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.

**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 Rogers 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 Rogers should be…

DIVERSE
(PEOPLE, INCOME & HOUSING TYPES)

SAFE, SECURE & HEALTHY

AFFORDABLE

*Based on responses collected at June 2018 public meeting.*
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

**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

Project website: www.nwarpc.org/environment/nwa-housing-report/
Housing issue: Growing senior population

**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

**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

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

Project website: www.nwarpc.org/environment/nwa-housing-report/
Housing issue:
Limited affordability for people w. the lowest incomes

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

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Questions?

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

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

Identify the most important housing issues in Rogers 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>Activity</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Quick sort</td>
<td>~10 minutes</td>
</tr>
<tr>
<td>Small-group discussion on top three priorities</td>
<td>~25 minutes</td>
</tr>
<tr>
<td>Report out</td>
<td>~15 minutes</td>
</tr>
<tr>
<td>Large-group discussion on citywide priorities</td>
<td>~15 minutes</td>
</tr>
<tr>
<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.

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.

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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