



Northwest Arkansas Regional Housing Report

Public Workshop
Bentonville, AR | October 16, 2018 | 6 PM



Workshop overview

- Phase 1 recap: What we learned
- Q&A
- Activity: Prioritizing housing issues
- Workshop wrap-up and next steps

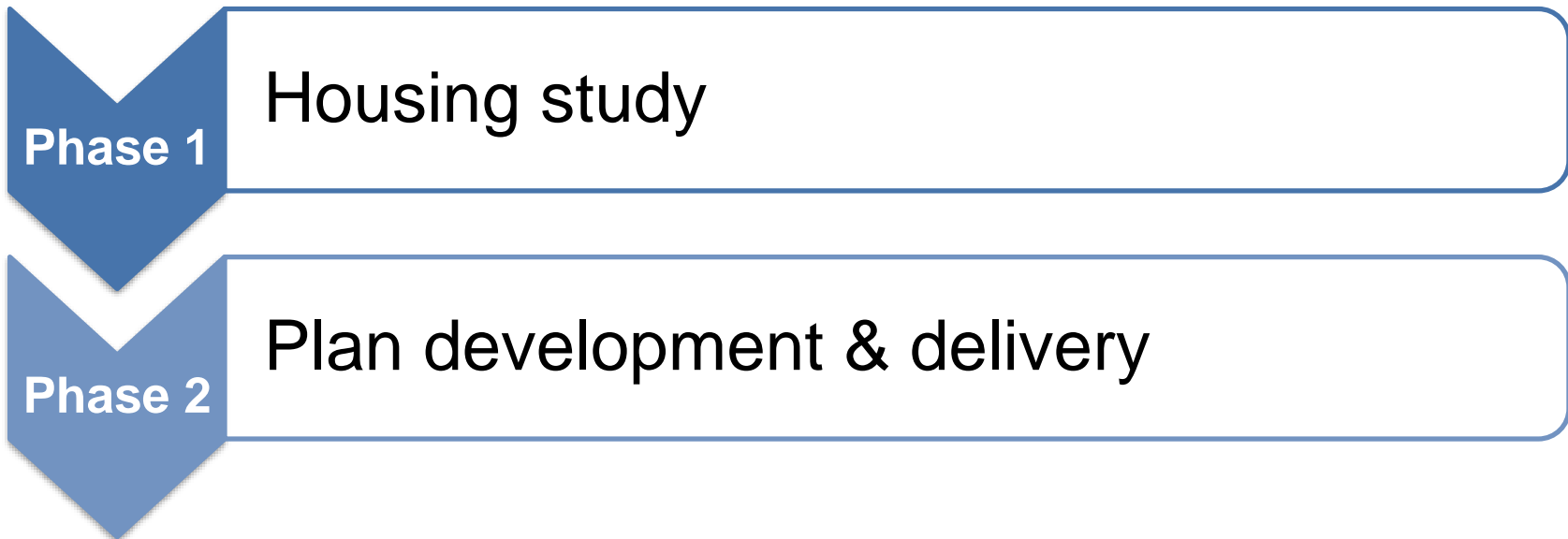
Workshop objectives

1. Provide an update on development of the *Regional Housing Report*.
2. Build a common understanding of city-level housing issues.
3. Prioritize city-level housing issues to address in the next 10 years.

Project overview

Purpose:

Define an approach for responsible regional housing growth over the next 10 years that is inclusive of the needs across all income levels.



Phase 1: General overview

Phase 1

Housing study

Key activities:

- Held four public meetings
- Conducted 12 focus groups & 10 interviews
- Analyzed current and future housing needs
- Assessed local housing policies, programs, and funding

How will information from today's workshop be used?

It will...

- Help inform which housing issues are critical for Bentonville to tackle over the next 10 years.
- Create the foundation for recommendations in the *Regional Housing Report*.

Phase 1 recap: What we learned

What did we learn from you?

Common concerns related to housing in Northwest Arkansas:

- Stronger tenant rights
- Homes for larger households
- Location of homes
- Persons experiencing homelessness
- Community reentry

**Based on responses collected across four public meetings in June 2018.*

What did we learn from you?

Housing in Bentonville should be...

INCLUSIVE

SUSTAINABLE

AFFORDABLE

What are some of the key housing issues?

Housing issues affecting Bentonville:

- Lack of comprehensive housing policy
- Need for more diverse housing options
- Limited affordability for persons with the lowest incomes
- Housing + Transportation (H+T) costs
- Community resistance

**As identified by Housing Committee members in October 2018.*

Housing issue:

Lack of comprehensive housing policy

What:

The City of Bentonville lacks housing policy to guide its investments and align its land use, infrastructure improvements, and financing authority to support new housing development.

Why:

- Opportunity for public-sector leadership
- Vital role in removing barriers and achieving outcomes
- Singular local housing program operated by Siloam Springs Public Housing Authority
- Lack of participation in federal funds that support housing and community development

Housing issue:

Need for more diverse housing options

What:

Homes within Bentonville are concentrated in a few housing types, which are not well-suited to meet households' increasingly varied needs and preferences.

Why:

- Prevalence of detached, single-family homes
- Growth in four-person households and seniors
- Anticipated growth in seniors and families

Housing issue:

Limited affordability for people w. the lowest incomes

What:

The region's four largest cities all lack enough rental options for lower income households. It has become more difficult for the region's workers to find homes that align with their earnings.

Why:

- Limited supply of rental units priced for low-income households
- Large share of very low-income households paying 30%+ on housing

Housing issue:

Housing + Transportation (H+T) costs

What:

In Northwest Arkansas, transportation costs exacerbate housing costs. Households in Bentonville pay above what's considered affordable for combined housing and transportation costs.

Why:

- **Share of households paying 30%+ on housing costs: 26%**
- **Share average household spends on H+T costs: 52%**
- **Annual transportation cost: \$12,200**

Sources: 2016 American Community Survey PUMS 1-Year Estimates; Center for Neighborhood Technology H+T Index

Housing issue: Community resistance

What:

Regional stakeholders noted that “Not-In-My-Backyard” (or NIMBY) attitudes often accompany multifamily buildings, greater density, and publicly assisted homes, making it more difficult to build projects with these features.

Why:

- Lack of local, high-quality examples of these types of developments
- Community support as foundational for future policies, programs, and projects to succeed

Prioritizing housing issues in Bentonville

Activity: Purpose

**Identify the most important housing issues
in Bentonville
to act on over the next 10 years.**

Activity: Overview

Prioritizing housing issues



Quick sort
~10 minutes



Small-group discussion on top three priorities
~25 minutes



Report out
~15 minutes



Large-group discussion on citywide priorities
~15 minutes



Ranking citywide priorities
As meeting adjourns

Activity: Defining high / medium / low

1. High priority

These housing issues are critical to address over the next 10 years. They represent the most important and urgent housing issues facing this city.

2. Medium priority

These housing issues should be addressed over the next 10 years, but they may not be as important or urgent as high priority issues.

3. Low priority

These housing issues are not critical to address over the next 10 years. They represent housing issues that a city work on, but these are not necessarily the most important or urgent ones in it.

Workshop wrap-up

Relationship to regional housing issues

Top regional housing issues driven by rapid community change:

1. Regional housing policy
2. Need for more diverse housing options
3. Limited affordability for persons with the lowest incomes
4. Housing and transportation

**As identified by Housing Committee members in October 2018 | Listed in priority order.*

Before you leave, please vote!



**Use your dots
to rank the importance of citywide housing issues
that are critical to act on over the next 10 years.**

Next steps

October 2018

- Collect comments from public meetings & Housing Committee

November 2018

- Develop recommendations for each of the region's four largest cities and region as whole
- Vet recommendations with local and regional stakeholders

December 2018

- Deliver & release *Regional Housing Report*

Thank you!

Stay up-to-date!

Visit the project website:

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

To share additional comments, please contact:

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