



# Northwest Arkansas Regional Housing Report

Public Workshop  
Rogers, AR | October 17, 2018 | 6 PM



# Workshop overview

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

# Workshop objectives

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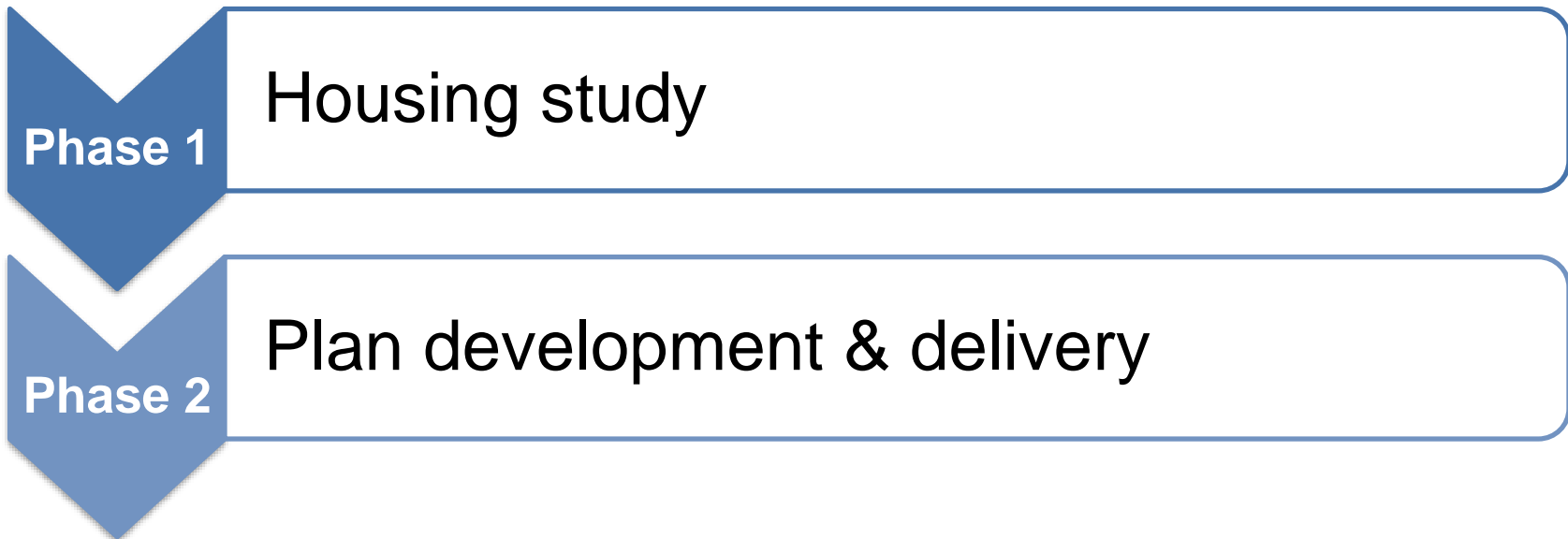
1. Provide an update on development of the *Regional Housing Report*.
2. Build a common understanding of city-level housing issues.
3. Prioritize city-level housing issues to address in the next 10 years.

# Project overview

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## 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

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## 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?

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## It will...

- Help inform which housing issues are critical for Rogers 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?

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## 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 Rogers should be...

**DIVERSE**  
(PEOPLE, INCOME  
& HOUSING TYPES)

**SAFE, SECURE  
& HEALTHY**

**AFFORDABLE**

# What are some of the key housing issues?

## Housing issues affecting Rogers:

- Growing number of households
- Potential for rapid change
- Growing senior population
- More diverse housing options
- Limited affordability for persons with the lowest incomes

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

# Housing issue:

## Growing number of households

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### What:

When housing production cannot keep pace with population growth, it may be more difficult or costly for families and individuals to find a home. This trend was the case in Rogers from 2010 to 2016.

### Why:

- Housing production outpaced household growth (2010-2016)
- Anticipated growth in households through 2040
- Anticipated growth in families with children
- Anticipated growth in senior households

# Housing issue: Growing senior population

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## What:

Seniors will shape housing needs in Rogers over the next several decades. This group may need homes that enable them to “age-in-place” or live near loved ones and services.

## Why:

- Anticipated growth in senior households
- Mobility challenges as critical need among seniors
- Limited diversity of homes to age in place

# Housing issue:

## More diverse housing options

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### What:

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

### Why:

- Detached single family homes: 68%
- Need to accommodate changing population
- Limited homeownership options

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

# Housing issue: Potential for rapid change

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## What:

Rapid changes in Rogers' rental and homeownership markets could worsen displacement pressure, forcing families and individuals to move out of their homes and communities.

## Why:

- Median rent and homes values increased since 2010
- Displacement pressure among renters
- Presence of vulnerable households

# Housing issue:

## Limited affordability for people w. the lowest incomes

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### What:

Rogers lacks enough rental options for lower income households. Coupled with increases in rents, it can be difficult for residents to find homes that align with their earnings.

### Why:

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

**Questions?**



# Prioritizing housing issues in Rogers

# Activity: Purpose

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

# Activity: Overview

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## Prioritizing housing issues

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**Quick sort**  
~10 minutes

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**Small-group discussion on top three priorities**  
~25 minutes

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**Report out**  
~15 minutes

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**Large-group discussion on citywide priorities**  
~15 minutes

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**Ranking citywide priorities**  
As meeting adjourns

# Activity: Defining high / medium / low

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## 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

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## 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/](http://www.nwarpc.org/environment/nwa-housing-report/)

**To share additional comments, please contact:**

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