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.
Project overview

Phase 1

Housing Study

Phase 2

Plan Development & Delivery
Key Tasks in Phase 1

*Conditions Analysis & Planning Structure*

**FEB 2018**

- Inventory existing data, assets and housing products in each downtown
- Assess current housing programs & policies
- Analyze current and future housing needs & market dynamics
- Forecast future trends and estimate future housing needs through 2028
- Evaluate programs and policies of comparable high-performing regions

**JUNE 2018**

Focus Groups

4 Public Meetings
Key tasks in Phase 2

Develop a menu of strategies to meet the current and future housing needs and market dynamics

Identify regional housing goals & priorities

Align priority strategies with conditions analysis in Housing Strategy Roadmap

JUNE 2018

Phase 2

DEC 2018
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

<table>
<thead>
<tr>
<th>Occupation</th>
<th>Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any minimum wage worker:</td>
<td>$17,680</td>
</tr>
<tr>
<td>Poultry Trimmer:</td>
<td>$24,460</td>
</tr>
<tr>
<td>Retail Sales:</td>
<td>$25,000</td>
</tr>
<tr>
<td>Fire Fighter:</td>
<td>$37,024</td>
</tr>
<tr>
<td>School Teacher with Bachelors Degree and 15 years exp:</td>
<td>$56,332</td>
</tr>
<tr>
<td>Architect:</td>
<td>$67,974</td>
</tr>
</tbody>
</table>

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

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

SOURCE: HUD FY2017 Income Limits and Fair Market Rent Documentation System
### What is “affordable” in Northwest Arkansas?

<table>
<thead>
<tr>
<th>Income levels</th>
<th>1 Person Household</th>
<th>3 Person Household</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Income</td>
<td>Maximum monthly rent</td>
</tr>
<tr>
<td>30% AMI</td>
<td>$13,750</td>
<td>$344</td>
</tr>
<tr>
<td>50% AMI</td>
<td>$22,900</td>
<td>$572</td>
</tr>
<tr>
<td>80% AMI</td>
<td>$36,650</td>
<td>$916</td>
</tr>
<tr>
<td>Median income</td>
<td>$45,800</td>
<td>$1,145</td>
</tr>
<tr>
<td>120% median income</td>
<td>$54,960</td>
<td>$1,374</td>
</tr>
</tbody>
</table>

SOURCE: HUD FY2018 Income Limits and Fair Market Rent Documentation System
Demographic Snapshot
I. 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%)

SOURCES: 2016 American Community Survey 5-Year Estimates
Who are your Northwest Arkansas Region neighbors?

**I. DEMOGRAPHIC SNAPSHOT**

SOURCES: 2016 American Community Survey 5-Year Estimates

325,842
Urbanized Area
Total Population

**Who are your Northwest Arkansas Region neighbors?**

- *Bentonville*
  - Total Population: 42,499

- *Fayetteville*
  - Total Population: 80,552

- *Rogers*
  - Total Population: 61,979

- *Springdale*
  - Total Population: 76,188

- Non-city residents
  - Total Population: 64,624
Who are your Northwest Arkansas Region neighbors?

120,786
Urbanized Area Total Households

77,774
Family Households

43,012
Non-Family Households

2.62
Average Household Size

64%

36%
I. DEMOGRAPHIC SNAPSHOT

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+**

<table>
<thead>
<tr>
<th>Degree Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>High School Diploma</td>
<td>22%</td>
</tr>
<tr>
<td>Associates Degree</td>
<td>5%</td>
</tr>
<tr>
<td>Bachelor’s Degree</td>
<td>21%</td>
</tr>
<tr>
<td>Graduate/Professional Degree</td>
<td>13%</td>
</tr>
</tbody>
</table>

**Unemployment Rate (Age 16+)**

- 4.2%

**Poverty Rate (All Families)**

- 12%

**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
II. THE REGIONAL SHORTAGE OF AFFORDABLE HOUSING

Summary of Key Trends in the NWA Region

Median Home Sales Price 2010-2017

SOURCES: Center for Business and Economic Research; Northwest Arkansas Board of Realtors;
II. THE REGIONAL SHORTAGE OF AFFORDABLE HOUSING

Summary of Key Trends in the NWA Region

Median Rent 2010-2017

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

<table>
<thead>
<tr>
<th>Household Income (0%-120% AMI)</th>
<th>Number of Units Affordable at Specified Income Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low Income (&lt;30% AMI)</td>
<td>1,489</td>
</tr>
<tr>
<td>Very Low Income and Below (0-50% AMI)</td>
<td>1,504</td>
</tr>
<tr>
<td>All Low Income and Below (0%-80% AMI)</td>
<td>2,773</td>
</tr>
<tr>
<td>Householder Income (0%-120% AMI)</td>
<td>3,481</td>
</tr>
</tbody>
</table>

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

SOURCE: 2016 American Community Survey 5-Year Estimates
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.

16% of **owner** households are cost-burdened

40% of **renter** households are cost-burdened

- **Median Gross Rent**: $786/mo
- **Median Home Value**: $156,100

SOURCE: 2016 American Community Survey 5-Year Estimates
III. WHO IS MOST SEVERELY IMPACTED?

25% of Rogers households are cost-burdened.

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

37% of renter households are cost-burdened.

2017 Median Gross Rent: $590/mo

17% of owner households are cost-burdened.

2017 Median Home Sale Price: $210,000

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.
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?

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

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