Workshop overview

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

Project website: www.nwarpc.org/environment/nwa-housing-report/
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 website: www.nwarpc.org/environment/nwa-housing-report/
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
Housing study

Phase 2
Plan development & delivery

Project website: www.nwarpc.org/environment/nwa-housing-report/
Phase 1: General overview

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

Project website: www.nwarpc.org/environment/nwa-housing-report/
How will information from today’s workshop be used?

It will...

• Help inform which housing issues are critical for Fayetteville to tackle over the next 10 years.

• Create the foundation for recommendations in the *Regional Housing Report*.

Project website: www.nwarpc.org/environment/nwa-housing-report/
Phase 1 recap: What we learned

Project website: www.nwarpc.org/environment/nwa-housing-report/
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 Fayetteville should be...

TRANSPORTATION
ACCESS TO JOBS AND SERVICES

AFFORDABILITY
ACROSS THE INCOME SPECTRUM

SAFE, SECURE, AND HEALTHY

*Based on responses collected at June 2018 public meeting.*
What are some of the key housing issues?

**Housing issues affecting Fayetteville:**

- Potential for rapid community change
- Housing + transportation costs
- Loss of income-restricted units
- Need for more diverse housing options
- Limited affordability for persons with the lowest incomes

*As identified by Housing Committee members in October 2018.*
Housing issue: Potential for rapid community change

**What:**
Rapid changes in the region’s rental and homeownership markets could worsen displacement pressure, forcing families and individuals to move out of their homes and communities.

**Why:**
- Increased median rent and homes values
- Displacement pressure among homeowners and renters
- Presence of vulnerable households

*Project website:* www.nwarpc.org/environment/nwa-housing-report/
Housing issue: Housing + transportation costs

**What:**
Within Northwest Arkansas, transportation costs exacerbate housing costs. Households in the region’s four largest cities, including Fayetteville, pay above what’s considered affordable for combined housing and transportation (H+T) costs.

**Why:**
- Higher housing costs pricing out some occupations from living near their jobs
- **Average household spending on H+T costs:** 46%
- **Annual transportation cost:** $11,800

Housing issue: Loss of income restricted units

What:
Loss of income-restricted units could shrink the supply of homes available to lower-income households in Fayetteville. Loss can occur through deteriorating public housing and private, federally assisted housing.

Why:
- Need for improved quality and long-term affordability among existing assisted supply
- Greatest potential loss of private, federally assisted units
- Homes for families, seniors, and persons with disabilities

Project website: www.nwarpc.org/environment/nwa-housing-report/
Housing issue:
Need for more diverse housing options

**What:**
Homes within Fayetteville 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
- Need to accommodate smaller households (including singles)
- Anticipated growth in families, followed by seniors

**Project website:** [www.nwarpc.org/environment/nwa-housing-report/](http://www.nwarpc.org/environment/nwa-housing-report/)
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 lower income households
• Large share of lower income households paying 30%+ on housing

Project website: www.nwarpc.org/environment/nwa-housing-report/
Questions?

Project website: www.nwarpc.org/environment/nwa-housing-report/
Prioritizing housing issues in Fayetteville

Project website: www.nwarpc.org/environment/nwa-housing-report/
Activity: Purpose

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

Project website: www.nwarpc.org/environment/nwa-housing-report/
# Activity: Overview

## Prioritizing housing issues

<table>
<thead>
<tr>
<th>Step</th>
<th>Description</th>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Quick sort</td>
<td>~10 minutes</td>
</tr>
<tr>
<td>2</td>
<td>Small-group discussion on top three priorities</td>
<td>~25 minutes</td>
</tr>
<tr>
<td>3</td>
<td>Report out</td>
<td>~15 minutes</td>
</tr>
<tr>
<td>4</td>
<td>Large-group discussion on citywide priorities</td>
<td>~15 minutes</td>
</tr>
<tr>
<td>5</td>
<td>Ranking citywide priorities</td>
<td>As meeting adjourns</td>
</tr>
</tbody>
</table>

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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.

**Project website**: www.nwarpc.org/environment/nwa-housing-report/
Workshop wrap-up

Project website: www.nwarpc.org/environment/nwa-housing-report/
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.

Project website: www.nwarpc.org/environment/nwa-housing-report/
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*

Project website: www.nwarpc.org/environment/nwa-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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