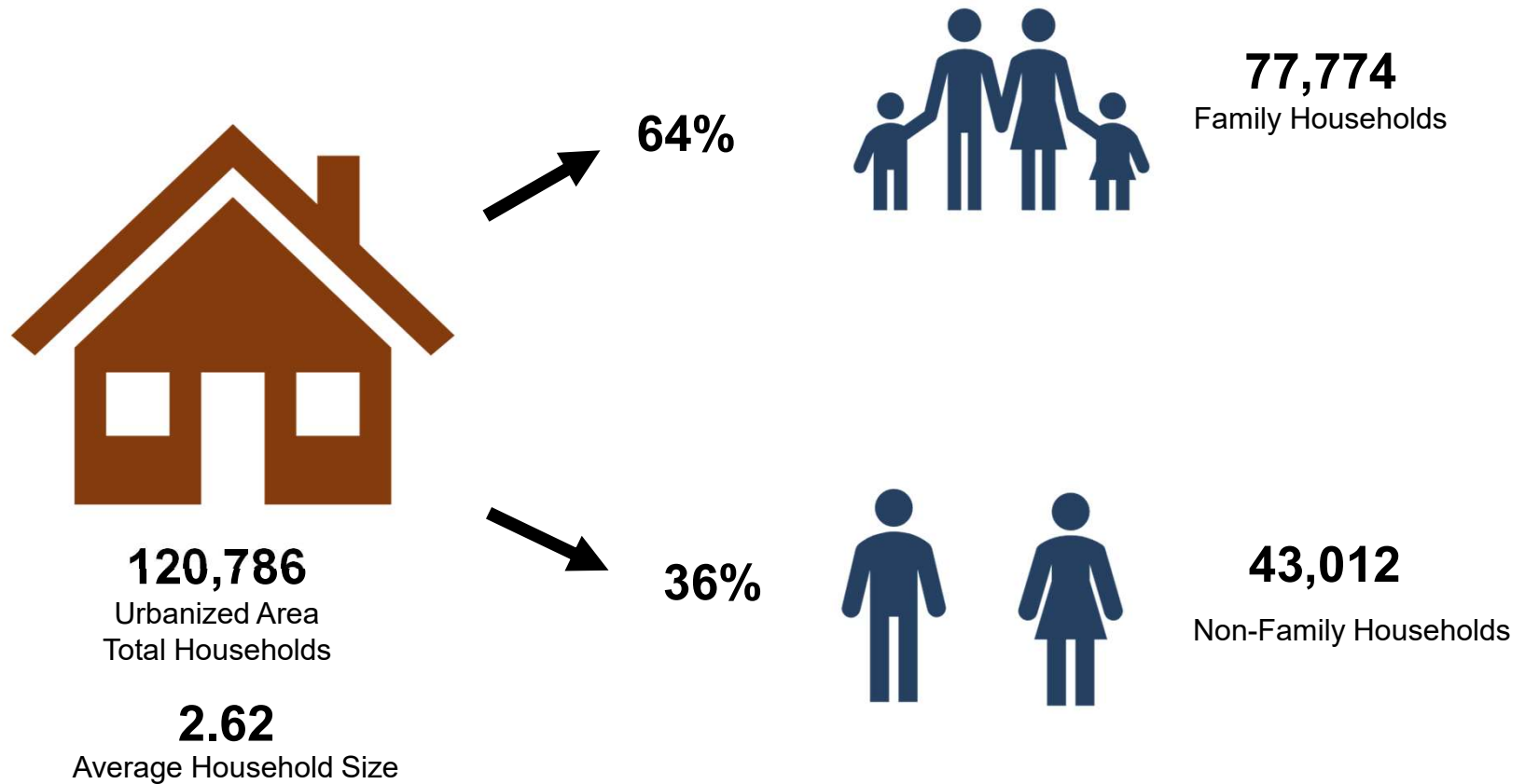


76,188
Springdale
Total Population



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+



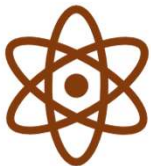
22% High School Diploma



5% Associates Degree



21% Bachelor's Degree



13% Graduate/Professional Degree



4.2% Unemployment Rate
(Age 16+)



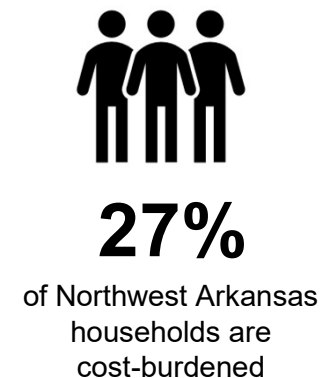
12% Poverty Rate
(All Families)

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

Snapshot of regional housing trends

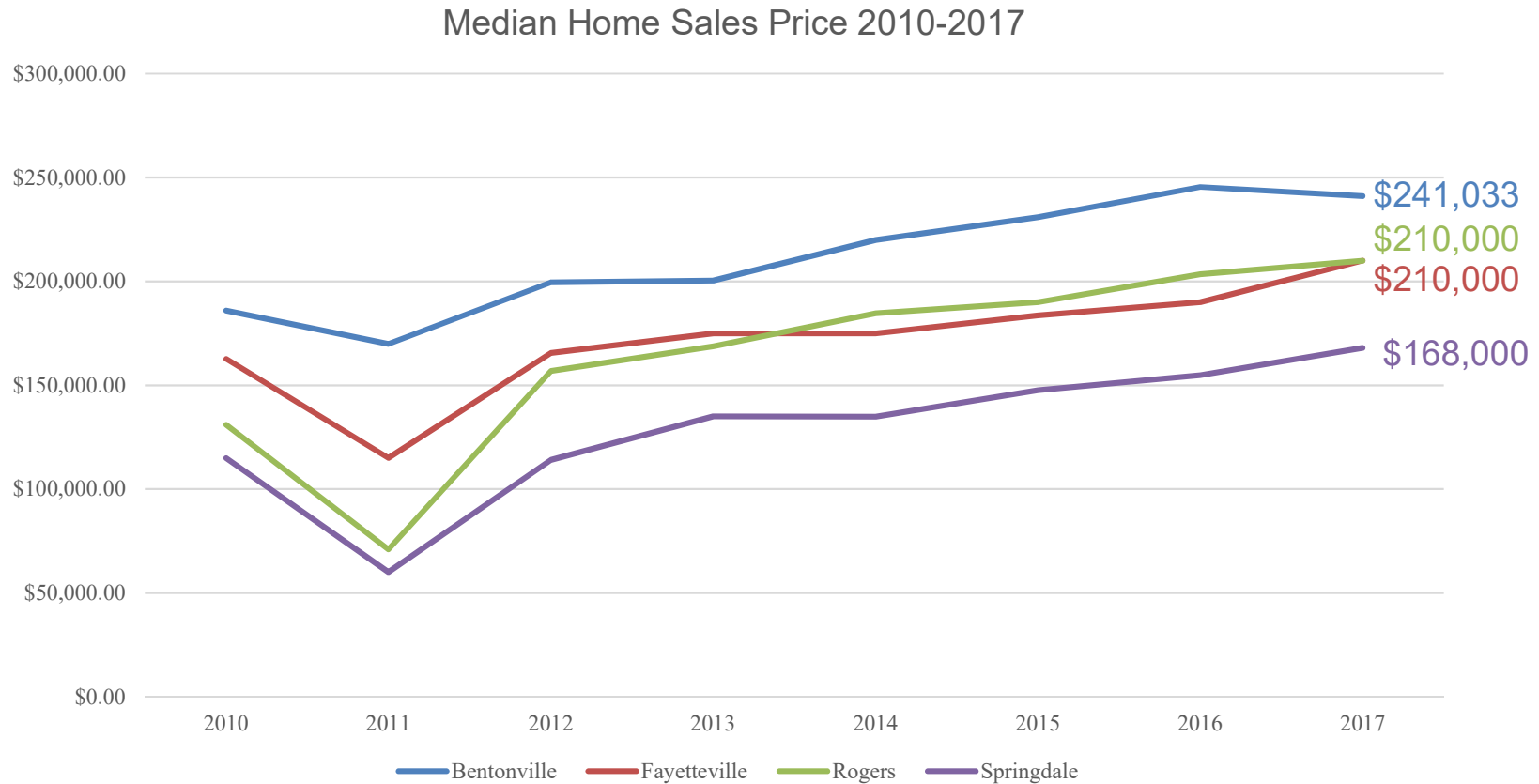
Summary of Key Trends in the Northwest Arkansas Area

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



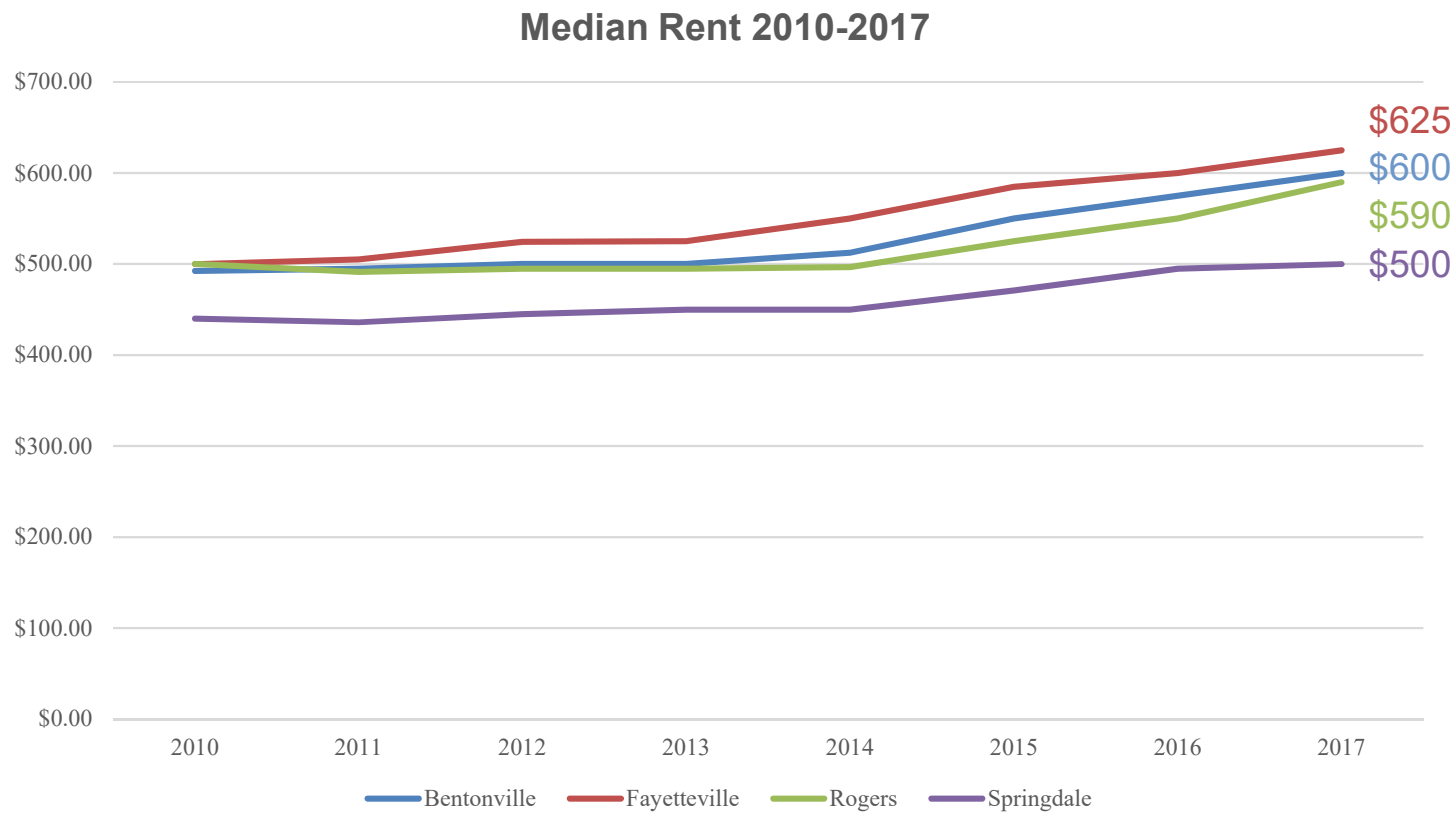
SOURCES: 2016 American Community Survey 5-Year Estimates

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



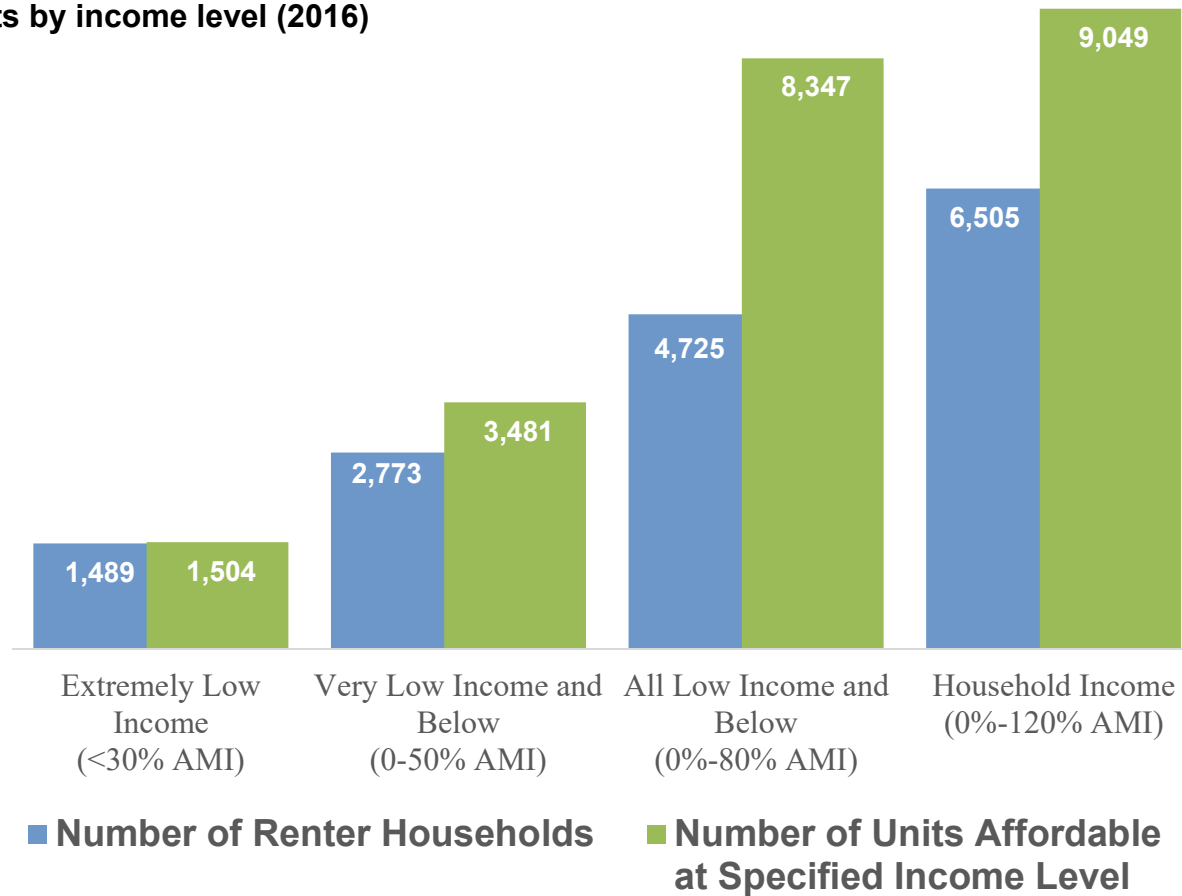
SOURCES: Center for Business and Economic Research; Northwest Arkansas Board of Realtors;

II. THE REGIONAL SHORTAGE OF AFFORDABLE HOUSING



In Rogers, there is no shortage of units for low-income households at any level.

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



SOURCE: 2016 American Community Survey 5-Year Estimates

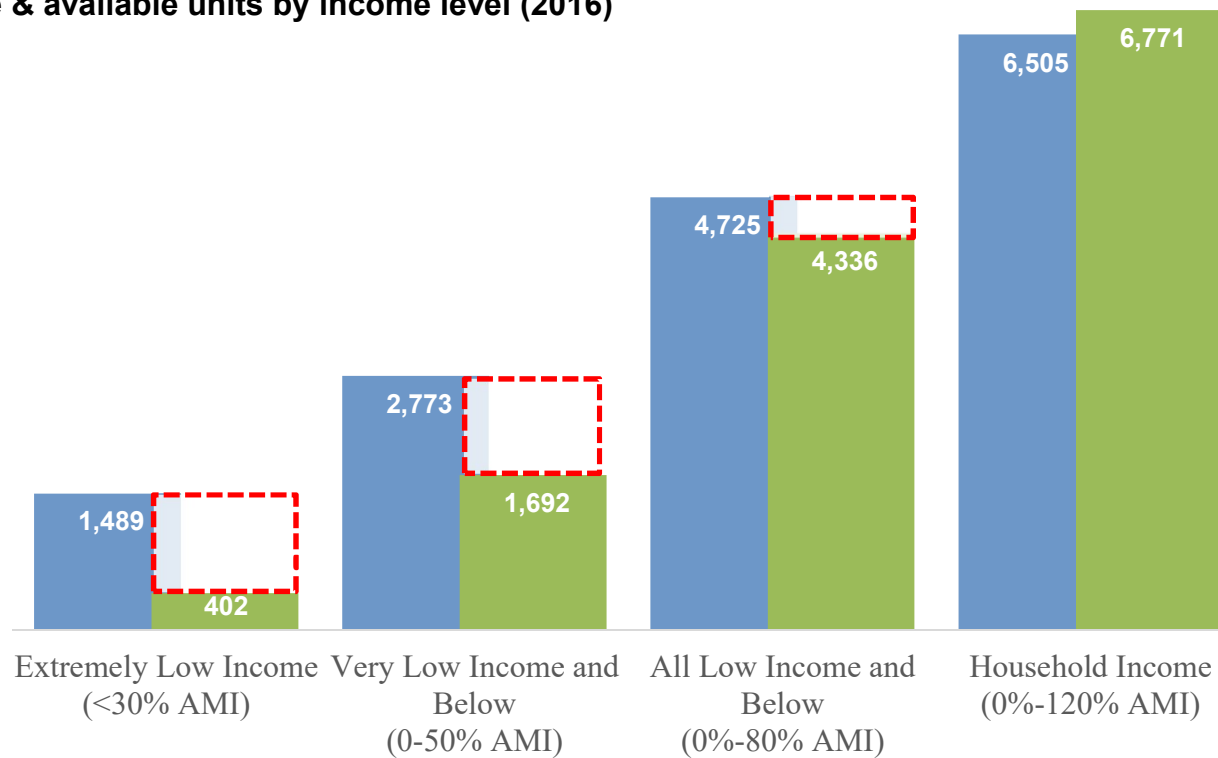
SOURCE: 2016 American Community Survey 5-Year Estimates

II. THE REGIONAL SHORTAGE OF AFFORDABLE HOUSING



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

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



■ Number of Renter Households

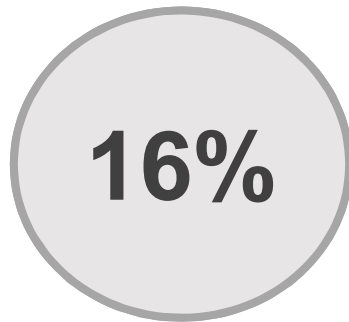
■ Number of Affordable and Available Rental Units

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

25% of Rogers households are cost-burdened.

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



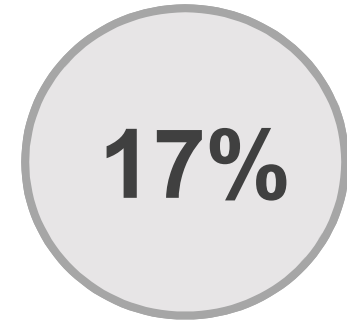
of **renter**
households are
cost-burdened



2017 Median
Gross Rent
\$590/mo



2017
Median Home
Sale Price
\$210,000



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) 93%

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%

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

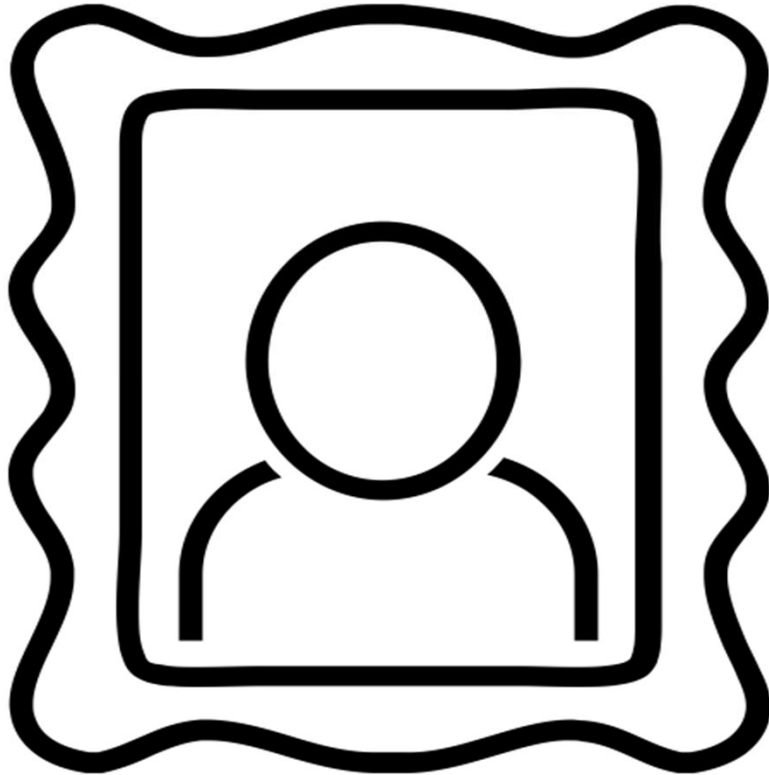
Responding to the Data—Breakout Activity 1



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

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

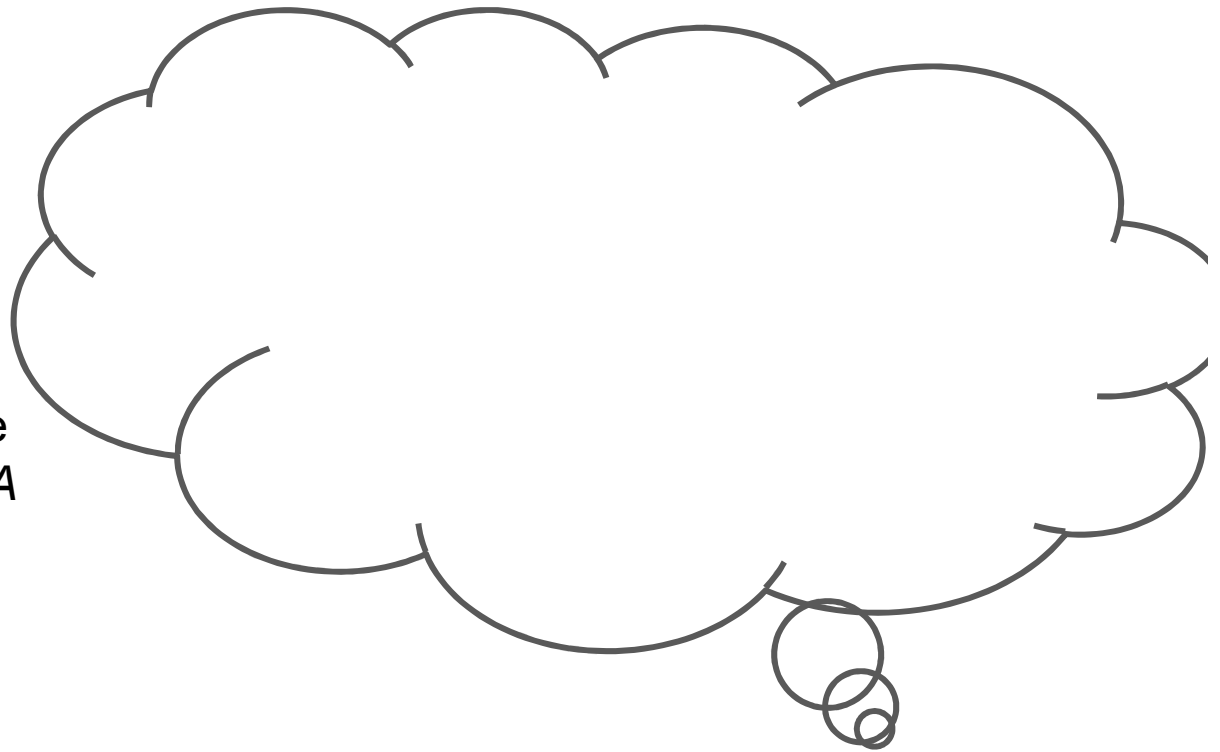
Who Needs Housing?—Breakout Activity 2



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

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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