

Bentonville Affordable Housing Committee
Meeting Minutes
October 28, 2022

Meeting Called to Order

Public Comment: Major Nick Garrison from the Salvation Army did a short presentation on the needs of people who frequent the Salvation Army. Many who have been in our lower target tier 3 have seen increased financial pressures where they have trouble making rent and eventually are evicted. Approximately 3,000 have come to them for utility assistance, and also about 3,000 for housing assistance. They are supportive of the efforts of this committee.

September Minutes: Minutes were approved.

Presentation: Staff presented work they have completed with thinking on how to address many of the barriers identified by the committee, including:

1. Using PRD/PUD as a tool to achieve increased density for Affordable Projects
2. Other methods to achieve increased density and levers they can use by tier
 - a. Land area per unit
 - b. Parking per unit
 - c. Setbacks
 - d. Height
 - e. (R-O-W & easements also mentioned by committee members)
3. Zoning:
 - a. Multiple methods were presented regarding the “missing middle” that currently doesn’t exist in Bentonville.
 - i. Cottage court, stacked duplex, triplex, fourplex, & live work types
 - b. Pattern Zoning was discussed
 - c. Compact development standards also discussed
 - i. Revised public/private utility layouts
4. CBDG:
 - a. City resource being hired
 - b. \$280K in funding
 - c. Researching HOME program
 - d. Researching LIHTC funds
5. Expediting process:
 - a. Staff discussed allowing building permit issuance after final inspection approval for all preliminary plats
 - b. Committee discussion on still needing for HOV lane else a key incentive will be missing

Next meetings:

November 18: Joint City Council / Planning meeting
December 13th: Final report out to City Council