

USE THE 1 IN THE UPPER LEFT FOR THE SUMMARY OF BARRIERS

USE THE 2 FOR SUB-BARRIERS

USE THE 3 FOR EMERGING SOLUTIONS

LEGEND: GREEN BOXES ADDED DURING MEETING, * ITEMS WERE MAIN DISCUSSION POINTS

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

Total time end to end is driving costs higher or even putting Federally funded very affordable projects at risk

Pre & Post planning commission approval & construction processes

Undefinable pre & post approval processes

Lack of predictability in preliminary plat & final plat processes

Changes or additions to projects after tech reviews & commission approvals

* Poor quality drawings submitted

Perhaps too subjective

More planning required for higher density in downtown areas (not sized)

Unpredictable before, also after approval for construction, how do we narrow this?

How could modular / creative design / impact accelerate the process?

Limitation on modular / panelization of housing

Alignment of Planning Staff & Developers on time

Areas to Consider:

Review overall process

Process overhaul

Consider certain steps in parallel

Consider self-certification process

Expedite / exceptions based on Affordability Targets

Under certain conditions things are more streamlined

* Capture market study where others have expedited their process

Make sure utility dept has the resources they need to expedite

Ensure developers understand pre-existing utility constraints before design

* Dev and eng spend time with city before they submit, should save time

* If multi-family desired, consider other variances

* Starting a home before final plat (to expedite) on a single family

Barrier #2

Zoning limiting Affordable Development

Limitations on height restrictions

Areas to Consider:

Limitations on units / acre (zoning does not define), but constraints lower units/acre

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Areas to Consider:

Cottage Lots

Small Lots

Density Bonus

Modular / panel type design

Diversity of design in the same sub-division

Diversity in design

Parking requirements

Areas to consider:

Relaxing the requirement for affordable projects

Right of way and easement takings

Areas to consider:

Single family density barriers

Areas to consider:

PRD & PUD requirements disincentivize use

Areas to consider:

Barrier #3

Regulatory infrastructure & Permit costs or fees

Permit costs the same for Affordable project vs FMR project??

Areas to consider

Cost share on Utilities?

No regulation on renewal rates

Areas to consider

High Utility costs

Areas to consider

Credit on Water Costs

Creative energy programs

Green

Residential/Commercial rates

Take advantage to owning our opportunities that others don't have
Consider different utility designs vs a standard across all

Tax rates on Affordable projects are assessed @ FMR

Areas to consider

Assess based on Net Income vs value at FMR

Tax as / if rents rise

Currently limited cost sharing opportunities (some supported already - wire / transfc

Areas to consider

Tiered costs based on Affordable goals

Consider rebates?

Barrier #4

Land Costs prohibitive for Affordable Developers

Influenced by cost per door (see density points above)

Limited Financing Options

Areas to consider

Use of ARPA Funds?

Create City / Community Land Trust?

Pull the City of Bentonville owned land

How could it be used?

Sold?

Developer creates the RFP w/ city based on an idea the City likes

City owns the Development

Leverage CBDG program?

Creation of a long-term funding / supporting source / access NWA Council dolla

Create incentives for mixed income developments

Create incentives for social engagement

Next Sub-Barrier

Areas to consider:

Barrier #5:

Target sector unable to purchase appropriate priced housing

Higher income households purchasing/renting affordable housing

Areas to consider:

Next Sub-Barrier


Areas to consider:

Barrier #6:

Participation in Government programs




Few developers have experience in financing options (private)

Areas to consider:

- *  Installment contract approach - Austin

City accessing to full Federal programs (public)

Areas to consider:

- *  Access NWA Housing Fund as it develops
- *  Evaluate all that are out there
- *  Have various agencies come to BV and speak on what is out there