

Bentonville Affordable Housing Committee Meeting Minutes June 24, 2022

Meeting Called to Order

Public Comment: None expressed at start of the meeting

May Minutes:


- Minutes were approved.

Meeting overview:

- Reviewed of our three target population bands

POPULATION ANALYSIS

Typical jobs are illustrated for each of the three target sectors and make up many positions in our community




Affordable Housing 30%-50% \$20,000 to \$39,999 - Households Percent Affordable	2,634 14.5%	Production Occupations Firefighting & Prevention Community & Social Services Healthcare Support Occupations
Attainable Housing 50%-80% \$40,000 to \$59,999 - Households Percent Affordable	2,376 13.0%	Teachers Healthcare technologists & technicians Law enforcement & Supervisors Sales & Related Occupations
Core Housing 80%-120% \$60,000 to \$99,999 - Households Percent Affordable	4,283 24%	Management Occupations Health diagnosing & treating Business & Financial Operations Architecture & Engineering Occupations

Source: 2019 Census Data - EF Analysis

- Reviewed Emerging Issues:

AFFORDABLE HOUSING ASSESSMENT

Emerging Issues...



Home ownership:

Single family home additions are not keeping pace with city growth

The reasonable priced homes that are built, are not being accessed by our target three sectors

Multi-family:

Limited units are being built, but are priced above our two lower target sectors

Pressure is mounting financially on our two lower target sectors causing out-migration of our workforce

3. Reviewed Alignment Point (Mission):

City of Bentonville:

Create an environment (via removing barriers & creating incentives) so that properly priced housing can be built and ensure our target populations live there

4. Reviewed key Barriers to Housing supply:

APRIL RECAP - SUMMARY BARRIERS

During the April meeting, the team discussed and aligned around a set of Summary Barriers

Key Alignment Point Reviewed & Discussed by team

City of Bentonville:

Create an environment (via removing barriers & creating incentives) so that properly priced housing can be built and ensure our target populations live there

Initial Barriers:

Barrier #1:
Total Development and Cycle-times

Barrier #2:
Zoning limiting Affordable Development


Barrier #3:
Regulatory infrastructure & Permit costs or fees

Barrier #4:
Land Costs prohibitive for Affordable Developers

Barrier #5:
Target sector unable to purchase appropriate priced housing

Barrier #6:
Participation in Government programs

Sub-barriers included in earlier email




5. Reviewed the Mapped Best Practices by Barrier :

MAY RECAP - SOLUTION DISCUSSION

Today, we will work to pull out specific solutions to move forward

Over 85 Research Studies Reviewed	15 Interviews with four and national experts	Bentonville Affordable Housing Barriers	Rising Market Studies	Emerging Solutions	Solutions by Target		
					Affordable 12 / 16 years	Attainable 18 years	Core 20 years
		Right Size		See Bar #1			
		Timing		See Bar #1			
		Prep and Costs		See Bar #1			
		Land Costs		See Bar #4			
		Trust, Labor, Transportation, and		See Bar #3			
		Price Change in Government Programs		See Bar #6			



6. Reviewed Survey Results: (full spreadsheet by team member available).

Green = unanimous	Staff	Committee	Item
Olive = Majority	Average	Average	
Yellow = split			
Y = Yes	Y S	S	Waiver of compatibility requirements (height restrictions and setbacks from property line)
S=Soon L=Later	Y L	S	Waiver of building bulk restrictions ("Floor-to-Area Ratio/FAR") - Land area per dwelling unit.
	Y S	S	Waiver of duplex design requirements (including common wall, roof, & front porch regulations)
	Y L	S	Waiver of dwelling unit occupancy limits (generally limiting homes to 4-6 unrelated individuals)
	Y S	S	Waiver of site area requirements (density limits that apply in higher density zones)
	Y S/L	S	Modified parking requirements (accessible parking still required)
	Y S	S	Front & rear yard setbacks decreased by 50 percent
	Y S/L	S	Minimum lot size & lot width reduced - Supply ord vs incentive
	N L	S	Maximum height allowed by base zoning increased by 1.25 times
	Y L	S	Up to 6 dwelling units per lot in single family zones
	N L	S	Maximum height allowed by base zoning increased by 1.5 times
	N L		Up to 8 dwelling units per lot in single family zones
			Item
	Y L	S	Development Fee Waiver
	Y L	S	Impact Fee Waiver
	Y S	S	Tax exempt program
	Y L	S	Reduced sewer capacity charge
			Item
		L	Create City Land Trust
		S	Participate in NWA Housing Trust (loans)
			Item
	Y S	Y S	Participate in CBDG Program
	Y S	Y S	Support LIHTC programs
			Item
	L	Y S	Expedited process for Affordable Housing Projects
		Y L	Process redesign
		Y S	PUD & PRD Review
		Y S	Cottage zoning

7. Agreed on Priorities to of solutions:

Green = unanimous	Rank	Action	Item
Olive = Majority			
Yellow = split			
Y = Yes	1	Immediate	Waiver of compatibility requirements (height restrictions and setbacks from property line)
S=Soon L=Later	1	Immediate	Waiver of building bulk restrictions ("Floor-to-Area Ratio/FAR") - Land area per dwelling unit.
	1	Immediate	Waiver of site area requirements (density limits that apply in higher density zones)
	1	Immediate	Modified parking requirements (accessible parking still required)
	1	Immediate	Front & rear yard setbacks decreased by 50 percent
	1	Immediate	Minimum lot size & lot width reduced - Supply ord vs incentive
			Item
	1	Immediate	Impact Fee Waiver
			Item
	1	Immediate	Participate in NWA Housing Trust (loans)
			Item
	1	Immediate	Participate in CBDG Program
	1	Immediate	Support LIHTC programs
			Item
	1	Immediate	Expedited process for Affordable Housing Projects
			Process redesign
	1	Immediate	PUD & PRD Review
	1	Immediate	Cottage zoning

Discussed:

1. Being sure to capture benefits to city from supporting Affordable Housing
2. Delineate what items are for multi-family vs single family

3. How to quantify benefit to city, cost, value to developer, translated to rent, and city ROI.

Concerns expressed at the meeting (committee, staff, or public):

1. How do you ensure compliance if the city offers incentives?
2. How much could an incentive program really cost the city?
3. Need to quantify the benefits to the city.
4. Will additional staff be required to implement the program? If so what type?
5. Discussed the need to schedule planning improvement meeting.

Agenda for next meeting

1. Review solutions by housing type (multi-family & single family)
2. Agree upon solutions by tier (Affordable, Attainable, Core)
3. Preview financial implications (multi-family)

Next meeting - Friday, July 22 at 11:00 am – 12:30 pm Zoom option available.