

ASSESSMENT OF FAIR HOUSING

City of Springdale, Arkansas

March 29, 2017

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Submitted by
Morningside Research and Consulting, Inc.
P.O. Box 4173
Austin, Texas 78765
Phone 512 302 4413 • Fax 512 302 4416
www.morningsideresearch.com

TABLE OF CONTENTS

I.	Cover Sheet.....	3
II.	Executive Summary	5
III.	Community Participation.....	9
IV.	Assessment of Past Goals and Actions	20
V.	Fair Housing Analysis.....	24
	A. Demographic Summary	25
	B.i. General Issues – Segregation/Integration	31
	B.ii. General Issues - Racially or Ethnically Concentrated Areas of Poverty (R/ECAPS)	40
	B.iii. General Issues - Disparities in Access to Opportunity.....	44
	B.iv. General Issues - Disproportionate Housing Needs	63
	C. Publicly Supported Housing Analysis	70
	D. Disability and Access analysis	78
	E. Fair Housing Enforcement, Outreach Capacity, and Resources Analysis.....	87
VI.	Fair Housing Goals and Priorities	94

I. COVER SHEET

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- 1. Submission date: To be determined
- 2. Submitter name: City of Springdale, Arkansas
- 3. Type of submission (e.g., single program participant, joint submission): Single program participant
- 4. Type of program participant(s) (e.g., consolidated plan participant, PHA): Consolidated Plan participant
- 5. For PHAs, Jurisdiction in which the program participant is located: n/a
- 6. Submitter members (if applicable): n/a
- 7. Sole or lead submitter contact information:

- a) Name: Don Hancock
- b) Title: Community Development Block Grant Coordinator
- c) Department: City of Springdale Community Development Department
- d) Street address: 201 Spring Street
- e) City: Springdale
- f) State: AR
- g) Zip code: 72764

8. Period covered by this assessment: 2017 - 2021

9. Initial, amended, or renewal AFH: Initial

10. To the best of its knowledge and belief, the statements and information contained herein are true, accurate, and complete and the program participant has developed this AFH in compliance with the requirements of 24 C.F.R. §§ 5.150-5.180 or comparable replacement regulations of the Department of Housing and Urban Development;

11. The program participant will take meaningful actions to further the goals identified in its AFH conducted in accordance with the requirements in §§ 5.150 through 5.180 and 24 C.F.R. §§ 91.225(a)(1), 91.325(a)(1), 91.425(a)(1), 570.487(b)(1), 570.601, 903.7(o), and 903.15(d), as applicable.

All Joint and Regional Participants are bound by the certification, except that some of the analysis, goals or priorities included in the AFH may only apply to an individual program participant as expressly stated in the AFH.

_____ (Signature) _____ (date)

_____ (Signature) _____ (date)

12. Departmental acceptance or non-acceptance:

_____ (Signature) _____ (date)

II. EXECUTIVE SUMMARY

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1. Summarize the fair housing issues, significant contributing factors, and goals. Also include an overview of the process and analysis used to reach the goals.

OVERVIEW

This Assessment of Fair Housing (AFH) is a process that U.S. Department of Housing and Urban Development (HUD) grant recipients must undertake in keeping with their obligation to “affirmatively further fair housing” (AFFH) in accordance with the Fair Housing Act. This report follows HUD guidance for completing the AFH and includes data and maps provided by HUD, as well as data and analysis gathered from the community and secondary data sources such as the U.S. Census.

This AFH includes a detailed fair housing analysis of the City of Springdale, Arkansas that includes the following components:

DEMOGRAPHIC SUMMARY. This section provides a summary of the race and ethnicity, national origin, language, disability status, sex, age, and family status of Springdale residents. The section also compares data over time to highlight demographic trends in Springdale since 1990. According to HUD data, Springdale has a predominately Non-Hispanic White population as well as many Hispanic and Asian/Pacific Islander residents. The majority of the residents included in the Asian/Pacific Islander category are residents from the Marshall Islands.

SEGREGATION/INTEGRATION. This section analyzes the location of Springdale residents by race and ethnicity and determines levels of segregation based on the dissimilarity of different groups. The highest segregation in Springdale is between Asian/Pacific Islander and Non-Hispanic White residents.

RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAPS). A R/ECAP is an area of a city that has a majority Non-White population and poverty rate that is either above 40 percent or three times the regional average. According to HUD Data, Springdale does not have any areas that meet the HUD definition of a R/ECAP.

DISPARITIES IN ACCESS TO OPPORTUNITY. This section analyzes a variety of different indicators to determine whether Springdale residents have access to proficient schools, nearby jobs, inexpensive transportation, robust labor markets, and environmentally healthy neighborhoods, regardless of their location or protected class. The groups with the least access to these opportunities are Hispanic and Asian/Pacific Islander residents, who mostly live on the east side of Springdale.

DISPROPORTIONATE HOUSING NEEDS. This section analyzes rates of housing cost burden, overcrowding, and substandard housing across different racial and ethnic groups and in different areas of the city. Asian/Pacific Islander residents are the most likely to experience housing burden in Springdale.

PUBLICLY SUPPORTED HOUSING ANALYSIS. This section discusses the location and occupancy of publicly supported housing units in Springdale, including public housing units, project-based Section 8 units, and units in the Housing Choice Voucher program. According to the data, residents receiving Section 8 assistance are predominately Non-Hispanic White, while residents living in public housing are more diverse.

DISABILITY AND ACCESS ANALYSIS. This section reviews the location of Springdale residents with disabilities, as well as the resources available to these residents. The City of Springdale provides accessibility modifications through housing rehabilitation and provides assistance to residents with disabilities through the nonprofit Bread of Life and the Springdale Senior Center.

FAIR HOUSING ENFORCEMENT, OUTREACH CAPACITY, AND RESOURCES ANALYSIS. This section discusses the organizations responsible for enforcing fair housing in Springdale. These include the Springdale Housing Authority and the Arkansas Fair Housing Commission. The section also discusses various state and local laws that may increase fair housing concerns, including state laws related to criminal eviction and the lack of implied warranty of habitability.

FAIR HOUSING ISSUES

Based on the input received from stakeholders and residents during the community participation process, the assessment of past fair housing goals and action, and each component of the fair housing analysis, the following factors contribute to each fair housing issue in the City of Springdale. The highest priority is given to those factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance.

Fair Housing Issues and Contributing Factors in the City of Springdale	
Fair Housing Issues	Contributing Factors (by priority level)
Segregation/Integration	<ol style="list-style-type: none"> 1. Location and type of affordable housing 2. Lack of community revitalization strategies 3. Community opposition 4. Occupancy codes and restrictions
Racially or Ethnically-Concentrated Areas of Poverty (R/ECAPs)	n/a
Disparities in Access to Opportunity	<ol style="list-style-type: none"> 1. Location and type of affordable housing 2. Land use and zoning laws 3. The availability, type, frequency, and reliability of public transportation 4. Location of proficient schools and school assignment policies
Disproportionate Housing Needs	<ol style="list-style-type: none"> 1. The availability of affordable units in a range of sizes 2. Lack of public investments in specific neighborhoods, including services and amenities 3. Lending discrimination 4. Other <ol style="list-style-type: none"> a. Land value restricts affordable housing development b. Lack of resources for residents with criminal records and people experiencing homelessness
Publicly Supported Housing Location and Occupancy	<ol style="list-style-type: none"> 1. Quality of affordable housing information programs 2. Occupancy codes and restrictions
Disabilities and Access	<ol style="list-style-type: none"> 1. Lack of affordable, accessible housing in a range of unit sizes 2. Lack of assistance for housing accessibility modifications 3. Land use and zoning laws 4. Occupancy codes and restrictions
Fair Housing Enforcement, Outreach Capacity, and Resources	<ol style="list-style-type: none"> 1. Lack of state or local fair housing laws 2. Lack of local private fair housing outreach and enforcement

FAIR HOUSING GOALS

Fair housing goals for the City of Springdale are based on the fair housing analysis and the results for each housing issue listed in the table above. The goals shown in the table below are designed to address the fair housing issues and overcome the contributing factors identified. The goals consider all analysis conducted for the report, including input from the community, HUD data, and the consideration of past fair housing goals and actions that the City of Springdale has undertaken.

Fair Housing Goals for the City of Springdale		
Fair Housing Goals	Contributing Factors	Fair Housing Issues
1. Encourage the development of new affordable housing units in all areas of Springdale.	<ul style="list-style-type: none"> ▪ Location and type of affordable housing ▪ Land use and zoning Laws ▪ The availability of affordable units in a range of sizes ▪ Lack of community revitalization strategies 	<ul style="list-style-type: none"> ▪ Segregation/Integration ▪ Disparities in access to opportunity ▪ Disproportionate housing needs
2. Preserve affordable housing on the east side of Springdale with a focus on larger units and housing for Marshallese residents.	<ul style="list-style-type: none"> ▪ Location and type of affordable housing 	<ul style="list-style-type: none"> ▪ Segregation/Integration ▪ Disparities in access to opportunity ▪ Disproportionate housing needs
3. Expand fair housing outreach and education to low-income residents and minorities.	<ul style="list-style-type: none"> ▪ Lack of local private fair housing outreach and enforcement ▪ Lack of state or local fair housing laws ▪ Quality of affordable housing information programs 	<ul style="list-style-type: none"> ▪ Fair housing enforcement, outreach capacity, and resources ▪ Publicly supported housing location and occupancy
4. Increase the number of accessible housing units for people with disabilities.	<ul style="list-style-type: none"> ▪ Lack of affordable, accessible housing in a range of unit sizes ▪ Lack of assistance for housing accessibility modifications 	<ul style="list-style-type: none"> ▪ Disabilities and access

III. COMMUNITY PARTICIPATION

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- a. Describe outreach activities undertaken to encourage and broaden meaningful community participation in the AFH process, including the types of outreach activities and dates of public hearings or meetings. Identify media outlets used and include a description of efforts made to reach the public, including those representing populations that are typically underrepresented in the planning process such as persons who reside in areas identified as R/ECAPs, persons who are limited English proficient (LEP), and persons with disabilities. Briefly explain how these communications were designed to reach the broadest audience possible. For PHAs, identify your meetings with the Resident Advisory Board.
- b. Provide a list of organizations consulted during the community participation process.
- c. How successful were the efforts at eliciting meaningful community participation? If there was low participation, provide the reasons.
- d. Summarize all comments obtained in the community participation process. Include a summary of any comments or views not accepted and the reasons why.

SUMMARY OF OUTREACH ACTIVITIES

In order to obtain input from residents and stakeholders in the City of Springdale for the Assessment of Fair Housing (AFH), Morningside Research and Consulting (Morningside) developed a detailed community participation plan in collaboration with City of Springdale staff, including the public information officer (PIO) for the city. The plan was designed to seek meaningful engagement from residents and stakeholders in order to include a summary of local knowledge in this chapter of the report, and to provide local knowledge to supplement the fair housing analysis in subsequent chapters. The plan included suggested press release information for use by the city PIO to invite residents to participate through all available media outlets. The plan included suggested invitees, dates, times, and locations for the community participation activities which are discussed in detail in this section.

Specific outreach methods, lists of participants, and summaries of comments received are discussed in this section for each of the following activities that were conducted:

- Resident survey
- Interviews with fair housing stakeholders
- Focus group with fair housing stakeholders
- Focus group with city residents
- Fair housing public hearing

RESIDENT SURVEY

The survey of Springdale residents was available online and in paper formats in both English and Spanish. The survey was open for responses online between December 5, 2016, and December 30, 2016. The survey was advertised by the City of Springdale Public Information Officer via social media, including Facebook and Twitter and a formal press release was sent to local media outlets, including radio and television channels. By completing the survey, participants could choose to enter a drawing to win a \$50 Walmart gift card. The gift card winner was randomly selected from surveys received online and by mail.

Paper copies were distributed by City of Springdale staff and Morningside staff starting on December 5. Paper surveys included paid postage with instructions for respondents to mail back their completed surveys by folding, stapling, and dropping it in a mailbox. Paper surveys were distributed in English and Spanish to the following locations in order to seek responses from low-income residents, Hispanic residents, Marshallese residents, seniors, and people with disabilities:

- Two Springdale elementary schools for distribution to Spanish-speaking parents at adult education classes
- Salvation Army
- Hispanic Women’s Organization of Arkansas
- St. Francis Community Clinic
- House of Hope
- Cisneros Center for New Americans
- Family Network Inc.
- Arkansas Coalition of Marshallese
- Consulate General of the Marshall Islands
- Springdale Public Library
- Springdale Senior Center
- Springdale Housing Authority
- Jones Center for Families

Morningside managed the collection of online survey responses. A total of 301 Springdale residents responded to the survey. Of these, 234 completed the survey online and 67 completed and returned the paper version.

SUMMARY OF SURVEY RESPONSES

A detailed summary of all responses to the survey is shown below.

DEMOGRAPHICS. As shown in Survey Table 1, most respondents identify as White/Caucasian, with smaller groups identifying as Hispanic/Latino and American Indian/Native American. A large majority of respondents (78 percent) identify as female. For comparison, 53.49 percent of all Springdale residents are Non-Hispanic White, 34.82percent are Hispanic, and 0.80 percent are Native American, as shown in the Demographic Summary section of this report. Approximately 50 percent of all Springdale residents are female.

Survey Table 1. Race/Ethnicity of Respondents

Race/Ethnicity	Percent of Respondents
White/Caucasian/Anglo	73.05%
Hispanic/Latino	14.89%
American Indian/Native American	3.19%
Multi-Racial	2.84%
Native Hawaiian/Pacific Islander	1.42%
Asian	1.06%
African American/Black	1.06%
Asian Indian	0.00%
Other	0.35%
Choose not to answer	7.80%

Most survey respondents are between 36 and 64 years old, as indicated in Survey Table 2.

Survey Table 2. Age Group of Respondents

Age Group	Percent of Respondents
18-35 years	32%
36-64 years	55%
65-74 years	8%
75 years and older	5%

As shown in Survey Table 3, nearly half of respondents have less than a high school diploma.

Survey Table 3. Educational Attainment of Respondents

Highest Educational Attainment	Percent of Respondents
Less than high school diploma	11%
High school diploma	17%
Some college or associate's degree	26%
Bachelor's degree or higher	45%

Survey Table 4 shows about half of respondents have a household income of less than \$55,000 per year. For comparison, according to the 2015 U.S. Census Bureau American Community Survey, approximately 7 percent of all Springdale residents have incomes that are less than \$10,000, 17 percent have incomes between \$10,000 and \$25,000, 14 percent have incomes between \$25,000 and \$35,000, 47 percent have incomes between \$25,000 and \$100,000, and 15 percent have incomes that are more than \$100,000.

Survey Table 4. Income Distribution of Respondents

Household Income	Percent of Respondents
Less than \$10,000	7%
Between \$10,000 and \$25,000	14%
Between \$25,000 and \$35,000	11%
Between \$35,000 and \$45,000	9%
Between \$45,000 and \$55,000	11%
Between \$55,000 and \$65,000	8%
Between \$65,000 and \$100,000	19%
More than \$100,000	20%

CURRENT HOUSING. On average, respondents have lived in Springdale for approximately 18 years. Most respondents have lived at their current residence for between 4 years and 12 years. Approximately 47 percent of respondents have at least one child under age 18 in their household, and the average household has three total people, including the respondent. About half of the respondents say that their home has three bedrooms; 26 percent have more than three bedrooms, 14 percent have two bedrooms, and 11 percent have one bedroom. Most say that they are satisfied with their current housing situation, with a respondent satisfaction of 4.0 on a scale of 1 to 5.

Approximately one-third of respondents report that they would like to move to a different neighborhood, citing desires such as moving to a bigger place, moving away from a declining neighborhood, being in a safer area,

gaining more yard space, and being closer to public services. Of the residents who want to move but have not yet done so, most base their decision on financial affordability, with a few indicating that they could not find a place in the neighborhood they wanted. One respondent explained that although her neighborhood is not desirable, she is living in the area because it was the house her husband grew up in.

HOMEOWNERS. A majority (64 percent) of respondents say they live in a house or condo that they own. Although all 185 of these homeowners say they have electricity and a working bathroom in their house or condo, two respondents indicate that they do not have air conditioning, six that they do not have hot water, 12 that they do not have gas, and 31 that they do not have connection to a public sewer. The average age of the home in which respondents live is 29 years old. A majority of homeowners (78 percent) indicate that they are able to keep up with the maintenance on their house, with 19 percent indicating they are somewhat able.

RENTERS. Another 29 percent of respondents say that they live in house or apartment that they rent, and six percent say that they live in publicly supported housing (a remaining one percent live with friends or relatives and do not pay rent). On average, renters have been living in their current location for just under five years. The most frequently cited reasons for not buying a house are not having enough money for a down payment and not having good enough credit, although some respondents choose not to buy a house for personal reasons, with one respondent explaining, “I am single and want to wait until marriage”. When asked how satisfied they are with the cost of their rent on a scale of 1 to 5, respondents gave an average rating of 3.6.

COST BURDEN. Approximately 39 percent of respondents indicate that they are experiencing cost burden, which is defined as spending more than 30 percent of their monthly household income on housing, and 16 percent indicate that they are severely cost burdened and are spending more than 50 percent of their household income on housing.

ACCESS TO OPPORTUNITIES. Most residents (82 percent) believe that they have access to good schools in their neighborhood, and 68 percent believe that they have access to good jobs. A slight majority of 54 percent believe that they have adequate access to transportation. Approximately 32 percent of total respondents indicate that they would use public transportation if it were available, although 80 percent of Spanish-speaking respondents indicate they would use it. Another third of the total respondents indicate that they might use it.

ACCESSIBILITY. About 16 percent of respondents have someone with disabilities in their home, and 14 percent have at least one person over age 65. Seven percent of respondents indicate that their residences have been modified for a disability; a few received funding from a Medicaid waiver or by the apartment owner, but most paid for these modifications themselves. Six percent of residents say that they need accessibility modifications, specifying the need for widened doorways, wheel chair ramps, modified bathrooms, lower counters, and stairs that are less steep. Half of all residents described the public areas and facilities in Springdale as “somewhat accessible”, with 19 percent describing them as “very accessible”. Sixteen percent of respondents say that public areas and facilities are not accessible.

DISCRIMINATION. Of the 13 percent of residents who have ever been turned down for a mortgage, a majority (80 percent) believe that they were turned down because their credit score was too low. Eight residents believe their mortgage application was turned down for discriminatory reasons on the basis of race/ethnicity, color, and familial status. Twenty-five residents say their real estate agent did not show them all of the places they were interested in when looking for a house or condo to buy.

Similarly, of the nine percent of residents who experienced a rental application rejection, about 40 percent believe it was because of their low credit score, although some say it could have been because of a weak rental history. Sixteen residents believe their rental application was turned down for discriminatory reasons, on the basis of familial status and disability. Some also say that their age, pets, veteran status, and sexual orientation were factors. As one respondent writes, “I spoke to a landlord and they were very friendly and said I was the first to express interest in a home they were renting. After I toured the house with my spouse, there was suddenly another applicant in line before us. I believe this is because the landlord did not wish to rent to a gay couple.”

Out of all respondents, twelve explicitly say that they had been discriminated against regarding access to housing, based on disability, familial status, race/ethnicity, and sex.

FAIR HOUSING OUTREACH AND EDUCATION. Most respondents (52 percent) say they do not know how to file a housing complaint, and many (45 percent) say they do not know who to talk to if they believe they have been discriminated against while looking for housing. Of the 170 residents who responded, 37 percent say that they do not trust a housing complaint would be addressed if they were to file one.

INTERVIEWS WITH FAIR HOUSING STAKEHOLDERS

Morningside conducted 14 interviews with fair housing stakeholders between December 7, 2016 and January 24, 2017. Based on the suggested invitees included by Morningside in the community participation plan, and based on City of Springdale staff knowledge of local fair housing stakeholders, City of Springdale staff sent email and telephone invitations to 25 local organizations, 10 City of Springdale management staff, and 5 Springdale City Council members to participate in interviews. Morningside identified and invited another 11 organizations to participate in interviews. Representatives of the following organizations were interviewed by Morningside:

- Arvest Bank
- City of Springdale Planning Department
- Springdale Housing Authority
- Arkansas Minority Health Commission
- Consulate General of the Marshall Islands
- Lindsey and Associates – Northwest Arkansas Real Estate
- Weichert Realtors
- Engage Northwest Arkansas (immigrant-focused nonprofit)
- Legal Aid of Arkansas
- Northwest Arkansas Board of Realtors
- Housing Arkansas (organization that manages Arkansas Housing Trust Fund)
- Community Development Corporation
- Credit Counseling of Arkansas
- An affordable housing development company

SUMMARY OF COMMENTS RECEIVED

Interviews with fair housing stakeholders in Springdale resulted in the following themes, in no particular order:

- Shortage of affordable rental housing
- Affordable rental housing is of low quality
- Barriers to affordable housing development
- Predatory rent-to-own contracts

- Language barriers create fair housing issues for Hispanic and Marshallese residents
- Occupancy limits disproportionately affect Hispanic and Marshallese residents
- Lack of public transportation
- Lack of education for the general public on fair housing laws

SHORTAGE OF AFFORDABLE RENTAL HOUSING. Stakeholders agree that rents and home prices have increased in Springdale in recent years and are continuing to increase. As the population of Springdale continues to grow, so does the need for more affordable housing. Stakeholders agree that currently, most affordable housing is concentrated in East Springdale, which is also home to large Hispanic and Marshallese populations. Stakeholders do associate the east side of Springdale as a low-income area, but do not consider it to be an area of concentrated poverty. Stakeholders believe that a shortage of rental units under \$500 per month and a shortage of affordable housing for large families with more than two bedrooms exists in Springdale.

AFFORDABLE RENTAL HOUSING IS OF LOW QUALITY. Stakeholders believe that most of the affordable housing in Springdale is aging and not in good condition. Stakeholders suggest that housing problems persist due to Arkansas state laws that do not require landlords to maintain properties. According to stakeholders many “absentee landlords” own properties in Springdale but live elsewhere and do not maintain the properties. Since state law does not require landlords to maintain properties, only the city can urge landlords to maintain properties by issuing housing code violations. Stakeholders referred to this process as “red-tagging” but expressed concern that this process negatively affects renters by forcing them to vacate. Once a property is “red-tagged” it is deemed uninhabitable until repairs are made.

BARRIERS TO AFFORDABLE HOUSING DEVELOPMENT. According to a representative of a housing development company, high demand for affordable housing exists in Springdale, particularly for the low-income workforce, but it is difficult to make a profit or simply break even on affordable housing development without incentives. This developer suggested that the City of Springdale could use incentive strategies that have worked in other cities to encourage affordable housing development, such as Rural Infrastructure Development (RID) funding, tax abatement policies for affordable housing development, and using Community Development Block Grant (CDBG) funding to assist with the development of Section 42 affordable housing. Stakeholders believe that in order for affordable housing development to take place, political will and commitment from city leadership and business community leaders is necessary.

Stakeholders suggest that land is available for multi-family and affordable housing development in Springdale, particularly in the center of town, but that wealthy land owners are “sitting on” the properties unwilling to sell. Stakeholders believe that Springdale is behind other cities in the area in the development of multi-family housing, and that the occupancy rate for rental housing is very high, which suggests demand for more apartments. Stakeholders mentioned that some market-rate apartments are currently being developed, but they do not include affordable units. Stakeholders also mentioned a negative perception of affordable housing in the community, which may inhibit development. According to stakeholders, one apartment complex with affordable units is currently being developed, but is not yet on the market.

PREDATORY RENT-TO-OWN CONTRACTS. While none of the stakeholders believe that any direct predatory lending practices are occurring in Springdale, some cited instances of rent-to-own contracts in the area with abusive terms that could be considered predatory. One specific example was a rent-to-own contract that included a penalty for missing a payment in which the payee must forfeit all existing payments toward ownership of the house and become subject to eviction.

Language barriers create fair housing issues for Hispanic and Marshallese residents. According to stakeholders who are advocates for the Marshallese community, the City of Springdale and the community at large have worked hard to be inclusive and sensitive to the needs of Marshallese residents. Stakeholders cited specific improvements that have been made in Springdale such as providing a court translator, allowing for a driver's test in Marshallese, and efforts made in the public schools to meet the needs of Marshallese and Hispanic residents. However, stakeholders believe that it is still difficult for Marshallese residents to understand their housing rights if they do not have translation assistance when signing a lease. For example, some Marshallese tenants have been unable to recover security deposits even after deciding not to move in to a property due to misunderstanding the deposit terms and conditions. Stakeholders believe that understanding leasing terms can also be difficult for Spanish-speaking residents and that all leasing documents in the city should be available in Marshallese and Spanish.

OCCUPANCY LIMITS DISPROPORTIONATELY AFFECT HISPANIC AND MARSHALLESE RESIDENTS. Stakeholders involved with the Hispanic and Marshallese communities believe that Springdale code Chapter 91, Article IV, Division 4, which specifies that every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant, disproportionately affects these communities, who place cultural emphasis on living with and near extended family. Stakeholders expressed that having to split up their living situation effectively forces these residents to live as a "nuclear family", or a traditional living arrangement with parents and children only.

LACK OF PUBLIC TRANSPORTATION. According to stakeholders, public transportation is lacking in all areas of Springdale. Stakeholders believe that Springdale has a healthy job market at all income levels but that transportation jobs may be difficult for low-income individuals. Overall, stakeholders say it is very difficult to live in the area without a car. One stakeholder mentioned a recent collaboration between Tyson Foods, a major area employer, and a local transit provider to provide transportation to and from work for Tyson employees.

LACK OF EDUCATION FOR THE GENERAL PUBLIC ON FAIR HOUSING. Stakeholders believe that adequate information and education on fair housing issues is available for professionals in the housing industry (realtors, lenders, property managers), but that the general public may not be informed of their rights and obligations. One stakeholder cited an incident with an individual homeowner who did not want to rent to a family with young children, but was not aware that this was discriminatory and illegal. Stakeholders mentioned that education on fair housing laws could be improved for renters, especially non-English speaking residents who are often hesitant to get involved in the legal system. One stakeholder suggested that CDBG funds should be allocated for fair housing education and for legal aid in resolving fair housing issues. One stakeholder mentioned that the State of Arkansas is short-staffed on fair housing enforcement and that the City of Springdale could potentially play a bigger role in enforcement. Another stakeholder believes that the Spanish-speaking media should be more involved in disseminating fair housing information in Springdale.

FOCUS GROUP WITH FAIR HOUSING STAKEHOLDERS

Morningside conducted a focus group with fair housing stakeholders at Springdale City Hall on December 8, 2016 from 11:00 a.m. to 12:30 p.m. City of Springdale staff sent direct email and phone invitations to local housing developers, property managers, lenders, and local nonprofits who advocate for protected classes to participate in the stakeholder focus group. The stakeholder focus group was attended by six individuals representing three organizations: Arvest Bank, Center for Collaborative Care, and Parkside Properties.

SUMMARY OF COMMENTS RECEIVED

Stakeholders who attended the focus group discussed the following fair housing issues in Springdale, in no particular order:

- Barriers to homeownership for low-income and Hispanic residents
- Lack of resources for residents with criminal records and people experiencing homelessness
- Land value restricts affordable housing development
- Meeting demand for affordable housing will require commitment from local government and local business leaders

BARRIERS TO HOMEOWNERSHIP FOR LOW-INCOME AND HISPANIC RESIDENTS. Lenders who attended the focus group believe low-income and Hispanic residents in Springdale have a lot of potential for homeownership, but credit history and stability of income for these groups are challenges for originating mortgage loans. Lenders did point out that they are actively marketing home loan products to the Spanish-speaking market and that about 25 percent of their existing mortgage loans are loans made to low- to moderate-income or Spanish speaking residents. Stakeholders mentioned that some lenders in the area do not make mortgage loans on properties valued at less than \$75,000, which may exclude some affordable homes.

LACK OF RESOURCES FOR RESIDENTS WITH CRIMINAL RECORDS AND PEOPLE EXPERIENCING HOMELESSNESS. Stakeholders believe that it is very difficult to find rental housing in Springdale for people with a criminal record. For violent and sexual offenders, it is almost impossible to find landlords who are willing to rent housing. Stakeholders believe that there need to be more advocates for individuals with criminal records in the area to assist with finding housing. Stakeholders also cited a lack of transitional housing for people with criminal records and a lack of transitional housing for people experiencing homelessness.

LAND VALUE RESTRICTS AFFORDABLE HOUSING DEVELOPMENT. Stakeholders believe that a general shortage of affordable housing exists in Springdale, and that the high cost of land restricts the development of new affordable housing. Stakeholders believe that new ideas such as partnering with nonprofit housing developers, negotiating land swap deals with local property owners, and accessing tax credits from the Arkansas Development Finance Authority could help offset the cost of land and bring more affordable housing development to the area.

MEETING DEMAND FOR AFFORDABLE HOUSING WILL REQUIRE COMMITMENT FROM LOCAL GOVERNMENT AND LOCAL BUSINESS LEADERS. Stakeholders agree that it is difficult for local governments to prioritize affordable housing, but that unless intentional steps are taken, the future demand for affordable housing will not be met. Stakeholders gave the example of the City of Little Rock which has had success in partnering with local Community Development Corporations (CDCs), which are nonprofit community development organizations, to create a land bank for the development of affordable housing. Stakeholders stressed the importance of partnering with business leaders and large corporations in the area who have an interest in creating sufficient low-income housing stock for the local workforce. Stakeholders also believe that the City of Springdale should consider using CDBG funds for developing new properties rather than for the rehabilitation of existing units.

FAIR HOUSING PRIORITIES WORKSHEET. Focus group participants were asked to fill out a fair housing priorities worksheet that asked them to identify fair housing issues, rank them in order of priority or importance, and to identify the area of Springdale where these priorities should be focused. Participants identified the following the top fair housing issues as priorities:

Fair Housing Priorities Worksheet Results	
Top Fair Housing Priority	Area of Springdale
Lack of access to public transportation	East Springdale
Preservation of affordable/rental and purchase homes	East Springdale, throughout the city
Segregation by ethnicity	Wards 1 and 3
Lack of affordable housing units in a range of sizes	Ward 1, Downtown
Lack of affordable housing	Ward 3

FOCUS GROUP WITH SPRINGDALE RESIDENTS

The focus group with Springdale residents was conducted at the Springdale Senior Center at 203 Park Street on December 8, 2016 from 8:30 to 10:00 a.m. The Springdale Senior Center is located near public transportation stops in a low-income area of the city and is frequented by seniors and residents with disabilities. The resident focus group was advertised to the public via the City of Springdale social media accounts, including Facebook and Twitter, an ad in the local newspaper, and by staff at the Senior Center to directly invite their clients. Although several individuals came to the Senior Center on the morning of the focus group, they came to attend another scheduled event. Since none of the individuals chose to gather at the table designated for the focus group and a formal focus group was not held, Morningside and City of Springdale staff walked the room, had conversations with individuals, and distributed copies of the resident survey. Residents mentioned that the main housing problems they face are winter weatherization and keeping up with the cost of repairs. One resident also believes that the assisted housing complex for seniors should allow pets.

FAIR HOUSING PUBLIC HEARING

The fair housing public hearing was conducted at the Springdale Senior Center at 203 Park Street on December 8, 2016 from 5:30 to 7:00 p.m. The public hearing was advertised to the public via the City of Springdale social media accounts, including Facebook and Twitter, an ad in the local newspaper, an ad on the local public radio station, and a mention on the local television news. Channel 5 KFSM/KXNW was on location to film the public hearing and televised the event on the evening news on December 8, 2016. The public hearing was an open house with a brief presentation about the AFH process, fair housing, and protected classes, as well as two activity stations designed to seek input from participants. The public hearing was attended by eight members of the public:

- Two members of the Marshallese community
- Springdale Housing Authority representatives
- Community Clinic staff
- A representative of an affordable housing development company
- A Springdale Housing Authority housing choice voucher recipient
- A long-time resident of Springdale

SUMMARY OF COMMENTS RECEIVED

During a discussion at the beginning of the hearing, participants expressed concern about increasing prices for rental housing in Springdale. Representatives of the Springdale Housing Authority confirmed that they are receiving rental increase requests from landlords who participate in subsidized housing programs more and more frequently. Recipients of housing assistance confirmed that housing is difficult to afford, even with a subsidy. Participants also discussed issues with getting landlords to make repairs, specifically installing deadbolts and doing regular pest control.

PROTECTED CLASSES ACTIVITY STATION. Large signs showing protected classes (race/ethnicity, national origin, religion, disability, gender, sexual orientation, and family size) were placed along the walls in the meeting room. Participants were given six dot stickers and asked to place the stickers next to the protected class or classes that they believe experience the most housing problems and/or discrimination in Springdale. Participants placed the most dots next to national origin and family size. Participants specified that undocumented immigrants have difficulty establishing credit and that most rental applications require a credit check. Participants also specified that parolees, or people who have been incarcerated, have difficulty finding housing in Springdale.

FAIR HOUSING PRIORITIES WORKSHEET. Public hearing participants were asked to fill out a fair housing priorities worksheet that asked them to identify fair housing issues, rank them in order of priority or importance, and to identify the area of Springdale where these priorities should be focused. Participants identified the following the top fair housing issues as priorities:

Fair Housing Priorities Worksheet Results	
Top Fair Housing Priority	Area of Springdale
Public infrastructure (sidewalks, street lights) need improvement	Ward 3, all of Springdale
Segregation by race/ethnicity	Ward 2
Lack of affordable housing units in a range of sizes	Wards 1 and 3
Lack of access to public transportation	Wards 1, 3, and 4

IV. ASSESSMENT OF PAST GOALS AND ACTIONS

IV. ASSESSMENT OF PAST GOALS AND ACTIONS

Indicate what fair housing goals were selected by program participant(s) in recent Analyses of Impediments, Assessments of Fair Housing, or other relevant planning documents:

- a. Discuss what progress has been made toward their achievement;
- b. Discuss how you have been successful in achieving past goals, and/or how you have fallen short of achieving those goals (including potentially harmful unintended consequences)
- c. Discuss any additional policies, actions, or steps that you could take to achieve past goals, or mitigate the problems you have experienced
- d. Discuss how the experience of program participants with past goals has influenced the selection of current goals.

The following goals and recommendations were included in the most recent Analysis of Impediments to Fair Housing (AI), Consolidated Plan (ConPlan), and Annual Action Plan for the City of Springdale. Each contains a summary of the progress made toward achieving these goals.

2012 AI RECOMMENDATIONS

An update on each of the recommendations submitted to HUD by the City of Springdale in 2012 is provided below.

1. THE CITY SHOULD EVALUATE INITIATIVES UTILIZING ENTITLEMENT FUNDING THAT HELP REDUCE MORTGAGE DEFAULTS AND FORECLOSURE RATES AMONG LOW AND MODERATE INCOME HOME BUYERS. The City of Springdale provides \$5,000 annually in Community Development Block Grant (CDBG) funding to Credit Counseling of Arkansas (CCOA) for homeowner counseling in order to help current and future low-income homeowners reduce mortgage defaults and foreclosures. CCOA is based in Fayetteville, but holds events in Springdale. In 2016, CCOA held a monthly homebuyer education forum and conducted 117 workshops in Springdale which included presentations on various topics related to financial and homebuyer education. A total of 4,400 people were counted in attendance at the workshops in 2016, but this count may include people who attended multiple workshops.

2. THE JURISDICTION SHOULD CONTINUE TO INCREASE THEIR HOMEBUYER OUTREACH AND EDUCATION, AND CREDIT COUNSELING EFFORTS IN ORDER TO INCREASE THE NUMBER OF MINORITIES WHO APPLY AND QUALIFY FOR MORTGAGE LOANS. Most of the workshops conducted by CCOA in Springdale are targeted toward Marshallese residents; 88 percent of the 117 workshops were conducted in the Marshallese language and included specific presentations on “how finances are different in the U.S. than the Marshall Islands”. CCOA also has a Spanish speaker on staff for one-on-one credit counseling.

3. THE CITY SHOULD ENCOURAGE LENDING INSTITUTIONS TO ENSURE THAT BANKING SERVICES ARE EXTENDED TO ALL AREAS, PARTICULARLY AREAS WITHIN LOW-INCOME CENSUS TRACTS, AND TO PROVIDE GREATER OUTREACH TO THE LOW-INCOME AND MINORITY HOUSEHOLDS TO LESSEN THE USE OF PREDATORY LENDERS. The city has begun encouraging lending institutions to assist low-income residents with banking opportunities. So far, the city has purchased five houses under HUD's \$1 Home Program and worked with lenders to sell them to low-income families. In 2015, Wells Fargo Bank donated a single-family dwelling to the City of Springdale, which

was rehabilitated by the city and sold to a low-income family. The city also files a lien against all properties that are rehabilitated using CDBG funds stating that the owner cannot sell their home for ten years. If a homeowner wants to refinance their home to get a lower interest rate, the city will temporarily subordinate their lien so the lender is able to refinance the property.

4. THE CITY AND LOCAL CHAMBER OF COMMERCE SHOULD CONTINUE TO WORK ON EXPANDING JOB OPPORTUNITIES THROUGH THE RECRUITMENT OF CORPORATIONS, THE PROVISION OF INCENTIVES FOR LOCAL CORPORATIONS SEEKING EXPANSION OPPORTUNITIES, AND OTHER ACTIVITIES AIMED AT REDUCING UNEMPLOYMENT AND EXPANDING THE BASE OF HIGHER INCOME JOBS. The city and Springdale Chamber of Commerce continue to recruit business to the area. The City of Springdale provides incentives to businesses on a case-by-case basis in the form of infrastructure improvements such as streets, sidewalks, drainage, fire hydrants, and lighting. Northwest Arkansas has one of the lowest unemployment rates in the United States. The most current unemployment rate for the area is 2.5 percent, down from 3.1 percent in October 2015. The headquarters of major corporations including Walmart, Tyson Foods, and J.B. Hunt Trucking are located in the area, which provides a healthy job market at all income levels.

5. THE CITY OF SPRINGDALE SHOULD EVALUATE AND CONSIDER APPLYING FOR 2012 OR 2013 USDA FOOD DESERT AND OTHER RELATED GRANT FUNDING. The City of Springdale chose not to pursue the USDA Food Desert Grant since the city already provides CDBG funding to the Bread of Life, a local nonprofit operated by the First United Methodist Church of Springdale. Bread of Life receives funding from the USDA for the distribution of food to low-income residents in Springdale.

6. THE CITY OF SPRINGDALE SHOULD CONSIDER APPLYING FOR A 2013 HUD CHOICE NEIGHBORHOOD PLANNING GRANT. The city has applied for the 2017 HUD Choice Neighborhood Planning Grant, but has not received notice of award as of February 2017.

7. THE CITY SHOULD CONTINUE ITS EFFORTS IN PROVIDING VOLUNTEER BASED INITIATIVES AIMED AT IMPROVING HOUSING CONDITIONS AND NEIGHBORHOOD STABILITY. About 350 volunteers, mostly from local faith-based organizations, work on City of Springdale housing rehabilitation projects. Volunteers contribute about 1,800 hours of labor per year and complete work on about 18 homes per year. The city also receives about \$10,000 worth of donated materials each year. As discussed in the Fair Housing Goals and Priorities section of this report, the city should expand the rehabilitation program with a focus on larger units for families and housing for Marshallese residents on the east side of Springdale.

8. THE CITY OF SPRINGDALE SHOULD CONTINUE INCREASING FAIR HOUSING EDUCATION AND OUTREACH IN AN EFFORT TO RAISE AWARENESS AND INCREASE THE EFFECTIVENESS OF ITS LOCAL FAIR HOUSING ORDINANCES. CCOA includes information about fair housing education and consumer action in each of the monthly homebuyer education events that are held in Springdale. As discussed in the Fair Housing Goals and Priorities section of this report, the city should consider amending the contract with Credit Counseling of Arkansas to include more education on fair housing and consumer action, and work with community partners to develop a plan for fair housing outreach and education.

2013-2017 CONPLAN ANNUAL GOALS AND OBJECTIVES

An update on each of the 2013-2017 goals and objectives submitted to HUD by the City of Springdale is provided below.

1. REHABILITATE 50 UNITS OF AFFORDABLE HOUSING. Housing rehabilitation of owner occupied, single-family dwellings built before 1978 is the priority for the City of Springdale. About 80 percent of CDBG funds are used for housing rehabilitation. Since 2013, the city has rehabilitated 109 housing units, all of which are considered affordable units. About 15 to 20 percent of the rehabilitations include some type of accessibility modifications for people with disabilities.

2. ASSIST 200 PEOPLE THROUGH THE SEVEN HILLS HOMELESS SHELTER. The City of Springdale did not provide 2016 Program Year funds to Seven Hills but will provide 2017 Program Year funds to the Seven Hills Homeless Shelter. The city provided 2016 Program Year funds to the House of Hope Rescue Mission for the homeless, which is a day center that offers temporary shelter, meals, shower facilities, employment assistance, donated clothing, laundry services, and counseling and provides services to 2,000 people annually.

3. ASSIST 5,000 PEOPLE THROUGH THE BREAD OF LIFE. The city continues to provide \$24,000 of CDBG funds annually to the Bread of Life. Bread of Life provides food, personal hygiene services, emergency financial assistance (utility payments), and counseling services to 20,000 people each year.

4. ASSIST 1,000 PEOPLE WITH TRANSPORTATION SERVICES. The city continues to provide \$24,000 in CDBG funds annually to the City of Springdale Transportation Program for transportation assistance. About 500 people receive transportation assistance each year. All seniors age 62 and over and people with disabilities are eligible for transportation assistance which includes a bus pass for 10 free rides and an \$80 taxi coupon each quarter.

2016 ACTION PLAN GOALS

The goals listed in the 2016 Action Plan submitted to HUD by the City of Springdale are shown below. The City of Springdale is still in the 2016 program year and is on target for achieving these goals.

1. HOUSING ADMINISTRATION AND HOUSING REHABILITATION OF SINGLE-FAMILY DWELLINGS. The city continues to operate the housing rehabilitation program which rehabilitates about 30 affordable units each year.

2. PROVIDE FUNDING TO THE BREAD OF LIFE TO ASSIST CITIZENS WITH FOOD, PERSONAL HYGIENE AND UTILITY PAYMENTS. The city continues to provide \$24,000 in CDBG funds annually to the Bread of Life which provides food, personal hygiene services, emergency financial assistance, and counseling services to 20,000 people each year.

3. FUNDING TO PROVIDE TAXI COUPONS TO THE ELDERLY AND HANDICAPPED. The city continues to provide \$24,000 in CDBG funds annually for transportation assistance.

4. FUNDS USED FOR THE ADMINISTRATION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM. The city continues to use about 5 percent, or about \$25,000 of total CDBG funds for the administration of the CDBG program each year. HUD conducts a monitoring review as well as a review of Consolidated Annual Performance and Evaluation Report (CAPER) and Annual Action Plan each year, which have found all reports and the administration of the program to be in compliance with federal guidelines.

5. TO PROVIDE QUALITY REPRESENTATION FOR ABUSED AND NEGLECTED CHILDREN. The city provides \$10,000 in CDBG funds annually to Court Appointed Special Advocates (CASA) for the representation of abused and neglected children. CASA serves about 27 children each year.

6. IMPROVE THE QUALITY OF LIFE THROUGH FINANCIAL EDUCATION, CREDIT AND HOUSING COUNSELING. The city continues to provide \$5,000 annually to CCOA for financial education, credit counseling, and housing counseling.

7. PROVIDE A SHELTER FROM THE HEAT AND COLD. PROVIDE FOOD, CLOTHING, AND SHOWER AND LAUNDRY SERVICES. The city continues to provide \$24,000 annually to the House of Hope Rescue Mission for the homeless.

V. FAIR HOUSING ANALYSIS

A. DEMOGRAPHIC SUMMARY

a. Describe demographic patterns in the jurisdiction and region, and describe trends overtime (since 1990).

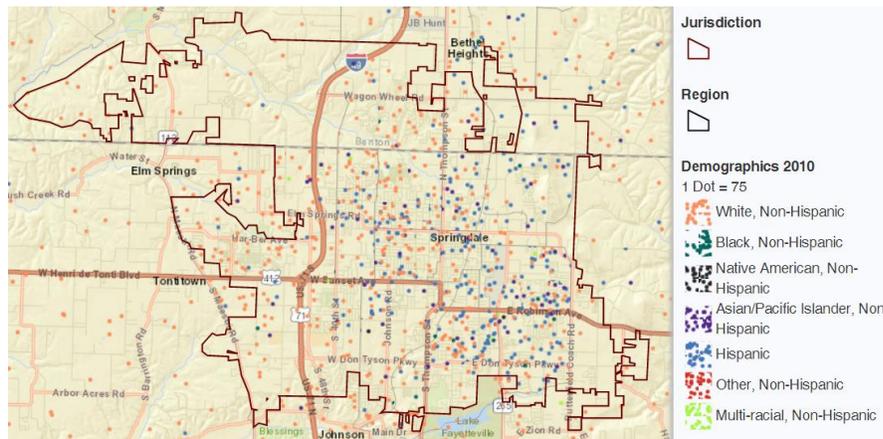
U.S. Department of Housing and Urban Development (HUD) Table 1 shows the demographics of Springdale based on the most recent data for the city. A slight majority (53.49 percent) of the Springdale population is Non-Hispanic White, although Hispanic (34.82 percent) and Asian/Pacific Islander (7.44 percent) residents make up a large portion of the population. The Asian/Pacific Islander population is largely from the Marshall Islands, with some claims that Springdale has the largest Marshallese population of any city in the continental United States.¹

Springdale residents from outside the United States are predominately from Mexico, El Salvador, Laos, and Guatemala. This is comparable to the national origin of residents across the Fayetteville-Springdale-Rogers region, although Springdale does have a higher percentage of residents from Guatemala and Honduras and a lower percentage of residents from India than the region as a whole. The most commonly spoken languages of Springdale residents with limited English proficiency are Spanish, a Pacific Islander language (likely Marshallese), Laotian, and Chinese. Springdale has more females than males, and residents in Springdale are less likely to have a disability than in the broader Fayetteville-Springdale-Rogers region. Springdale also has a higher proportion of families with children (57.00 percent) and residents under 18 (32.34 percent) than the region as a whole.

HUD Map 1 displays the location of Springdale residents by race and ethnicity. Most Springdale residents live east of I-49, although minority residents are likely to live even further east.

Each of the HUD tables and maps in this report are numbered according to the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

HUD Map 1. Race/Ethnicity



HUD Table 2 shows demographic trends in Springdale and the region from 1990 to 2010. The data indicate that Springdale experienced considerable immigration over this period. In 1990, only 1.54 percent of residents (476) were born outside of the U.S.; this increased to 14.38 percent (6,944) in 2000 and 22.32 percent (15,775) in 2010. The overall population grew by close to 40,000 from 1990 to 2010. Minority populations also grew considerably from 1990 to 2010, with the number of Hispanics increasing from 469 to 24,295 and the number of Asian/Pacific Islanders increasing from 272 to 5,497.

¹ Schwartz, Jessica. *Marshallese Cultural Diplomacy in Arkansas*. *American Quarterly*, September 2015. Web. <https://muse.jhu.edu/article/593315>. Accessed February 2017.

The overall population of Springdale also became younger over this period. Families with children grew from 48 percent of the population in 1990 to 57 percent of the population in 2010. This corresponded with an increase in the number of residents under age 18 from 8,102 to 22,423. The change in age group proportions in Springdale over this period was higher than in the region as whole.

HUD Table 1. Demographics

Race/Ethnicity	(Springdale, AR CDBG) Jurisdiction ¹		(Fayetteville-Springdale-Rogers, AR-MO CBSA) Region ²			
	Number	Percent ³	Number	Percent		
White, Non-Hispanic	37,090	53.49%	353,302	76.27%		
Black, Non-Hispanic	1,112	1.60%	8,629	1.86%		
Hispanic	24,139	34.82%	69,087	14.92%		
Asian or Pacific Islander, Non-Hispanic	5,160	7.44%	15,884	3.43%		
Native American, Non-Hispanic	557	0.80%	6,364	1.37%		
Two or More Races, Non-Hispanic	1,177	1.70%	9,478	2.05%		
Other, Non-Hispanic	100	0.14%	460	0.10%		
National Origin						
#1 country of origin	Mexico	10,945	16.94%	Mexico	26,435	6.03%
#2 country of origin	El Salvador	1,700	2.63%	El Salvador	5,524	1.26%
#3 country of origin	Laos	468	0.72%	India	3,194	0.73%
#4 country of origin	Guatemala	350	0.54%	Laos	1,188	0.27%
#5 country of origin	Honduras	232	0.36%	Guatemala	1,099	0.25%
#6 country of origin	Philippines	148	0.23%	Philippines	1,009	0.23%
#7 country of origin	India	146	0.23%	Vietnam	744	0.17%
#8 country of origin	Vietnam	94	0.15%	China excl. Hong Kong & Taiwan	661	0.15%
#9 country of origin	Brazil	88	0.14%	Honduras	573	0.13%
#10 country of origin	Ecuador	65	0.10%	Canada	558	0.13%
Limited English Proficiency (LEP)						
#1 LEP Language	Spanish	12,369	19.14%	Spanish	28,408	6.48%
#2 LEP Language	Other Pacific Island Language	2,431	3.76%	Other Pacific Island Language	2,607	0.60%
#3 LEP Language	Laotian	423	0.65%	Laotian	670	0.15%
#4 LEP Language	Vietnamese	80	0.12%	Chinese	603	0.14%
#5 LEP Language	Chinese	63	0.10%	Hmong	512	0.12%
#6 LEP Language	Tagalog	35	0.05%	Vietnamese	492	0.11%
#7 LEP Language	Russian	18	0.03%	Other Asian Language	292	0.07%
#8 LEP Language	Other Native American Language	13	0.02%	Tagalog	266	0.06%
#9 LEP Language	French	10	0.02%	Arabic	254	0.06%
#10 LEP Language	n/a	0	0.00%	French	215	0.05%
Disability Type						
Hearing difficulty		2,051	3.20%		16,037	3.69%
Vision difficulty		1,293	2.02%		9,263	2.13%
Cognitive difficulty		2,229	3.48%		19,209	4.42%
Ambulatory difficulty		2,915	4.55%		27,433	6.31%
Self-care difficulty		1,049	1.64%		8,620	1.98%
Independent living difficulty		1,997	3.12%		16,988	3.91%
Sex						
Male		34,478	49.73%		230,152	49.69%
Female		34,857	50.27%		233,052	50.31%
Age						

HUD Table 1. Demographics

Under 18	22,423	32.34%	123,608	26.69%
18-64	40,739	58.76%	287,630	62.10%
65+	6,173	8.90%	51,966	11.22%
Family Type				
Families with children	9,426	57.00%	57,364	48.60%

Source: U.S. Census Bureau, 2010, as retrieved from the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

¹ Local jurisdiction defined by HUD as a recipient of Community Development Block Grant (CDBG) funding.

² Local region defined by HUD as a core-based statistical area (CSBA).

³ All percentages represent the share of the total population within the jurisdiction or region, except family type, which is out of total families.

HUD Table 2. Demographic Trends

	(Springdale, AR CDBG) Jurisdiction ¹						(Fayetteville-Springdale-Rogers, AR-MO CBSA) Region ²					
	1990		2000		2010		1990		2000		2010	
Race/ Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White, Non-Hispanic	29,807	96.31%	36,523	75.79%	37,867	53.82%	229,420	95.79%	298,250	85.93%	353,302	76.27%
Black, Non-Hispanic	29	0.09%	396	0.82%	1,451	2.06%	1,741	0.73%	4,687	1.35%	10,638	2.30%
Hispanic	469	1.52%	8,698	18.05%	24,298	34.53%	3,494	1.46%	8,663	2.50%	69,087	14.92%
Asian or Pacific Islander, Non-Hispanic	272	0.88%	1,687	3.50%	5,497	7.81%	1,472	0.61%	5,984	1.72%	17,814	3.85%
Native American, Non-Hispanic	333	1.08%	802	1.66%	1,133	1.61%	3,068	1.28%	28,847	8.31%	11,736	2.53%
National Origin												
Foreign-born	476	1.54%	6,944	14.38%	15,775	22.32%	3,220	1.34%	23,026	6.63%	43,170	9.32%
LEP												
Limited English Proficiency	460	1.50%	5,526	11.44%	12,660	17.92%	2,572	1.07%	17,660	5.09%	31,298	6.76%
Sex												
Male	14,822	47.94%	23,767	49.24%	34,478	49.73%	117,768	49.18%	172,405	49.68%	230,152	49.69%
Female	16,093	52.06%	24,501	50.76%	34,857	50.27%	121,696	50.82%	174,640	50.32%	233,052	50.31%
Age												
Under 18	8,102	26.21%	14,104	29.22%	22,423	32.34%	59,968	25.04%	92,721	26.72%	123,608	26.69%
18-64	18,767	60.70%	29,201	60.50%	40,739	58.76%	144,914	60.52%	212,220	61.15%	287,630	62.10%
65+	4,047	13.09%	4,963	10.28%	6,173	8.90%	34,582	14.44%	42,104	12.13%	51,966	11.22%
Family Type												
Families with children	4,364	48.46%	5,724	51.56%	9,426	57.00%	30,852	45.49%	35,313	48.87%	57,364	48.60%

Source: U.S. Census Bureau, 1990-2010, as retrieved from the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

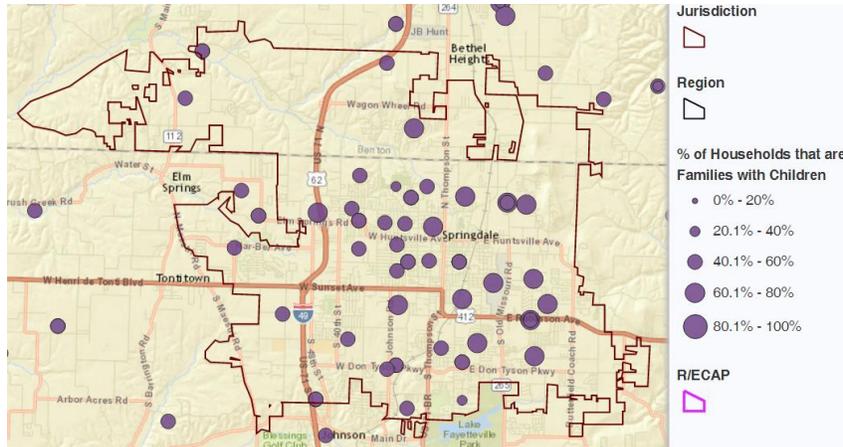
¹ Local jurisdiction defined by HUD as a recipient of Community Development Block Grant (CDBG) funding.

² Local region defined by HUD as a core-based statistical area (CSBA).

b. Describe the location of homeowners and renters in the jurisdiction and region, and describe trends overtime.

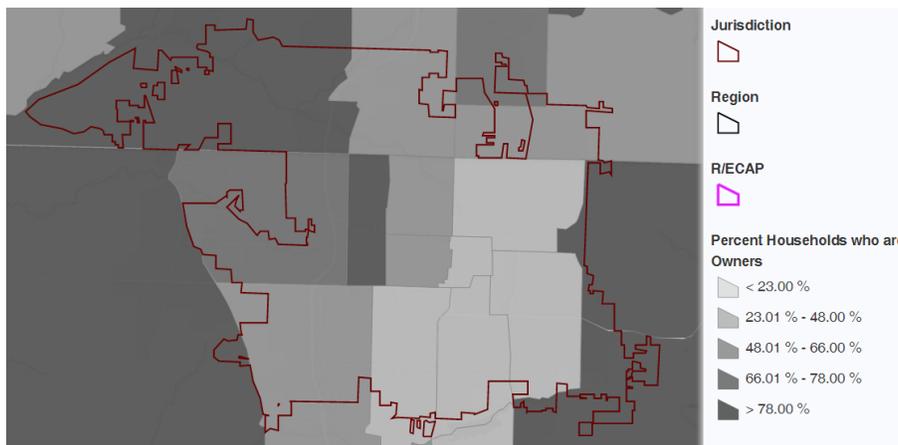
HUD Map 12.3 shows the location of families with children in Springdale. As indicated in HUD Table 1, these households make up approximately 57 percent of the total Springdale population. The highest concentration of families with children is on the east side of the city, in the area north of Don Tyson Parkway and east of Thompson Street.

HUD Map 12.3. Family Status



HUD Map 16 displays the percentage of owner occupied housing in each area of Springdale. According to this map, the highest concentrations of homeowners are in the northwest corner and the center of the city, which is home to mostly Non-Hispanic White residents. By contrast, most of the housing east of Thompson Street is renter occupied. The area with the highest concentration of renters (the lowest percentage of homeowners) and the highest concentration of families with children is the predominately Hispanic east side.

HUD Map 16. Housing Tenure by Owners

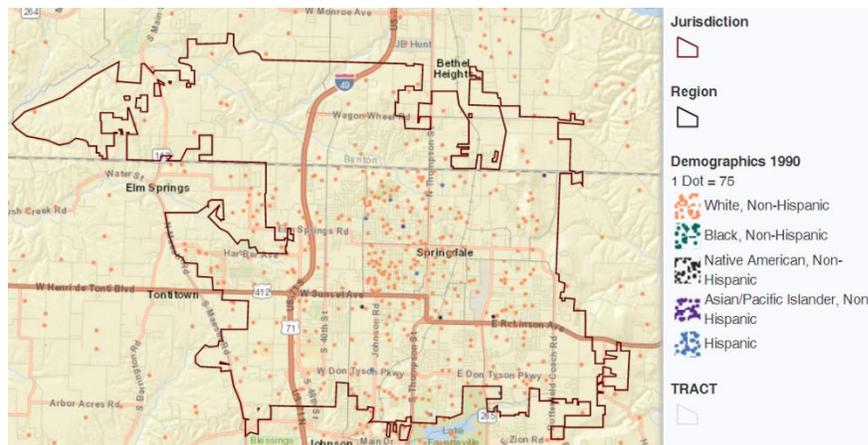


HUD Maps 2.1, 2.2, and 2.3 show the residential patterns of Springdale residents from 1990 to 2010. In 1990, most of the population of Springdale lived north of Highway 412 and west of Thompson Street. By 2000, more residents

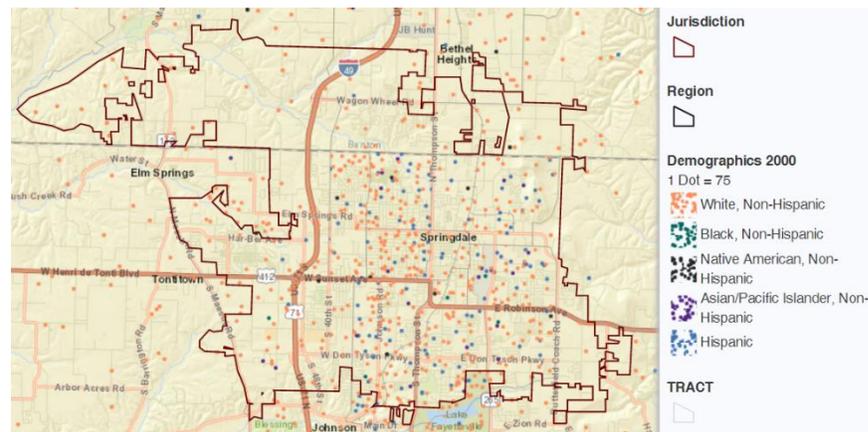
had begun to live on the outskirts of the city, particularly on the east side. By 2010, the population had become more dispersed across the city although a majority of residents still lived west of I-49.

A large area of owner occupied housing in Springdale is Har-Ber Meadows, a 400-acre planned community that offers a mix of residential and commercial properties.² This community is located west of I-49. Large rental apartment complexes in Springdale include Spring Meadows Apartments, located on the southern edge of the city, Brookhaven Apartments, located in the southeastern corner of the city, and Montecito Springs, located on the eastern edge of the city.³

HUD Map 2.1. Race/Ethnicity Trends, 1990



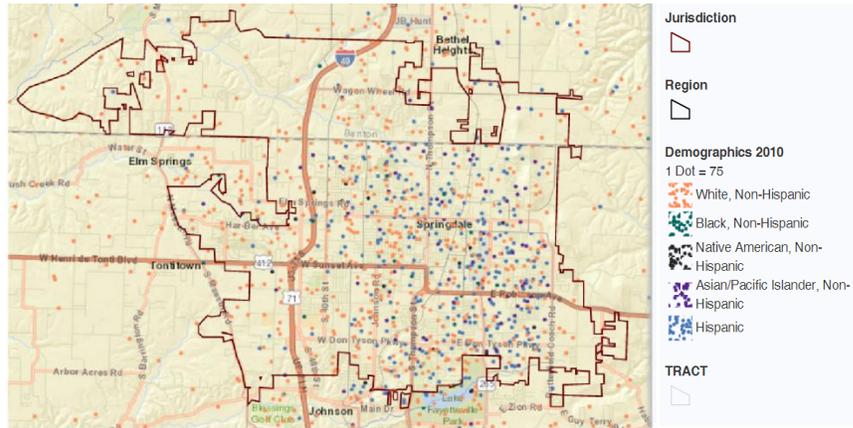
HUD Map 2.2. Race/Ethnicity Trends, 2000



² "About." *Harbermeadows.org*. Har-Ber Meadows, 2017. Web. <https://harbermeadows.org/about/>. Accessed February 2017.

³ "Brookhaven Apartments to Spring Meadows Apartments to Montecito Springs." *Google.com*. Google Maps, n.d. Web. <https://www.google.com/maps/dir/Brookhaven+Apartments,+1127+Brookhaven+Cl,+Springdale,+AR+72764/Spring+Meadows+Apartments,+1800+Carley+Rd,+Springdale,+AR+72762/Montecito+Springs,+Butterfield+Coach+Road,+Springdale,+AR/@36.1796554,-94.1183111,14.78z/data=!4m20!4m19!1m5!1m1!1s0x87c96b11a0ac05bf0:0xcfd18d55f7028436!2m2!1d-94.1246091!2d36.1603417!1m5!1m1!1s0x87c96cbe745cfe93:0xc67e82d35ddd2ff2!2m2!1d-94.1669766!2d36.1706024!1m5!1m1!1s0x87c96ac44ed7280d:0xafba31c649c541b4!2m2!1d-94.0967319!2d36.179162!3e0>. Accessed February 2017.

HUD Map 2.3. Race/Ethnicity Trends, 2010



B.I. GENERAL ISSUES – SEGREGATION/INTEGRATION

ANALYSIS

- a. Describe and compare segregation levels in the jurisdiction and region. Identify the racial/ethnic groups that experience the highest levels of segregation.**

According to the U.S. Department of Housing and Urban Development (HUD), the dissimilarity index measures “the degree to which two groups are evenly distributed across a geographic area” and is commonly used for assessing residential segregation between two groups.⁴ HUD Table 3 shows the dissimilarity index across different racial and ethnic groups in Springdale. In general, values below 40 indicate low segregation, values between 40 and 54 indicate moderate segregation, and values above 55 indicate a high level of segregation.

The most recent data in HUD Table 3 indicate that the highest dissimilarity in Springdale is between Asian/Pacific Islander residents and Non-Hispanic White residents, who have a dissimilarity index of 41.02. This suggests moderate segregation between these communities. Compared to the Fayetteville-Springdale-Rogers regions as a whole, Springdale is less segregated across all racial and ethnic groups. The least amount of segregation in Springdale is between Black and Non-Hispanic White residents, who have a dissimilarity index of 31.34, according to HUD Table 3.

- b. Explain how these segregation levels have changed over time (since 1990).**

As shown in HUD Table 3, segregation between Black and Non-Hispanic White residents was high in 1990 in Springdale and in the region as a whole (the 1990 Black/White dissimilarity index of 69.91 in the region was especially high). Although segregation between these groups across the region decreased considerably from 1990 to 2000, the Black/White dissimilarity index has increased slightly in Springdale since 2000.

Hispanic/White segregation increased from 1990 to 2010 in Springdale and in the region as a whole. The dissimilarity index met the threshold of moderate segregation in 2000 and 2010 but has since decreased to low segregation.

Asian or Pacific Islander/White segregation decreased from 1990 to 2000 but increased after 2000. This increase is due to a large number of residents from the Marshall Islands who immigrated to Springdale. Marshallese residents are included in the Asian/Pacific Islander category by HUD.

⁴ *Affirmatively Furthering Fair Housing (AFFH) Data Documentation*. U.S. Department of Housing and Urban Development, July 2016. p. 13. PDF File. Web. <https://www.hudexchange.info/resources/documents/AFFH-Data-Documentation.pdf>. Accessed January 2017.

Each of the HUD tables and maps in this report are numbered according to the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

HUD Table 3. Racial/Ethnic Dissimilarity Trends

Racial/Ethnic Dissimilarity Index	(Springdale, AR CDBG) Jurisdiction ¹				(Fayetteville-Springdale-Rogers, AR-MO) Region ²			
	1990	2000	2010	Current	1990	2000	2010	Current
Non-White/White	18.61	37.97	36.71	37.59	23.97	33.35	36.66	42.35
Black/White	50.84	23.87	25.32	31.34	69.91	52.23	38.57	46.07
Hispanic/White	20.55	44.52	40.52	39.42	19.29	45.72	48.67	50.99
Asian or Pacific Islander/White	34.44	32.78	34.54	41.02	42.56	41.13	38.65	47.57

Source: U.S. Census Bureau, 1990-2010, as retrieved from the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

¹ Local jurisdiction defined by HUD as a recipient of Community Development Block Grant (CDBG) funding.

² Local region defined by HUD as a core-based statistical area (CSBA).

c. Identify areas with relatively high segregation and integration by race/ethnicity, national origin, or LEP group, and indicate the predominant groups living in each area.

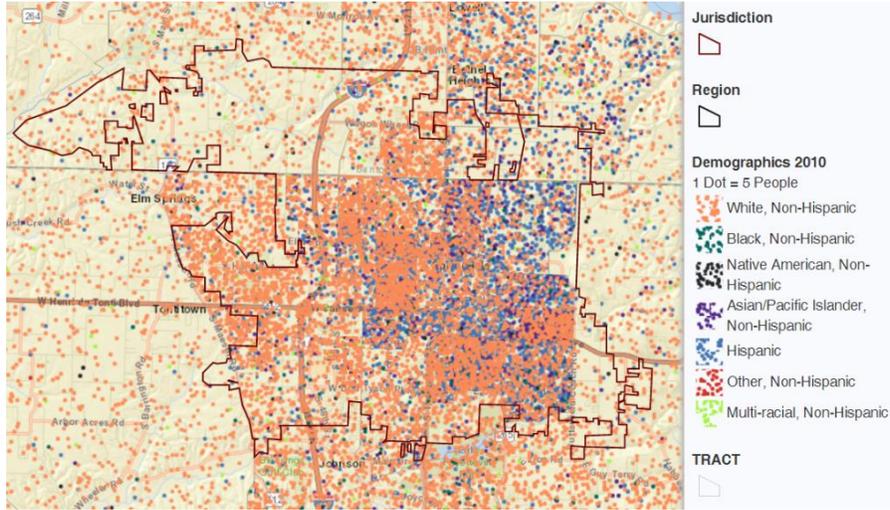
As shown in HUD Map 1, the eastern half of Springdale has the highest concentration of Hispanic and Asian/Pacific Islander residents, while the western half is predominately Non-Hispanic White. Within these regions, some areas are more diverse than others. The southeast area of the city has a diverse mix of Non-Hispanic White, Hispanic, and Asian/Pacific Islander residents, while the northeast area has a more homogenously Hispanic population. The area west of I-49 is mostly Non-Hispanic White.

Within the Hispanic community on the east side, as shown in HUD Map 3, the area east of Thompson Street has a higher concentration of Mexican residents, while the area west of Thompson Street includes more residents from El Salvador, Guatemala, and Honduras. A small population of residents from India lives in the center of the city.

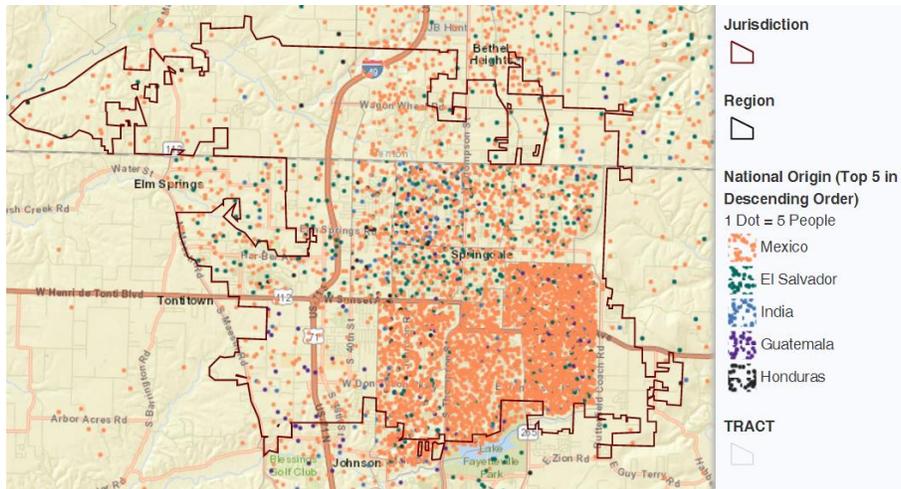
HUD Map 4 shows that many Spanish-speaking residents with limited English proficiency live in the south and east side of Springdale. Stakeholders also note that this area is home to many residents from the Marshall Islands who speak Marshallese, with limited English proficiency. Marshallese residents are included as Asian/Pacific Islander in HUD Map 1, but this group does not appear in HUD Maps 3 and 4. According to the HUD data documentation on national origin, “HUD limits the number of categories for the maps in order to better visualize the most significant groups.”⁵ Some residents from China who have limited English proficiency also live on the east side of the city, although HUD Map 4 does not indicate that these residents are particularly concentrated in one area.

⁵ *Affirmatively Furthering Fair Housing (AFFH) Data Documentation*. U.S. Department of Housing and Urban Development, July 2016. p. 13. PDF File. Web. <https://www.hudexchange.info/resources/documents/AFFH-Data-Documentation.pdf>. Accessed February 2017.

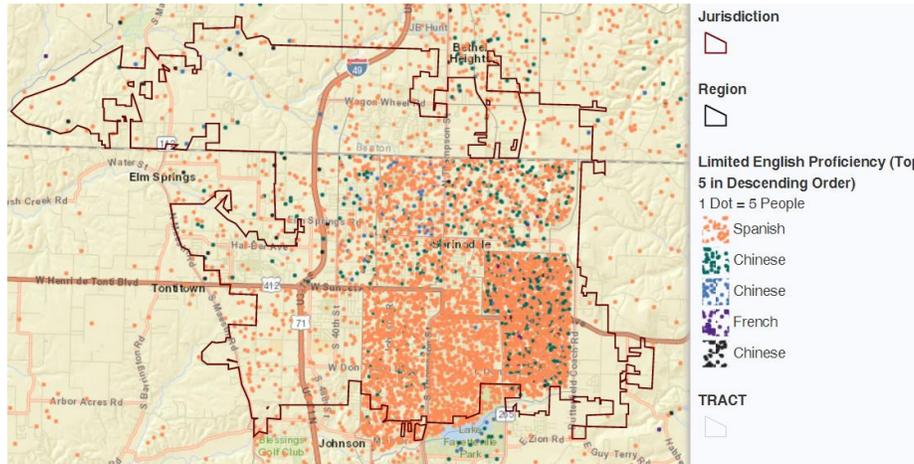
HUD Map 1. Race/Ethnicity



HUD Map 3. National Origin



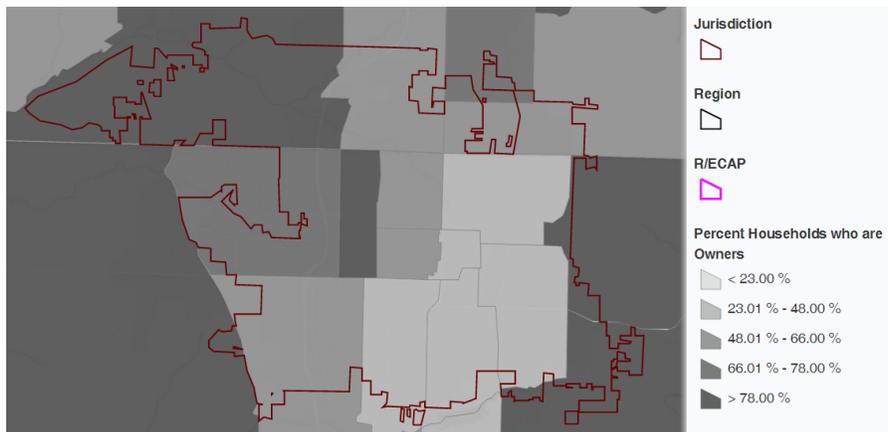
HUD Map 4. Limited English Proficiency



d. Consider and describe the location of owner and renter occupied housing in determining whether such housing is located in segregated or integrated areas.

HUD Map 16 shows the percentage of homeowners in each area of Springdale. The highest concentrations of homeowners are in the northwest corner of the city, shown in HUD Map 1 to be a mostly Non-Hispanic White area, and the center of the city, shown in HUD Map 1 to be a relatively diverse area. The area with the highest concentration of renters (the lowest percentage of homeowners) is the predominately Hispanic east side.

HUD Map 16. Housing Tenure by Owners



A large area of owner occupied housing in Springdale is Har-Ber Meadows, a 400-acre planned community that offers a mix of residential and commercial properties.⁶ This community is located west of I-49 in an area that is shown in HUD Map 1 to be predominately Non-Hispanic White.

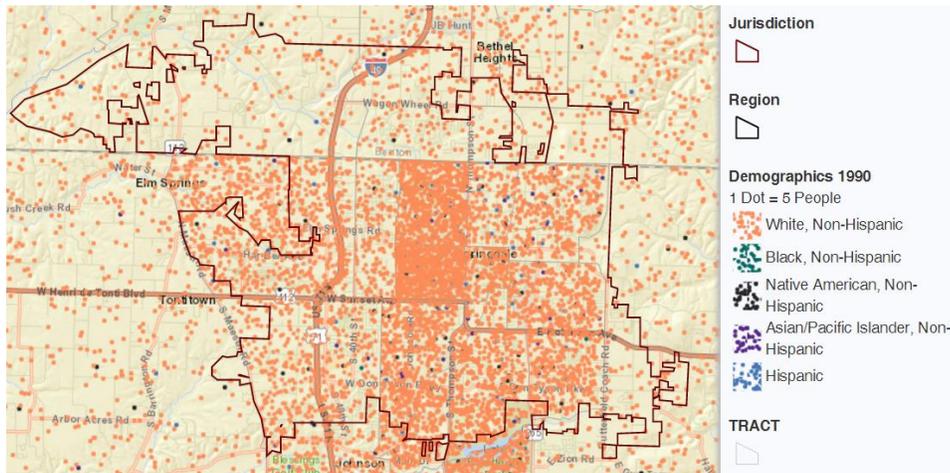
Large rental apartment complexes in Springdale include Spring Meadows Apartments, located on the southern edge of the city, Brookhaven Apartments, located in the southeastern corner of the city, and Montecito Springs, located on the eastern edge of the city.⁷ According to data from HUD Map 1, the tract in which Spring Meadows

⁶ About." *Harbermeadows.org*. Har-Ber Meadows, 2017. Web. <https://harbermeadows.org/about/>. Accessed February 2017.

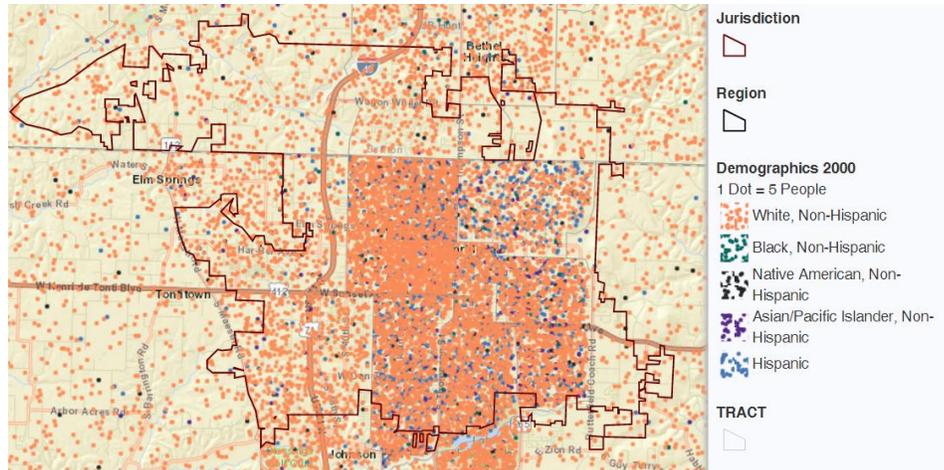
⁷"Brookhaven Apartments to Spring Meadows Apartments to Montecito Springs." *Google.com*. Google Maps, n.d. Web. <https://www.google.com/maps/dir/Brookhaven+Apartments,+1127+Brookhaven+Ct,+Springdale,+AR+72764/Spring+Meadows+Apartments,+1800+Carley+Rd,+Springdale,+AR+72762/Montecito+Springs,+1127+Brookhaven+Ct,+Springdale,+AR+72764>

HUD Maps 2.1, 2.2, and 2.3 show the residential patterns of racial and ethnic groups over this time period. In 1990, most residents were Non-Hispanic White and lived in the center of the city. By 2000, after more Hispanic and Asian/Pacific Islander residents arrived, more minority residents began to live on the outer perimeter of the city, particularly on the east side. By 2010, more Hispanic and Asian/Pacific Islander residents lived throughout most of Springdale, although the area west of I-49 remained predominately Non-Hispanic White.

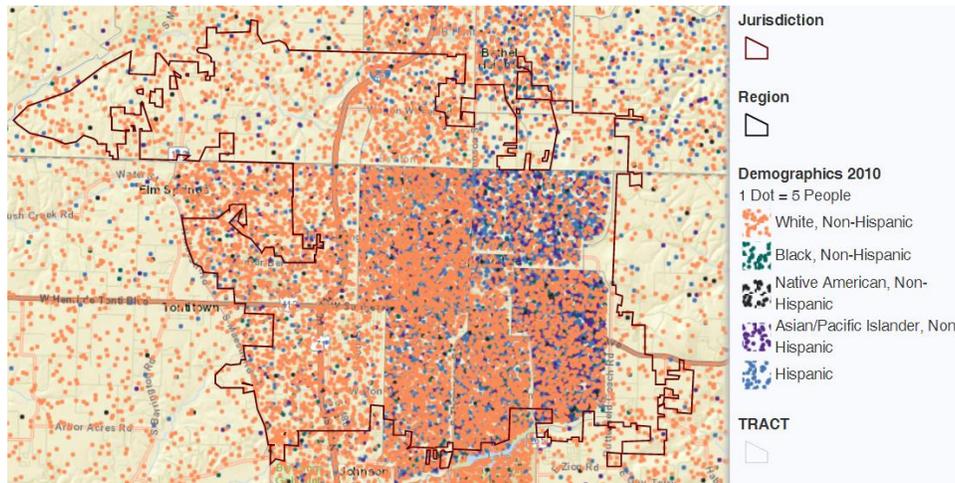
HUD Map 2.1. Race/Ethnicity Trends, 1990



HUD Map 2.2. Race/Ethnicity Trends, 2000



HUD Map 2.3. Race/Ethnicity Trends, 2010



f. Discuss whether there are any demographic trends, policies, or practices that could lead to higher segregation in the jurisdiction in the future.

Chapter 130, Article 12 of the Springdale municipal code provides information on the development of the area around the Arvest Ballpark in the southwest area of the city. Over the next 20 to 30 years, the city and development property owners plan to create a district brand for the area by including “key features such as consistent design standards, sustainability, public art, long term planning, transportation options, and a sense of neighborhood” in new development. The plan for the area is to include multifamily residential and mixed-use housing development among other commercial development and public facilities. The code does not specify whether any of the new housing development will be required to be affordable housing. As shown in HUD Map 1, the southwest area in which this is being proposed is predominately Non-Hispanic White; it is unclear how the new development will influence future demographic composition.

ADDITIONAL INFORMATION

- a. Beyond the HUD-provided data, provide additional relevant information, if any, about segregation in the jurisdiction and region affecting groups with other protected characteristics.**
- b. The program participant may also describe other information relevant to its assessment of segregation, including activities such as place-based investments and mobility options for protected class groups.**

The increase of Hispanic and Pacific/Islander immigrants to Springdale between 1990 and 2010 affected the integration of public schools in the city. According to a PBS article on school districting policies in the area, a lack of active integration efforts left one high school in Springdale with almost twice the Hispanic population of another.⁸ The most recent enrollment data indicate that Har-Ber High School, located in a predominately Non-Hispanic White area, has 37 percent minority enrollment (mostly Hispanic) and Springdale High School, located in a more diverse area, has 66 percent minority enrollment (mostly Hispanic).⁹

⁸ Kolodner, Meredith. “How a growing Arkansas town avoided segregation in its two high schools.” *PBS.org*. Public Broadcasting Service, October 2015. Web. <http://www.pbs.org/newshour/updates/growing-arkansas-town-headed-school-segregation/>. Accessed February 2017.
⁹ “Springdale Public Schools.” *Publicschoolreview.com*. Public School Review, 2017. Web. <https://www.publicschoolreview.com/arkansas/springdale>. Accessed February 2017.

CONTRIBUTING FACTORS OF SEGREGATION

- **Community Opposition**
- **Displacement of residents due to economic pressures**
- **Lack of community revitalization strategies**
- **Lack of private investments in specific neighborhoods**
- **Lack of public investments in specific neighborhoods, including services or amenities**
- **Lack of regional cooperation**
- **Land use and zoning laws**
- **Lending Discrimination**
- **Location and type of affordable housing**
- **Occupancy codes and restrictions**
- **Private discrimination**
- **Other**

Stakeholders identified the following contributing factors to segregation in Springdale during the community participation process.

LOCATION AND TYPE OF AFFORDABLE HOUSING

As the population of Springdale continues to grow, so does the need for more affordable housing. Stakeholders agree that currently, most affordable housing is concentrated on the east side of Springdale, which is also home to large Hispanic and Marshallese populations. Stakeholders who participated in the community participation process associate the east side of Springdale as a low-income area, but do not consider it to be an area of concentrated poverty. Stakeholders believe that Springdale has a shortage of rental units under \$500 per month and a shortage of affordable housing for large families with more than two bedrooms.

COMMUNITY OPPOSITION

Stakeholders suggest land is available for multi-family and affordable housing development in Springdale, particularly in the center of town, but that wealthy land owners are “sitting on” the properties unwilling to sell. Stakeholders believe that Springdale is behind other cities in the area in the development of multi-family housing, and the occupancy rate for rental housing is very high, which suggests a demand for more apartments. Stakeholders mentioned that some apartments are currently being developed, but are not affordable units. Stakeholders also mentioned that a negative perception of affordable housing in the community, which may further inhibit development.

LACK OF COMMUNITY REVITALIZATION STRATEGIES

Stakeholders stressed the importance of partnering with business leaders and large corporations in the area who have an interest in creating sufficient low-income housing stock for the local workforce. Stakeholders also believe that the City of Springdale should consider using Community Development Block Grant (CDBG) funds for developing new properties rather than for the rehabilitation of existing units. According to a representative of a housing development company, the demand is high for affordable housing in Springdale, particularly for the low-income workforce, but it is difficult to make a profit or simply break even on affordable housing development without incentives. This developer suggested that the City of Springdale could use incentive strategies that have worked in other cities to encourage affordable housing development, such as Rural Infrastructure Development (RID) funding, tax abatement policies for affordable housing development, and using CDBG funding to assist with

the development of Section 42 affordable housing. Stakeholders believe that in order for affordable housing development to take place, political will and commitment from city leadership and business community leaders is necessary.

OCCUPANCY CODES AND RESTRICTIONS

Stakeholders involved with the Hispanic and Marshallese communities in Springdale believe that occupancy limits in the Springdale municipal code disproportionately affect these communities, who place cultural emphasis on living with and near extended family. Stakeholders expressed that having to abide by occupancy restrictions effectively forces these groups to live as a “nuclear family”, or a traditional living arrangement with parents and children only.

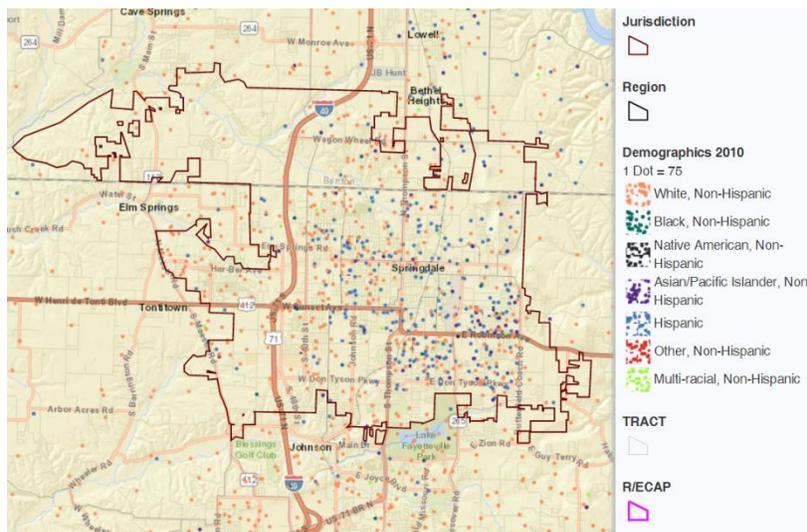
B.II. GENERAL ISSUES - RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAPS)

a. Identify any R/ECAPs or groupings of R/ECAP tracts within the jurisdiction.

A racially or ethnically concentrated area of poverty (R/ECAP) is an area that has a majority Non-White population and a poverty rate that is either above 40 percent or three times the regional average.¹⁰ The Affirmatively Furthering Fair Housing (AFFH) maps from the U.S. Department of Housing and Urban Development (HUD) do not indicate that any areas of Springdale are defined as a R/ECAP. HUD Map 1 shows the racial and ethnic composition of the City of Springdale.

Each of the HUD tables and maps in this report are numbered according to the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

HUD Map 1. Race/Ethnicity

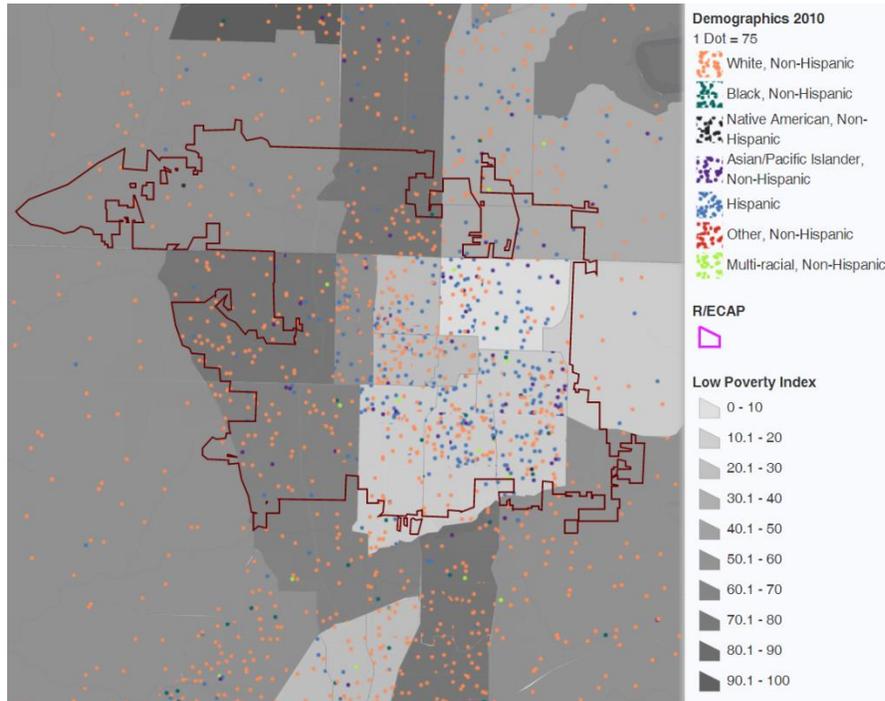


b. Which protected classes disproportionately reside in R/ECAPs compared to the jurisdiction and region?

Although no areas of Springdale meet the definition of a R/ECAP, the eastern and southeastern areas of the city have the highest concentration of minorities and a relatively higher rate of poverty (smaller low poverty index) as shown in HUD Map 12.

¹⁰ *Affirmatively Furthering Fair Housing (AFFH) Data Documentation*. U.S. Department of Housing and Urban Development, July 2016. p. 10. PDF File. Web. <https://www.hudexchange.info/resources/documents/AFFH-Data-Documentation.pdf>. Accessed February 2017.

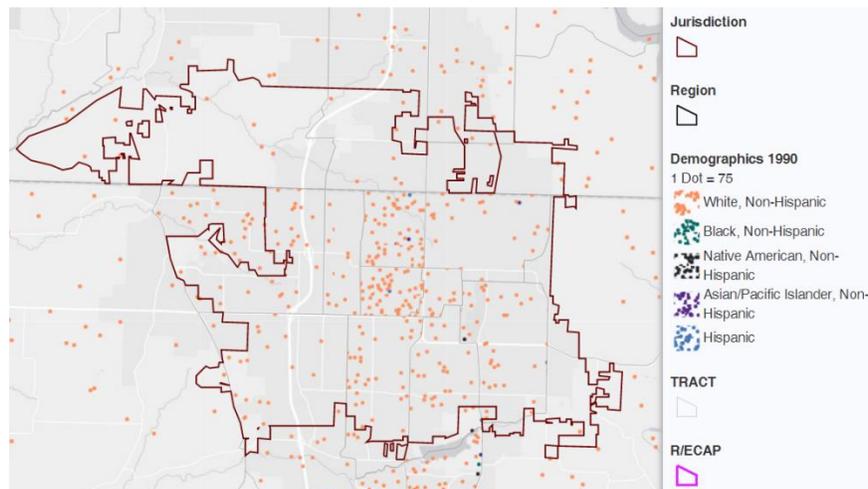
HUD Map 12. Demographics and Poverty



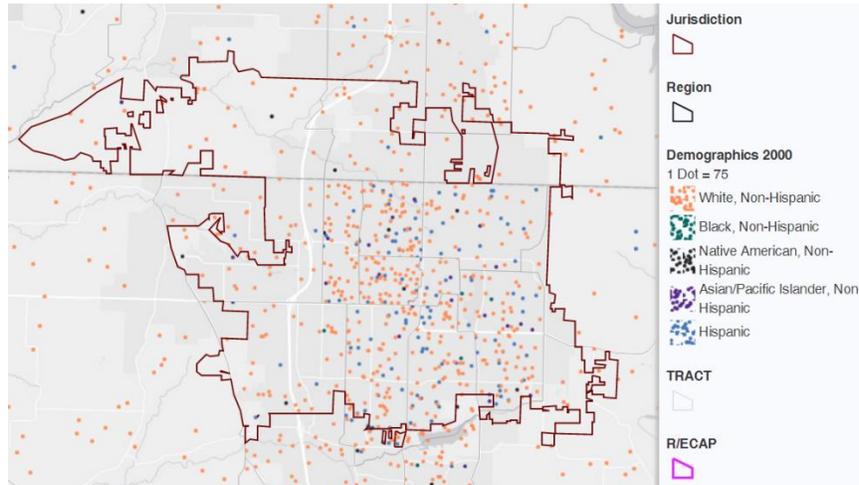
c. Describe how R/ECAPs have changed over time (since 1990).

HUD Maps 2.1, 2.2, and 2.3 show the residential patterns of racial and ethnic groups from 1990 to 2010. As seen in HUD Map 2.1, the city was predominately Non-Hispanic White in 1990. From 1990 to 2000, the city received a large influx of minority residents who lived mostly in the center of the city and on the east side, as shown in HUD Map 2.2. By 2010, as shown in HUD Map 2.3, minority residents were more highly concentrated in the southeast area of the city.

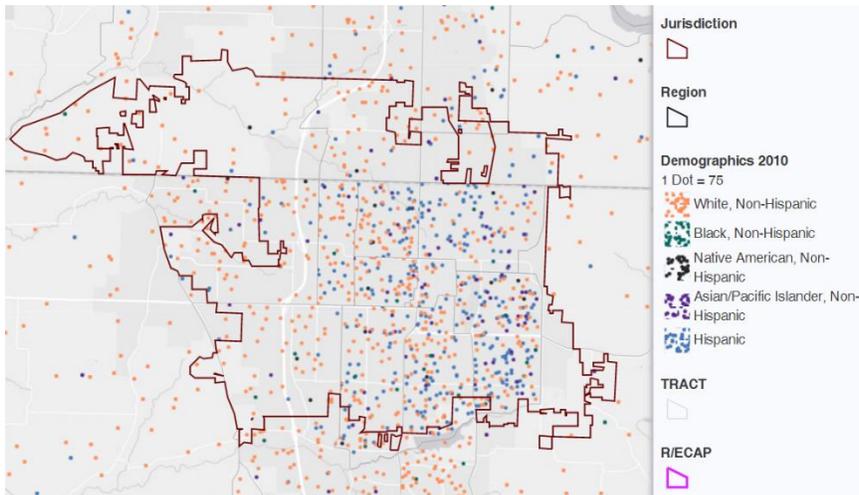
HUD Map 2.1. Race/Ethnicity Trends, 1990



HUD Map 2.2. Race/Ethnicity Trends, 2000



HUD Map 2.3. Race/Ethnicity Trends, 2010



ADDITIONAL INFORMATION

1. Beyond the HUD-provided data, provide additional relevant information, if any, about R/ECAPs in the jurisdiction and region affecting groups with other protected characteristics.
2. The program participant may also describe other information relevant to its assessment of R/ECAPs, including activities such as place-based investments and mobility options for protected class groups.

The City of Springdale has no areas that meet the HUD definition of a R/ECAP. Additional information about poverty by location and access to employment, schools, and transportation for protected classes can be found in the Disparities in Access to Opportunity section of this report.

CONTRIBUTING FACTORS OF R/ECAPS

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of R/ECAPs.

- **Community Opposition**
- **Deteriorated and abandoned properties**
- **Displacement of residents due to economic pressures**
- **Lack of community revitalization strategies**
- **Lack of private investments in specific neighborhoods**
- **Lack of public investments in specific neighborhoods, including services or amenities**
- **Lack of regional cooperation**
- **Land use and zoning laws**
- **Location and type of affordable housing**
- **Occupancy codes and restrictions**
- **Private discrimination**
- **Other**

The City of Springdale has no areas that meet the HUD definition of a R/ECAP, and therefore no contributing factors to R/ECAPs have been identified.

B.III. GENERAL ISSUES - DISPARITIES IN ACCESS TO OPPORTUNITY

Disparities in access to education, employment, transportation, exposure to poverty, and environmentally healthy neighborhoods for protected classes are discussed in this chapter.

DISPARITIES IN ACCESS TO EDUCATION. U.S. Department of Housing and Urban Development (HUD) Table 12 shows the school proficiency index across racial and ethnic groups. This index uses 4th grade state test scores in reading and math to determine the performance level of schools in a given area.¹¹ According to this data, Non-Hispanic White residents in Springdale have high access to proficient schools, while Hispanic and Asian/Pacific Islander residents have low access. Black and Native American residents below the poverty level have the least access to proficient schools. The school proficiency index in Springdale across all groups is lower than that of the Fayetteville-Springdale-Rogers region as a whole.

DISPARITIES IN ACCESS TO EMPLOYMENT. The labor market index represents the level of employment and educational attainment in a particular census tract. According to HUD Table 12, Hispanic and Asian/Pacific Islander residents have a lower labor market index than Non-Hispanic White, Black, and Native American populations. Asian/Pacific Islander residents have a lower job proximity index than other groups. This indicates that fewer jobs are located near where Asian/Pacific Islander residents live. Compared to the Fayetteville-Springdale-Rogers region as a whole, Springdale has a lower labor market index and higher jobs proximity index across almost all racial/ethnic groups. This suggests that, although jobs are available in the area, many residents are not engaged in the labor market.

DISPARITIES IN ACCESS TO TRANSPORTATION. HUD Table 12 provides insight into transportation-related data across racial and ethnic groups. This includes the low transportation cost index, which indicates the relative cost of transportation in a neighborhood, and the transit index, which indicates the likelihood that a resident would use public transportation. The data indicate that Non-Hispanic White residents have the highest cost of transportation in their neighborhoods, although for residents below the poverty line, the highest costs are for Asian/Pacific Islanders. The groups most likely to use public transportation are Hispanic and Asian/Pacific Islander residents, based on the data in HUD Table 12.

DISPARITIES IN EXPOSURE TO POVERTY. The low poverty index is a HUD metric indicating relative exposure to poverty. The index is calculated by inverting the poverty rate of an area and assigning a value for the area as a national percentile, such that a high value indicates a relatively low exposure to poverty. HUD Table 12 shows that in Springdale, the groups with the highest rates of poverty (the smallest low poverty index) are Hispanic and Asian American/Pacific Islander residents. Springdale residents across all races and ethnicities experience higher rates of poverty than in the region as a whole.

DISPARITIES IN ACCESS TO ENVIRONMENTALLY HEALTHY NEIGHBORHOODS. According to HUD, the environmental health index “summarizes potential exposure to harmful toxins at a neighborhood level.”¹² It combines Environmental Protection Agency (EPA) estimates on carcinogens, respiratory hazards, and neurological hazards by census tract. HUD Table 12 indicates that across all races and ethnicities, Springdale has a lower environmental health index than the Fayetteville-Springdale-Rogers region as a whole. Access to environmentally healthy neighborhoods is relatively consistent across all racial and ethnic groups.

¹¹ *Affirmatively Furthering Fair Housing (AFFH) Data Documentation*. U.S. Department of Housing and Urban Development, July 2016. p. 14. PDF File. Web. <https://www.hudexchange.info/resources/documents/AFFH-Data-Documentation.pdf>. Accessed January 2017.

¹² *Affirmatively Furthering Fair Housing (AFFH) Data Documentation*. U.S. Department of Housing and Urban Development, July 2016. p. 18. PDF File. Web. <https://www.hudexchange.info/resources/documents/AFFH-Data-Documentation.pdf>. Accessed January 2017.

Each of the HUD tables and maps in this report are numbered according to the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

HUD Table 12. Opportunity Indicators by Race/Ethnicity

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
(Springdale, AR CDBG) Jurisdiction¹							
Total Population							
White, Non-Hispanic	38.04	50.50	55.47	34.51	42.75	61.85	38.90
Black, Non-Hispanic	27.58	42.23	50.02	37.45	46.75	63.82	39.76
Hispanic	21.89	35.50	44.08	40.72	47.87	63.69	38.95
Asian or Pacific Islander, Non-Hispanic	22.79	32.85	44.91	40.03	47.88	59.78	39.64
Native American, Non-Hispanic	35.50	49.36	53.76	35.28	43.26	60.77	38.88
Population Below Federal Poverty Line							
White, Non-Hispanic	29.50	41.55	48.84	36.96	45.45	61.60	38.81
Black, Non-Hispanic	13.95	37.02	42.90	40.09	51.17	64.05	40.46
Hispanic	20.03	35.33	41.56	41.60	48.59	63.50	38.26
Asian or Pacific Islander, Non-Hispanic	35.54	44.62	52.43	37.90	44.35	51.65	38.42
Native American, Non-Hispanic	12.13	30.97	49.08	40.93	49.91	67.13	40.06
(Fayetteville-Springdale-Rogers, AR-MO CBSA) Region²							
Total Population							
White, Non-Hispanic	49.61	56.45	57.57	25.03	30.80	48.14	67.08
Black, Non-Hispanic	46.12	50.25	61.68	33.65	42.36	56.05	65.08
Hispanic	35.25	49.53	50.54	33.95	38.64	55.96	59.48
Asian or Pacific Islander, Non-Hispanic	40.86	50.01	56.44	33.77	41.12	55.39	57.02
Native American, Non-Hispanic	43.17	53.73	53.27	24.86	28.52	50.66	69.25
Population Below Federal Poverty Line							
White, Non-Hispanic	39.13	49.70	52.62	26.98	34.47	52.25	68.11
Black, Non-Hispanic	39.40	46.67	56.58	36.25	46.87	57.16	62.83
Hispanic	30.61	47.40	47.66	34.85	39.76	58.11	59.83
Asian or Pacific Islander, Non-Hispanic	36.49	44.98	54.64	36.20	44.25	55.26	61.94
Native American, Non-Hispanic	28.92	44.52	45.96	30.36	38.09	59.11	70.79

Sources: U.S. Census, 2010; U.S. Census Bureau American Community Survey, 2009-2013; Great Schools, 2012; Common Core of Data, 2012; School Attendance Boundary Information System (SABINS), 2012; Location Affordability Index (LAI) data, 2008-2012; Longitudinal Employer-Household Dynamics (LEHD), 2013; National Air Toxics Assessment (NATA) data, 2005; as retrieved from the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

¹ Local jurisdiction defined by HUD as a recipient of Community Development Block Grant (CDBG) funding.

² Local region defined by HUD as a core-based statistical area (CSBA).

DISPARITIES IN ACCESS TO EDUCATIONAL OPPORTUNITIES

- a. Describe any disparities in access to proficient schools based on race/ethnicity, national origin, and family status.
- b. Describe the relationship between the residency patterns of racial/ethnic, national origin, and family status groups and their proximity to proficient schools. Describe how school-related policies, such as school enrollment policies, affect a student's ability to attend a proficient school. Which protected class groups are least successful in accessing proficient schools?

HUD Map 1 below shows the racial and ethnic breakdown of Springdale residents by location. In general, the western half of the city has a higher concentration of Non-Hispanic White residents, and the eastern half has a higher concentration of Hispanic and Asian/Pacific Islander residents. Based on the school proficiency data in HUD Map 7.1, the highest access to proficient schools in the city is along the western border, which is home to predominately Non-Hispanic White residents. The southeast part of the city, between Huntsville Avenue and Robinson Avenue, contains an area with low access to proficient schools. This area includes residents of multiple ethnicities, including Asian/Pacific Islander and Hispanic residents. As shown in HUD Map 7.2, this southeast area of low school proficiency is also home to many Springdale residents of Mexican national origin. Other areas with low access to school proficiency are the northeast of the city, which is predominately Hispanic, and the center of the city, which is relatively diverse.

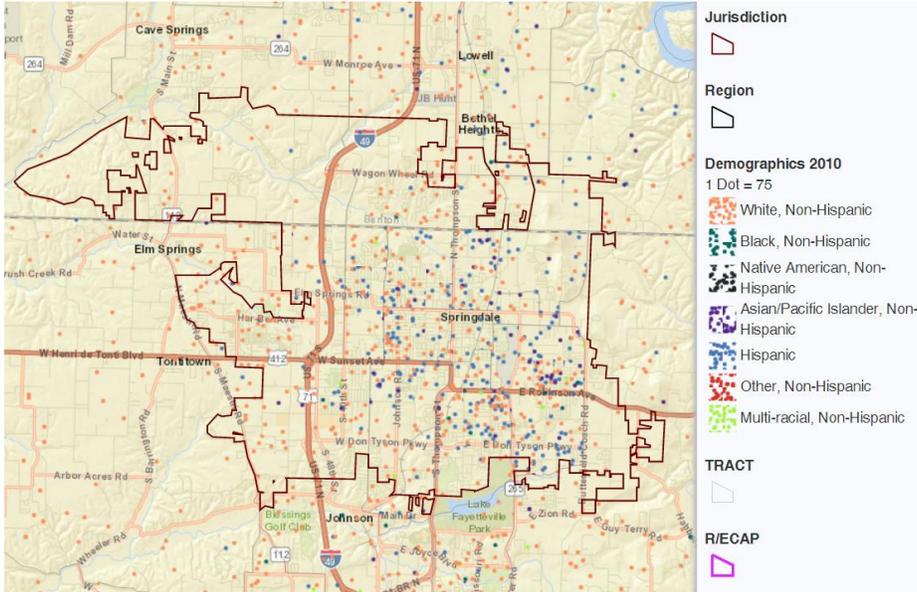
Areas on the east side of Springdale are home to more families with children. These areas have relatively low access to proficient schools, as shown in HUD Map 7.3. A high concentration of families with children live in the area of low access to proficient schools between Huntsville Avenue and Robinson Avenue.

The increase of Hispanic and Asian/Pacific Islander immigrants to Springdale between 1990 and 2010 affected the integration of public schools in the city. According to a PBS article on school districting policies in the area, a lack of active integration efforts left one high school in Springdale with almost twice the Hispanic population of another.¹³ The most recent enrollment data indicate that Har-Ber High School, located in a predominately Non-Hispanic White area, has 37 percent minority enrollment (mostly Hispanic) and Springdale High School, located in a more diverse area, has 66 percent minority enrollment (mostly Hispanic).¹⁴

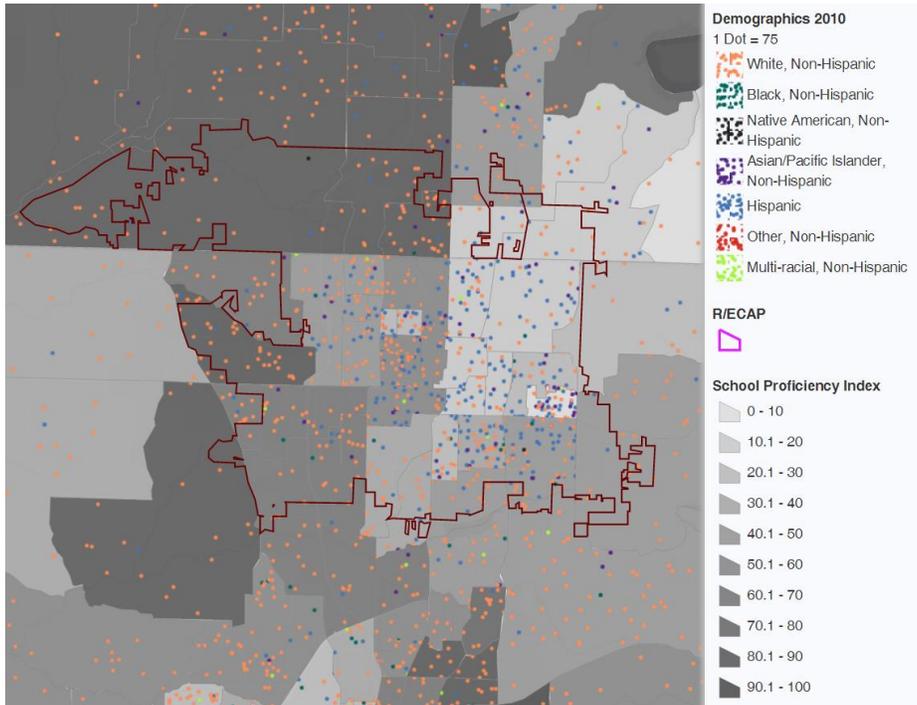
¹³ Kolodner, Meredith. "How a growing Arkansas town avoided segregation in its two high schools." *PBS.org*. Public Broadcasting Service, October 2015. Web. <http://www.pbs.org/newshour/updates/growing-arkansas-town-headed-school-segregation/>. Accessed February 2017.

¹⁴ "Springdale Public Schools." *Publicschoolreview.com*. Public School Review, 2017. Web. <https://www.publicschoolreview.com/arkansas/springdale>. Accessed February 2017.

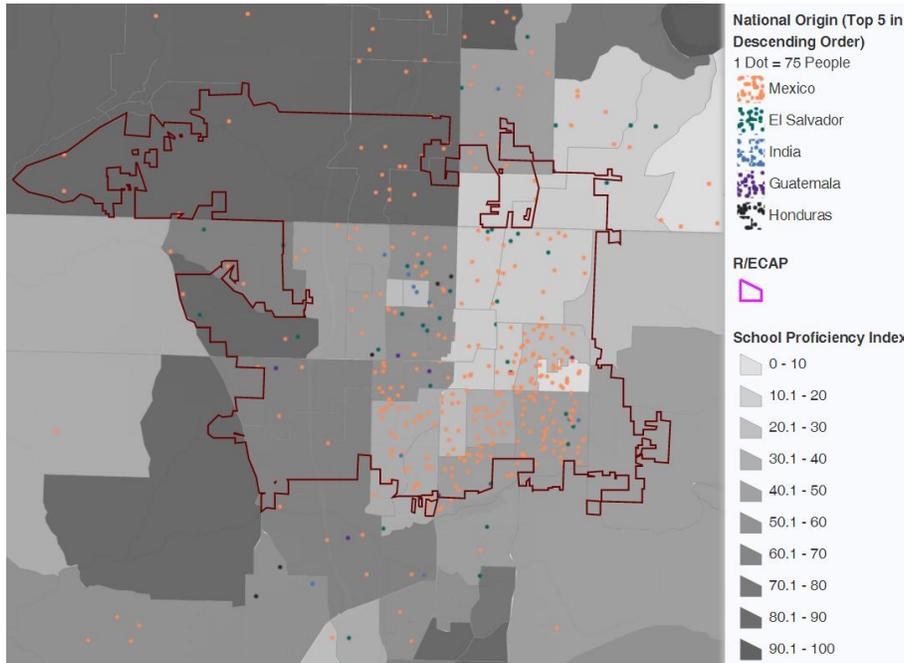
HUD Map 1. Race/Ethnicity



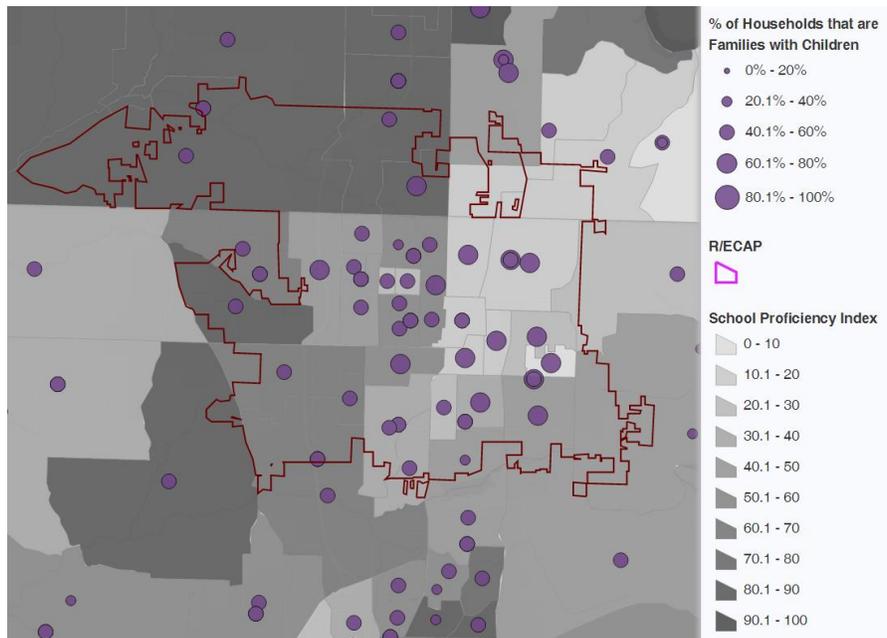
HUD Map 7.1. School Proficiency and Race/Ethnicity



HUD Map 7.2. School Proficiency and National Origin



HUD Map 7.3. School Proficiency and Family Status



DISPARITIES IN ACCESS TO EMPLOYMENT OPPORTUNITIES

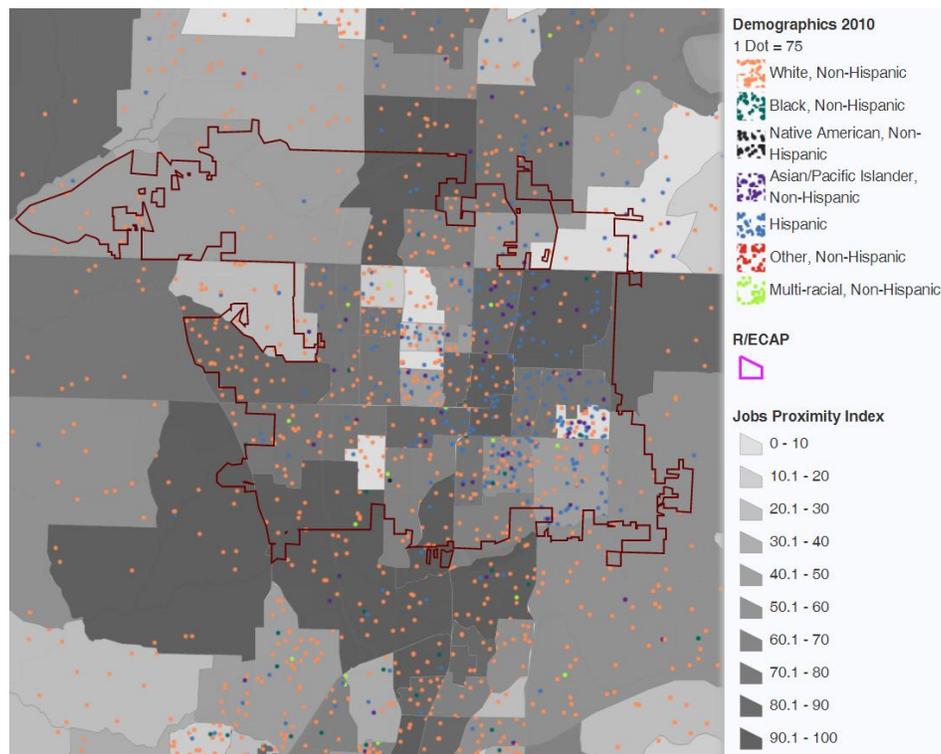
- Describe any disparities in access to jobs and labor markets by protected class groups.
- How does a person's place of residence affect their ability to obtain a job?
- Which racial/ethnic, national origin, or family status groups are least successful in accessing employment?

HUD Map 8.1 shows job proximity by race and ethnicity in Springdale. The areas of lowest job proximity are in the southwest (south of Sunset Avenue, between 40th Street Johnson Road), center (around J.B. Hunt Park), and southeast (between Huntsville Avenue and Robinson Avenue) areas of the city. These areas are diverse, with Hispanic, Asian/Pacific Islander, and Non-Hispanic White residents.

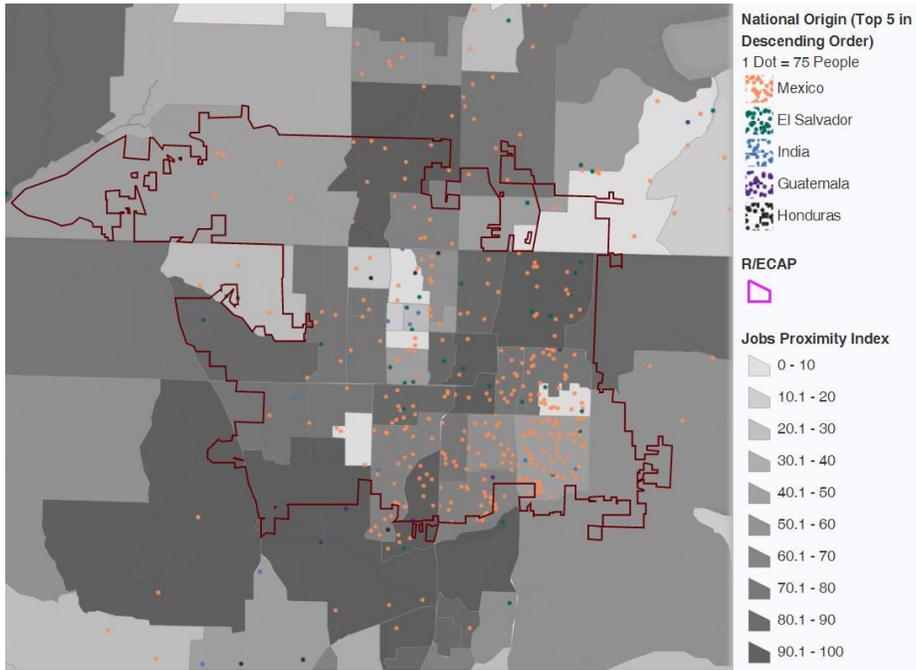
Based on HUD Map 8.2, many residents born in Mexico and El Salvador live in the areas of lowest job proximity in southeast and central Springdale. HUD Map 8.3 shows the area in southeast Springdale that has low job proximity is also home to a large number of families with children.

According to HUD Maps 9.1, 9.2 and 9.3 below, the entire east side of Springdale has relatively low labor market engagement. The area with the lowest engagement is east of the center of the city (near the intersection of Huntsville Avenue and Thompson Street). This area has a high concentration of Hispanic residents, including residents from Mexico and El Salvador. Not as many families live in this area, although other parts of the east side do have a high concentration of families and a relatively low labor market engagement.

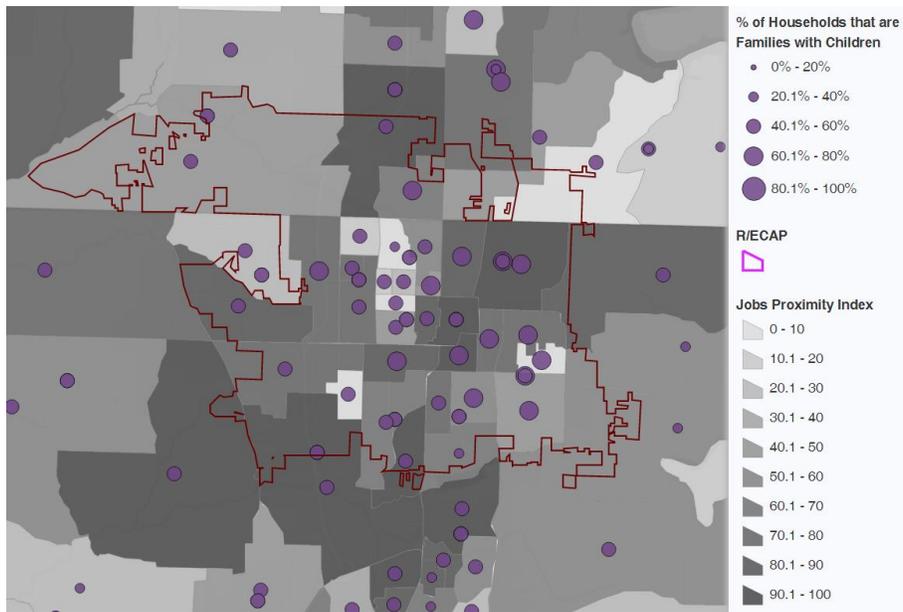
HUD Map 8.1. Job Proximity and Race/Ethnicity



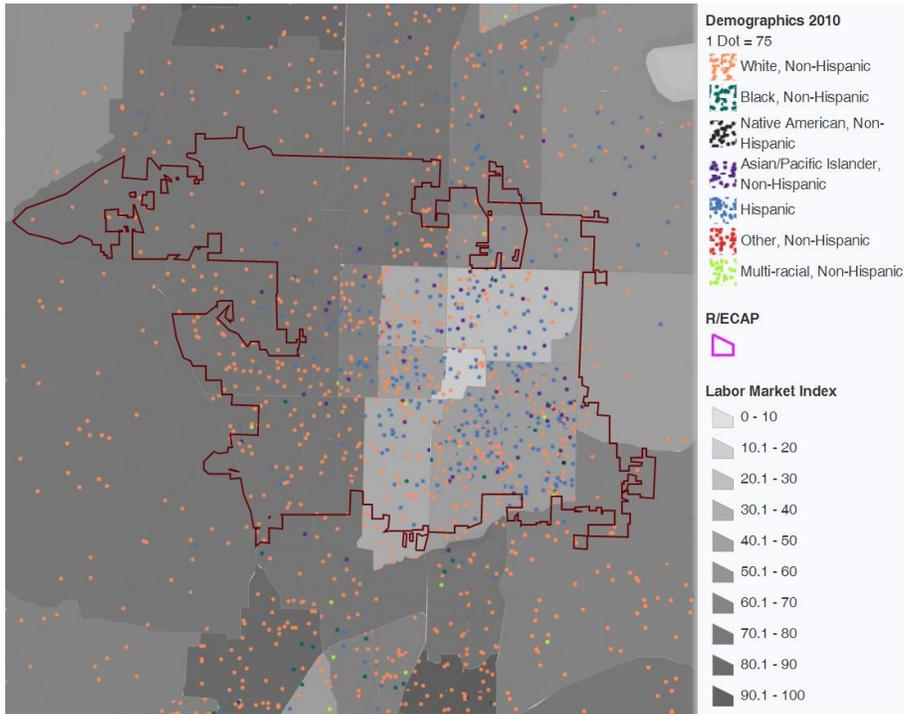
HUD Map 8.2. Job Proximity and National Origin



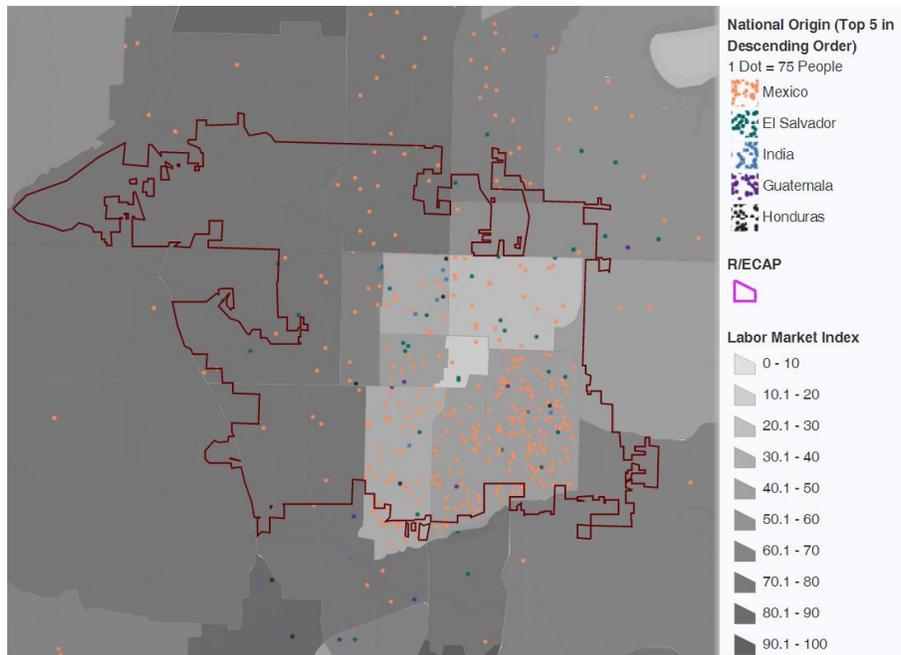
HUD Map 8.3. Job Proximity and Family Status



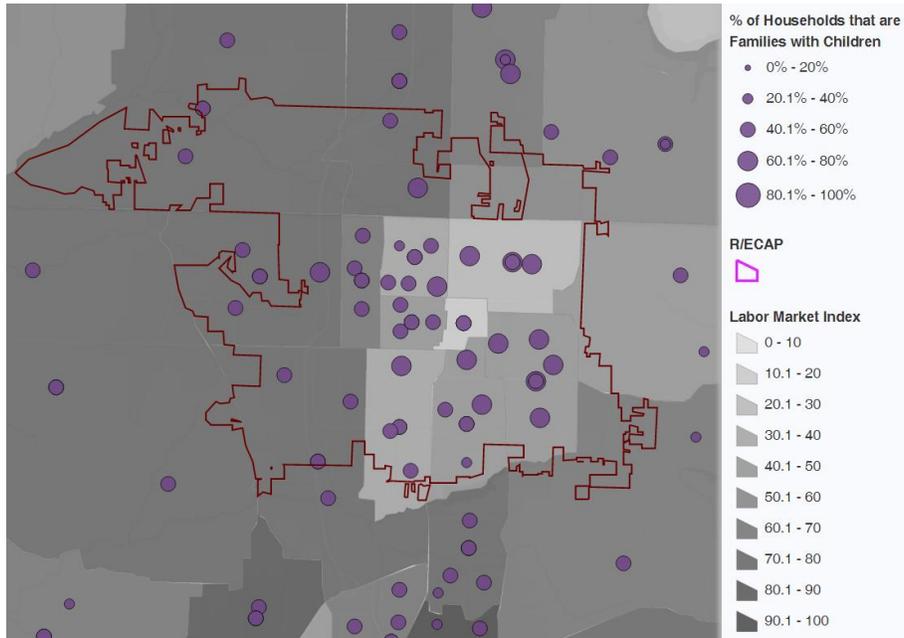
HUD Map 9.1. Labor Market and Race/Ethnicity



HUD Map 9.2. Labor Market and National Origin



HUD Map 9.3. Labor Market and Family Status



DISPARITIES IN ACCESS TO TRANSPORTATION OPPORTUNITIES

- Describe any disparities in access to transportation based on place of residence, cost, or other transportation related factors.**
- Which racial/ethnic, national origin or family status groups are most affected by the lack of a reliable, affordable transportation connection between their place of residence and opportunities?**
- Describe how the jurisdiction's and region's policies, such as public transportation routes or transportation systems designed for use personal vehicles, affect the ability of protected class groups to access transportation.**

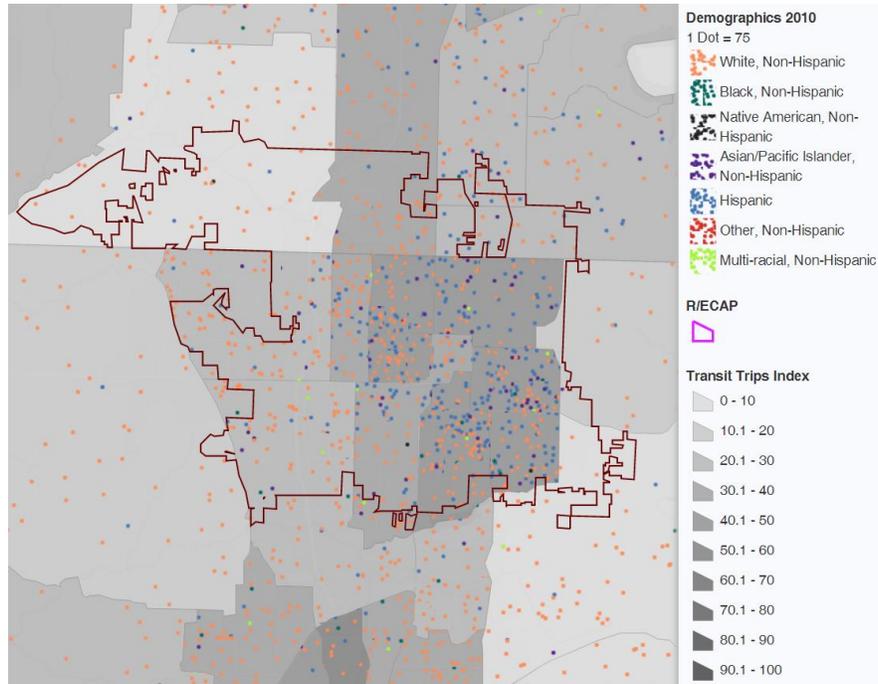
HUD Maps 10.1, 10.2, and 10.3 below show that the area in which most public transit trips occur is on the east side of Springdale. This area has a higher concentration of Hispanic and Asian/Pacific Islander residents. Many residents in this area, particularly in the southeast of the city, are from Mexico and El Salvador. This area has a higher concentration of families with children than the rest of the city, as shown in HUD Map 10.3.

HUD Maps 11.1, 11.2, and 11.3 show the transportation cost index by race and ethnicity, national origin, and familial status across all areas of Springdale. Transportation is most expensive in the northwest corner of the city (north of Elm Springs Road and west of I-49). This area has predominately Non-Hispanic White residents, with a few Hispanic residents from Mexico, and a low concentration of families. Areas more central to the city, particularly on the predominately Hispanic and Asian/Pacific Islander east side, have lower transportation costs.

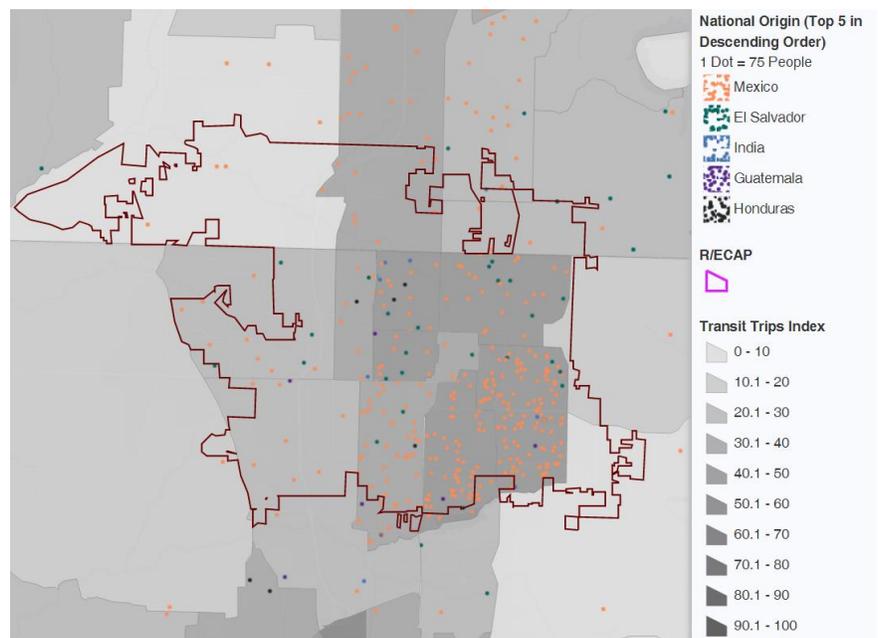
According to stakeholders and residents who participated in the community participation process, public transportation is lacking in all areas of Springdale. Stakeholders believe that the area has a healthy job market at all income levels but that transportation to jobs may be difficult for low-income individuals. Overall, stakeholders say it is very difficult to live in the area without a car. One stakeholder mentioned a recent collaboration between Tyson Foods, a major area employer, and a local transit provider to provide transportation to and from work for Tyson employees.

About 33 percent of all residents who responded to the resident survey say they would use public transportation if it were available, and another 33 percent might use it. Among Spanish-speaking respondents, 80 percent say they would use it if it were available.

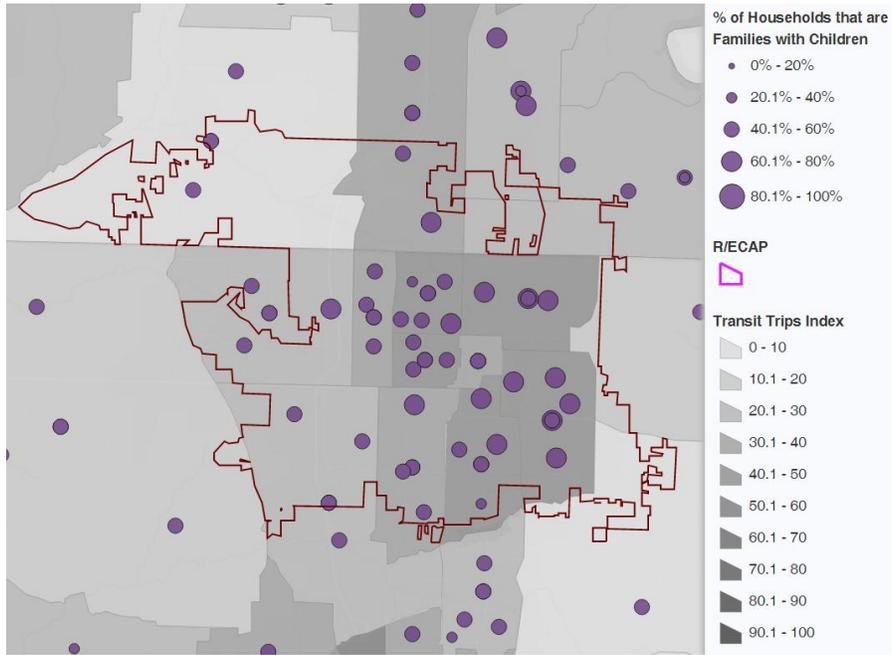
HUD Map 10.1. Transit Trips and Race/Ethnicity



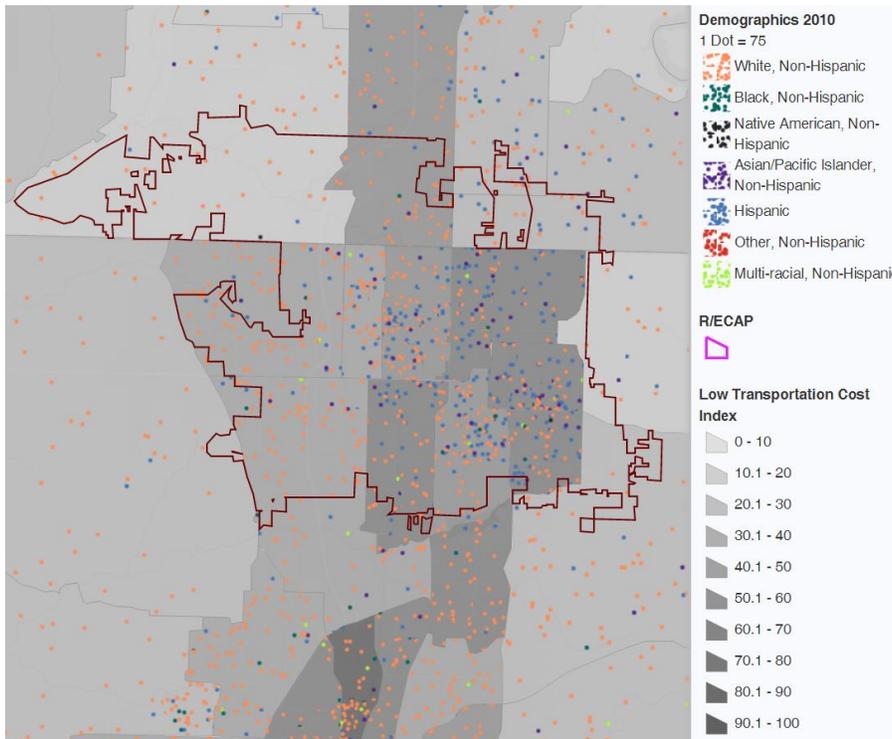
HUD Map 10.2. Transit Trips and National Origin



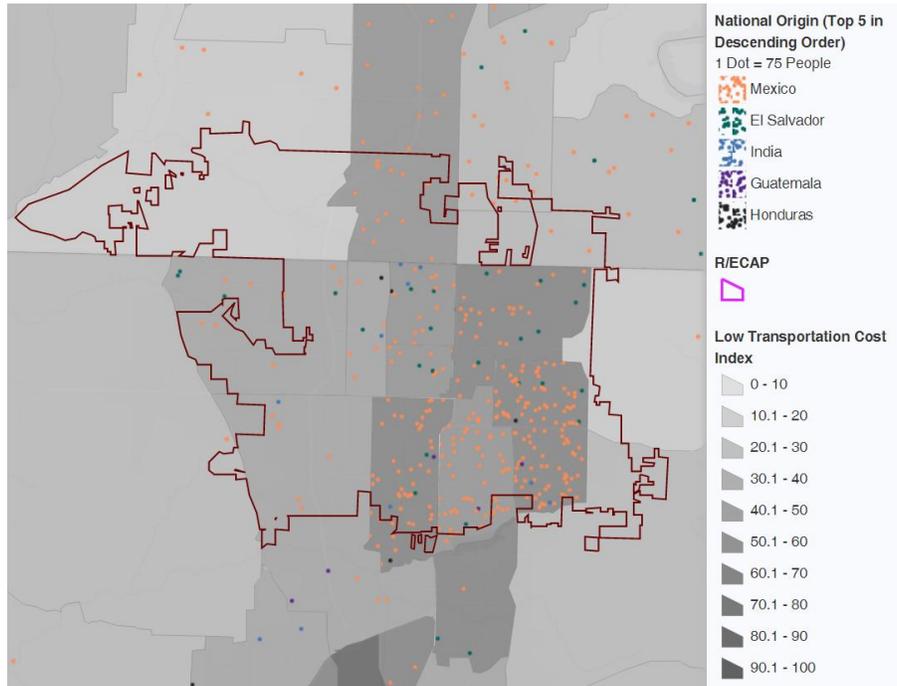
HUD Map 10.3. Transit Trips and Family Status



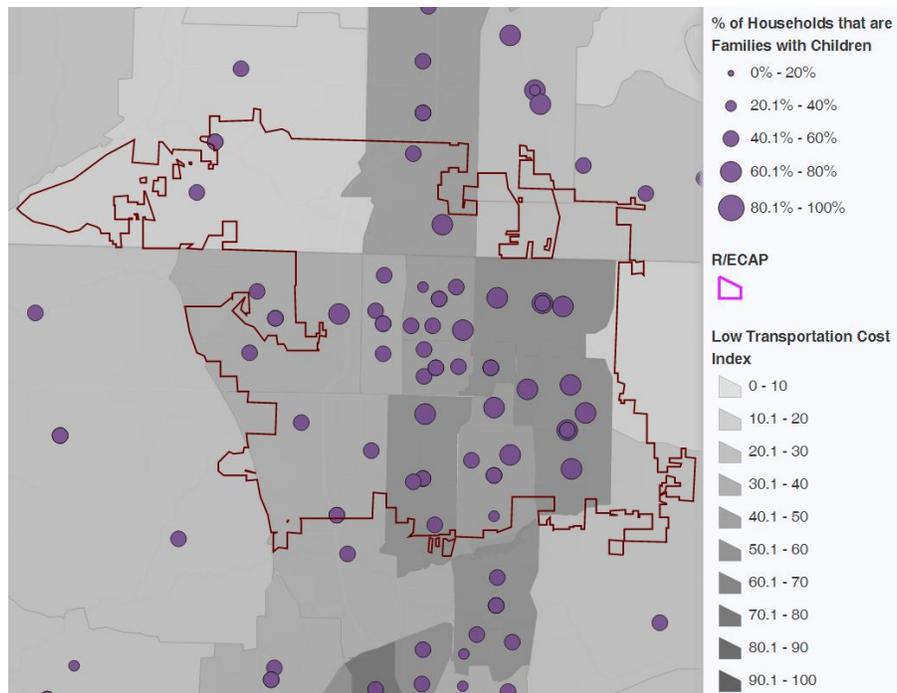
HUD Map 11.1. Low Transportation Cost and Race/Ethnicity



HUD Map 11.2. Low Transportation Cost and National Origin



HUD Map 11.3. Low Transportation Cost and Family Status



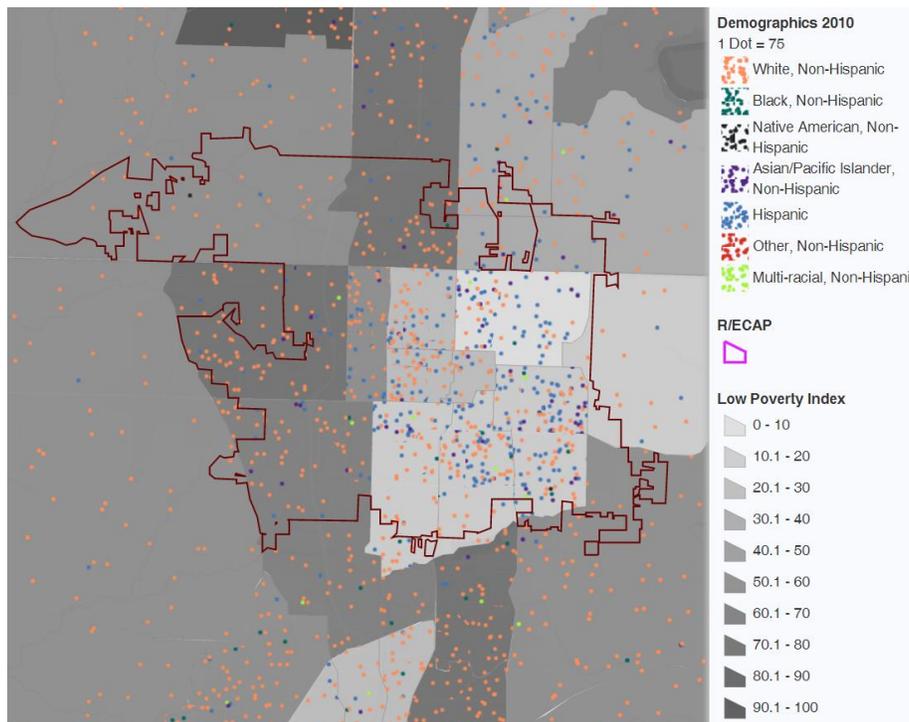
DISPARITIES IN EXPOSURE TO POVERTY

- a. Describe any disparities in exposure to poverty by protected class groups.
- b. What role does a person's place of residence play in their exposure to poverty?
- c. Which racial/ethnic, national origin or family status groups are most affected by these poverty indicators?
- d. Describe how the jurisdiction's and region's policies affect the ability of protected class groups to access low poverty areas.

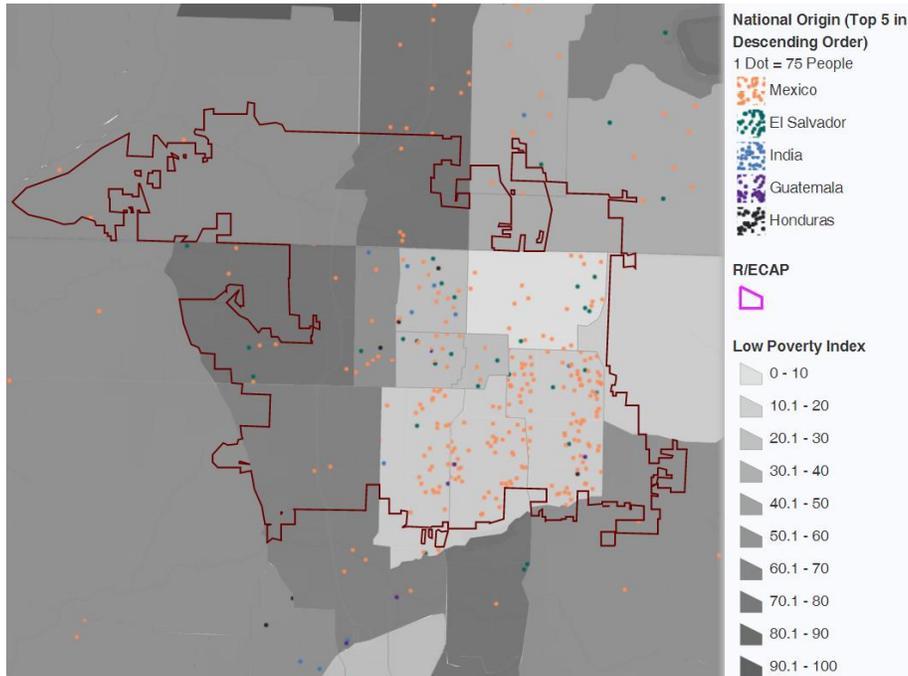
According to HUD Maps 12.1, 12.2, and 12.3 below, the area of highest poverty in Springdale is the east side of the city. This area has a high concentration of Hispanic (including Mexican and Salvadorian) residents, as well as many Asian/Pacific Islander residents. This area also has a higher concentration of families with children than the rest of the city. On the east side, the highest rate of poverty is in the northeast area, north of Huntsville Avenue. This area has many Hispanic residents, although it does not have as high a concentration of Mexican residents the southeast. This northeast area also has many Asian/Pacific Islander residents and a relatively high concentration of families with children.

Almost all of the land zoned for medium and high density multifamily housing is located on the eastern or northeast boundary of the city. The Springdale municipal code also has a specific zoning category for single family affordable housing, but only small areas on the eastern and northeastern boundary of the city are designated as such. As shown in HUD Map 12.1, these are areas of high poverty.

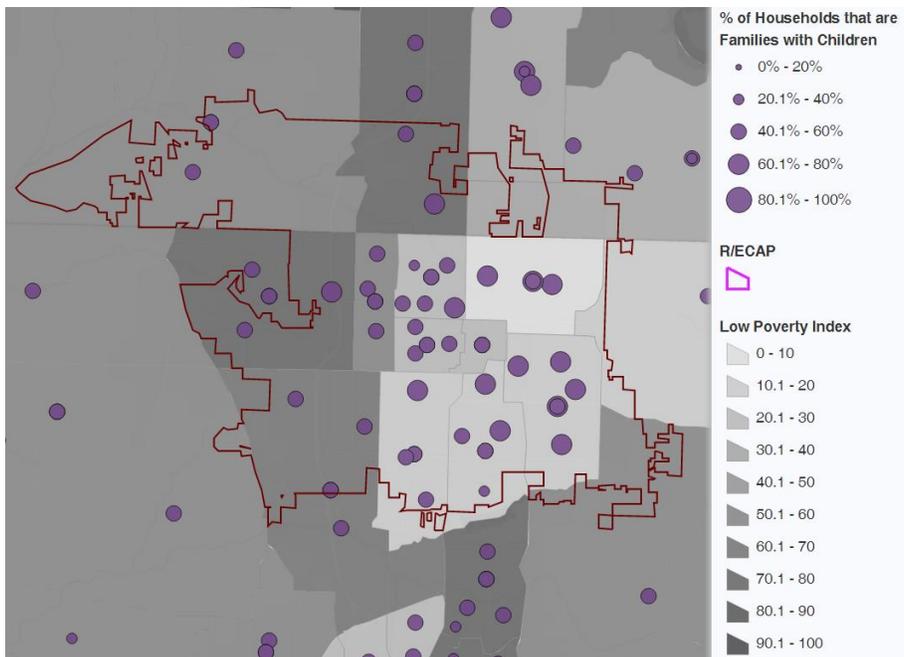
HUD Map 12.1. Poverty and Race/Ethnicity



HUD Map 12.2. Poverty and National Origin



HUD Map 12.3. Poverty and Family Status

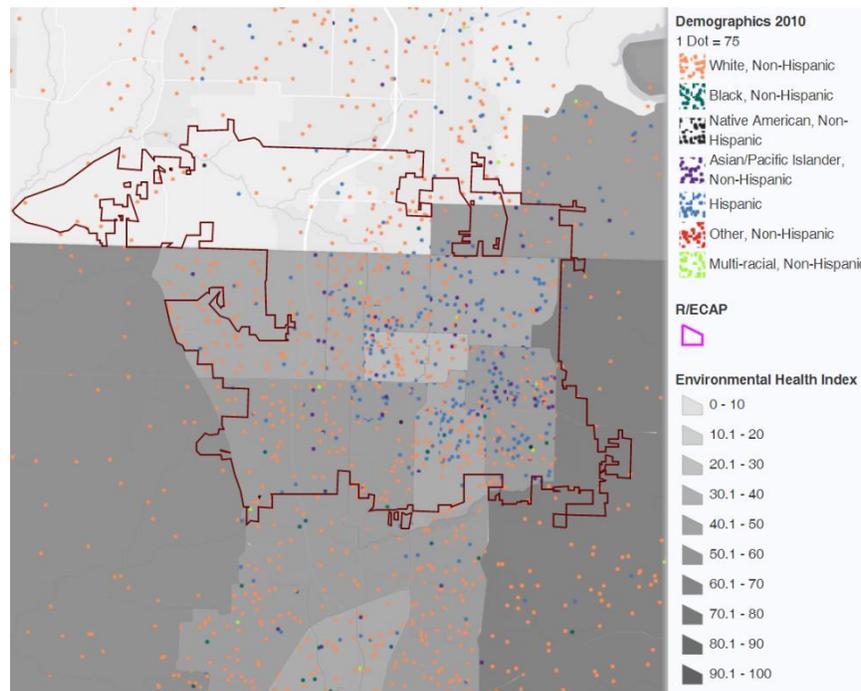


DISPARITIES IN ACCESS TO ENVIRONMENTALLY HEALTHY NEIGHBORHOOD OPPORTUNITIES

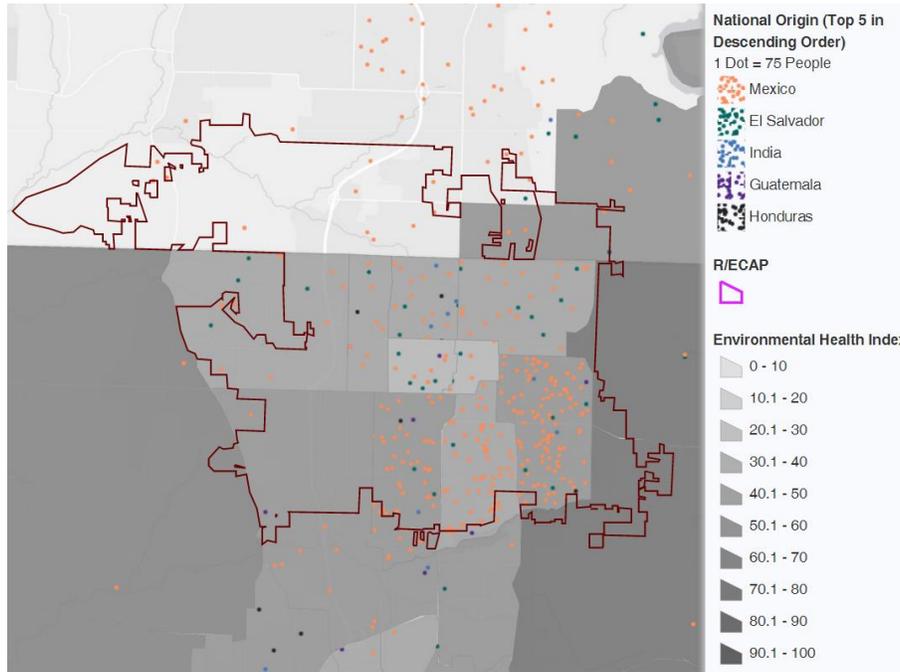
- a. Describe any disparities in access to environmentally healthy neighborhoods by protected class groups.
- b. Which racial/ethnic, national origin or family status groups have the least access to environmentally healthy neighborhoods?

HUD Map 13.1 shows environmentally healthy neighborhoods in Springdale by race and ethnicity. The least access to environmentally healthy neighborhoods is in the northeast area of the city, north of County Line Road. The center of the city also has relatively low access to environmentally healthy neighborhoods. This area is home to a diverse mix of residents and has a low concentration of families with children.

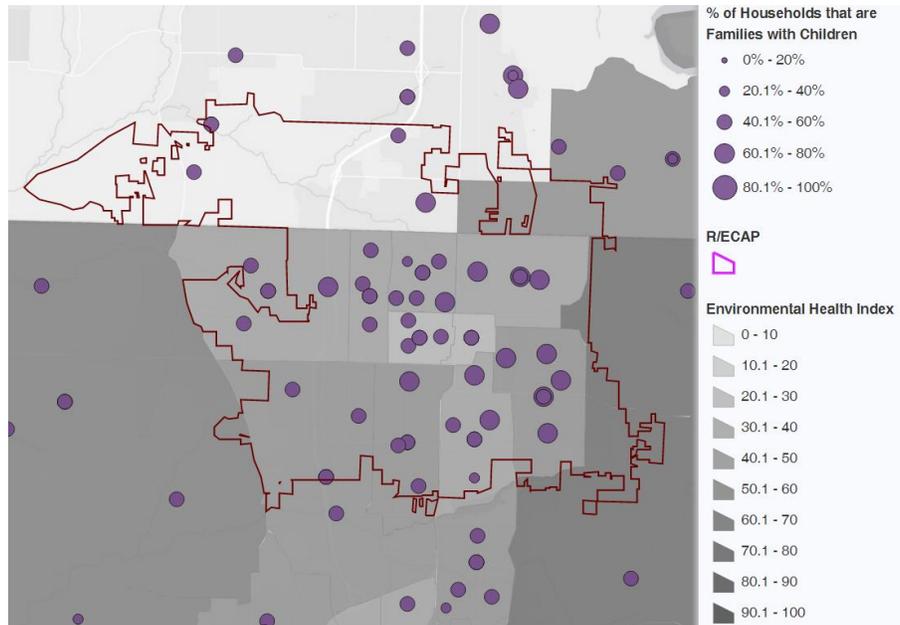
HUD Map 13.1. Environmental Health and Race/Ethnicity



HUD Map 13.2. Environmental Health and National Origin



HUD Map 13.3. Environmental Health and Family Status



PATTERNS IN DISPARITIES IN ACCESS TO OPPORTUNITY

- a. **Identify and discuss any overarching patterns of access to opportunity and exposure to adverse community factors based on race/ethnicity, national origin or familial status. Identify areas that experience an aggregate of poor access to opportunity and high exposure to adverse factors. Include how these patterns compare to patterns of segregation and R/ECAPs.**

For many of the opportunity indicators shown in HUD Table 12, Springdale has lower values than the Fayetteville-Springdale-Rogers as a whole, indicating that overall, Springdale has a higher rate of poverty, less access to proficient schools, and lower labor market engagement than the larger region. However, HUD Table 12 also shows that residents in Springdale have more access to inexpensive transportation, nearby jobs, and environmentally healthy neighborhoods than residents of the region as a whole.

Within the City of Springdale, Hispanic and Asian/Pacific Islander residents have lower values than other racial and ethnic groups for many of the opportunity indicators in HUD Table 12. These residents live predominately on the east side of the city, in neighborhoods that have low access to proficient schools, low labor market engagement, and high rates of poverty. Although some of these neighborhoods have access to nearby jobs, southeast Springdale is an area of low proximity to jobs. Neighborhoods on the east side also have a higher concentration of families with children.

ADDITIONAL INFORMATION

- a. **Beyond the HUD-provided data, provide additional relevant information, if any, about disparities in access to opportunity in the jurisdiction and region affecting groups with other protected characteristics.**
- b. **The program participant may also describe other information relevant to its assessment of disparities in access to opportunity, including any activities aimed at improving access to opportunities for areas that may lack such access, or in promoting access to opportunity (e.g., proficient schools, employment opportunities, and transportation).**

Of all Springdale residents who responded to the fair housing survey discussed in the Community Participation chapter, most residents (82 percent) felt that they have access to good schools in their neighborhood, and 68 percent felt that they have access to good jobs. However, only 54 percent felt that they had access to good transportation in the area. Fair housing stakeholders who participated in interviews and focus groups during the community participation process agree that public transportation in Springdale is lacking. Stakeholders believe that it is very hard to live in the area without a car, and that while the job market is healthy, transportation to and from jobs is more difficult for low-income residents.

The Springdale Chamber of Commerce promotes economic development in the city in order to increase access to employment opportunities. The chamber holds an annual Northwest Arkansas Workforce Summit that brings together residents and business leaders through career information services and workforce-related discussions.¹⁵

Over the next 20 to 30 years, the City of Springdale plans to partner with local property owners to create a new development around the Arvest Ballpark in the southwest area of the city. The development will have “key features such as consistent design standards, sustainability, public art, long term planning, transportation options, and a sense of neighborhood.”¹⁶ The plan for the area is to include multifamily residential and mixed-use housing development among other commercial development and public facilities. The code does not specify whether any of the new housing development will be required to be affordable housing.

¹⁵ “Northwest Arkansas Workforce Summit.” *Springdale.com*. Springdale Chamber of Commerce, 2017. Web. <http://springdale.com/the-chamber/events/workforce/>. Accessed February 2017.

¹⁶ City of Springdale Code of Ordinances. Chapter 130, Article 12, Sec 1.

CONTRIBUTING FACTORS OF DISPARITIES IN ACCESS TO OPPORTUNITY

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disparities in access to opportunity.

- Access to financial services
- The availability, type, frequency, and reliability of public transportation
- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of regional cooperation
- Land use and zoning laws
- Lending Discrimination
- Location of employers
- Location of environmental health hazards
- Location of proficient schools and school assignment policies
- Location and type of affordable housing
- Occupancy codes and restrictions
- Private discrimination
- Other

Based on the data provided by HUD and input from stakeholders and residents during the community participation process, the following factors contribute to disparities in access to opportunities in Springdale:

THE AVAILABILITY, TYPE, FREQUENCY, AND RELIABILITY OF PUBLIC TRANSPORTATION

Stakeholders and residents who participated in the community participation process agree that Springdale has a shortage of public transportation. Ozark Regional Transit operates five bus routes in Springdale on various schedules from Monday to Friday. Stakeholders mentioned that Ozark Regional Transit provides paratransit services but a rider must give seven days' notice to request a ride. Stakeholders believe that overall, living in the city without a car is very difficult.¹⁷

LOCATION OF PROFICIENT SCHOOLS AND SCHOOL ASSIGNMENT POLICIES

The increase of Hispanic and Asian/Pacific Islander immigrants to Springdale between 1990 and 2010 affected the integration of public schools in the city. According to a PBS article on school districting policies in the area, a lack of active integration efforts left one high school in Springdale with almost twice the Hispanic population of another.¹⁸ The most recent enrollment data indicate that Har-Ber High School, located in a predominately Non-Hispanic White area, has 37 percent minority enrollment (mostly Hispanic) and Springdale High School, located in a more diverse area, has 66 percent minority enrollment (mostly Hispanic).¹⁹

LOCATION AND TYPE OF AFFORDABLE HOUSING

Stakeholders say that currently, most affordable housing is concentrated in East Springdale, which is also home to large Hispanic and Marshallese populations. Stakeholders do associate the east side of Springdale as a low-income area, but do not consider it to be an area of concentrated poverty. Stakeholders believe that Springdale has a shortage of rental units under \$500 per month and a shortage of affordable housing for large families with more than two bedrooms.

¹⁷ "Schedules & Maps." *Ozark.org*. Ozark Regional Transit, 2017. Web. <http://www.ozark.org/schedules-maps/schedules-maps>. Accessed February 2017.

¹⁸ Kolodner, Meredith. "How a growing Arkansas town avoided segregation in its two high schools." *PBS.org*. Public Broadcasting Service, October 2015. Web. <http://www.pbs.org/newshour/updates/growing-arkansas-town-headed-school-segregation/>. Accessed February 2017.

¹⁹ "Springdale Public Schools." *Publicschoolreview.com*. Public School Review, 2017. Web. <https://www.publicschoolreview.com/arkansas/springdale>. Accessed February 2017.

Stakeholders believe that most of the affordable housing in Springdale is aging and not in good condition. Stakeholders suggest that housing problems persist due to Arkansas state laws that do not require landlords to maintain properties. According to stakeholders many “absentee landlords” own properties in Springdale but live elsewhere and do not maintain the properties. Since state law does not require landlords to maintain properties, only the city can urge landlords to maintain properties by issuing housing code violations. Stakeholders referred to this process as “red-tagging” but expressed concern that this process negatively affects renters by forcing them to vacate. Once a property is “red-tagged,” it is deemed uninhabitable until repairs are made.

LAND USE AND ZONING LAWS

The Springdale municipal code establishes 26 zoning districts for land use in the city. The majority of the land zoned for housing is medium-density single family residential and low-density multifamily residential. Almost all of the land zoned for medium/high density multifamily housing is located on the eastern or northeast boundary of the city. The code also has a specific zoning category for single family affordable housing, but only small areas on the eastern and northeastern boundary of the city are designated as such. As shown in HUD Map 12.1, these are areas of high poverty.

B.IV. GENERAL ISSUES - DISPROPORTIONATE HOUSING NEEDS

- a. **Which groups (by race/ethnicity and family status) experience higher rates of housing cost burden, overcrowding, or substandard housing when compared to other groups? Which groups also experience higher rates of severe housing burdens when compared to other groups?**

According to the U.S. Department of Housing and Urban Development (HUD), housing burden occurs when a living unit has any one of the following conditions: incomplete kitchen facilities, incomplete plumbing, overcrowding (more than one person housed per bedroom), or a housing cost burden in which monthly housing costs, including utilities, exceed 30 percent of monthly household income.²⁰ Severe housing burden is defined the same as above, but with a housing cost burden in which monthly housing costs, including utilities, exceed 50 percent of monthly household income.²¹ HUD Tables 9 and 10 show the demographics of households meeting these criteria in Springdale.

Asian/Pacific Islanders are most likely to experience housing burden in Springdale. As shown in HUD Table 9, 71.08 percent of these households experience burdens, a rate much higher than in the Fayetteville-Springdale-Rogers region as a whole. Households that are Hispanic also experience problems at a high rate. Black and Native American residents are the only racial or ethnic groups that experience less housing burden in Springdale than in the region as a whole. These racial and ethnic differences are the same for households with severe housing burden, although households in the “Other Non-Hispanic” category are less likely to experience severe housing burden.

In terms of household type and size, households that have more than five family members are much more likely to experience housing burden than smaller families, possibly because these households have more than one person per bedroom. Compared to the Fayetteville-Springdale-Rogers region, all households, regardless of size or familial status, experience more housing burden in Springdale.

HUD Table 10 shows the demographics of households experiencing severe housing cost burden. Asian/Pacific Islander residents are much less likely to experience severe cost burden than any of the four severe housing problems. This indicates that of the 629 Asian/Pacific Islander households experiencing severe housing burden shown in HUD Table 9, the majority (499) are not severely cost burdened and instead have some combination of the other conditions: incomplete kitchen facilities, incomplete plumbing, or more than one person per bedroom. This is also true, albeit to a lesser extent, of Hispanic households experiencing severe housing burden. Family households are also more likely to experience severe cost burden in Springdale than in the region as a whole, while non-family households are less likely.

Each of the HUD tables and maps in this report are numbered according to the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

²⁰ *Affirmatively Furthering Fair Housing (AFFH) Data Documentation*. U.S. Department of Housing and Urban Development, July 2016. p. 11. PDF File. Web. <https://www.hudexchange.info/resources/documents/AFFH-Data-Documentation.pdf>. Accessed January 2017.

²¹ *Affirmatively Furthering Fair Housing (AFFH) Data Documentation*. U.S. Department of Housing and Urban Development, July 2016. p. 11. PDF File. Web. <https://www.hudexchange.info/resources/documents/AFFH-Data-Documentation.pdf>. Accessed January 2017.

HUD Table 9. Demographics of Households with Disproportionate Housing Needs

Disproportionate Housing Needs	(Springdale, AR CDBG) Jurisdiction ¹			(Fayetteville-Springdale-Rogers, AR-MO) Region		
	Number with Problems	Number of Households	Percent with Problems ²	Number with Problems	Number of Households	Percent with Problems
Households Experiencing any of Four Housing Problems						
Race/Ethnicity						
White, Non-Hispanic	4,409	15,152	29.10%	39,035	145,225	26.88%
Black, Non-Hispanic	134	588	22.79%	1,039	2,947	35.26%
Hispanic	3,330	6,175	53.93%	8,349	17,278	48.32%
Asian or Pacific Islander, Non-Hispanic	885	1,245	71.08%	1,880	4,818	39.02%
Native American, Non-Hispanic	27	107	25.23%	652	2,024	32.21%
Other, Non-Hispanic	164	344	47.67%	1,153	3,312	34.81%
Total	8,954	23,615	37.92%	52,125	175,635	29.68%
Household Type and Size						
Family households, <5 people	3,569	12,931	27.60%	21,990	101,817	21.60%
Family households, 5+ people	2,830	4,629	61.14%	8,730	19,385	45.03%
Non-family households	2,544	6,033	42.17%	21,405	54,440	39.32%
Households Experiencing any of Four Severe Housing Problems						
Race/Ethnicity						
White, Non-Hispanic	1,765	15,152	11.65%	19,420	145,225	13.37%
Black, Non-Hispanic	119	588	20.24%	710	2,947	24.09%
Hispanic	2,370	6,175	38.38%	5,223	17,278	30.23%
Asian or Pacific Islander, Non-Hispanic	629	1,245	50.52%	1,264	4,818	26.23%
Native American, Non-Hispanic	4	107	3.74%	397	2,024	19.61%
Other, Non-Hispanic	45	344	13.08%	555	3,312	16.76%
Total	4,925	23,615	20.86%	27,595	175,635	15.71%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2008-2012, as retrieved from the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

¹ Local jurisdiction defined by HUD as a recipient of Community Development Block Grant (CDBG) funding.

² All percentages represent a share of the total population with the jurisdiction or region, except household type and size, which is out of households.

HUD Table 10. Demographics of Households with Severe Housing Cost Burden

Households with Severe Housing Cost Burden	(Springdale, AR CDBG) Jurisdiction ¹			(Fayetteville-Springdale-Rogers, AR-MO) CBSA) Region ²		
	Number with Severe Cost Burden	Number of Households ³	Percent with Severe Cost Burden ⁴	Number with Severe Cost Burden	Number of Households	Percent with Severe Cost Burden
Race/Ethnicity						
White, Non-Hispanic	1,375	15,152	9.07%	16,145	145,225	11.12%
Black, Non-Hispanic	59	588	10.03%	515	2,947	17.48%
Hispanic	975	6,175	15.79%	2,365	17,278	13.69%
Asian or Pacific Islander, Non-Hispanic	130	1,245	10.44%	540	4,818	11.21%
Native American, Non-Hispanic	4	107	3.74%	259	2,024	12.80%
Other, Non-Hispanic	45	344	13.08%	500	3,312	15.10%
Total	2,588	23,615	10.96%	20,324	175,635	11.57%
Household Type and Size						
Family households, <5 people	1,065	12,931	8.24%	7,814	101,817	7.67%
Family households, 5+ people	560	4,629	12.10%	1,747	19,385	9.01%
Non-family households	969	6,033	16.06%	10,770	54,440	19.78%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2008-2012, as retrieved from the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

¹ Local jurisdiction defined by HUD as a recipient of Community Development Block Grant (CDBG) funding.

² Local region defined by HUD as a core-based statistical area (CSBA).

³ The number of households is the denominator for the percent with problems, and may differ from the number of households for the table on severe housing problems.

⁴ All percentages represent a share of the total population with the jurisdiction or region, except household type and size, which is out of total households.

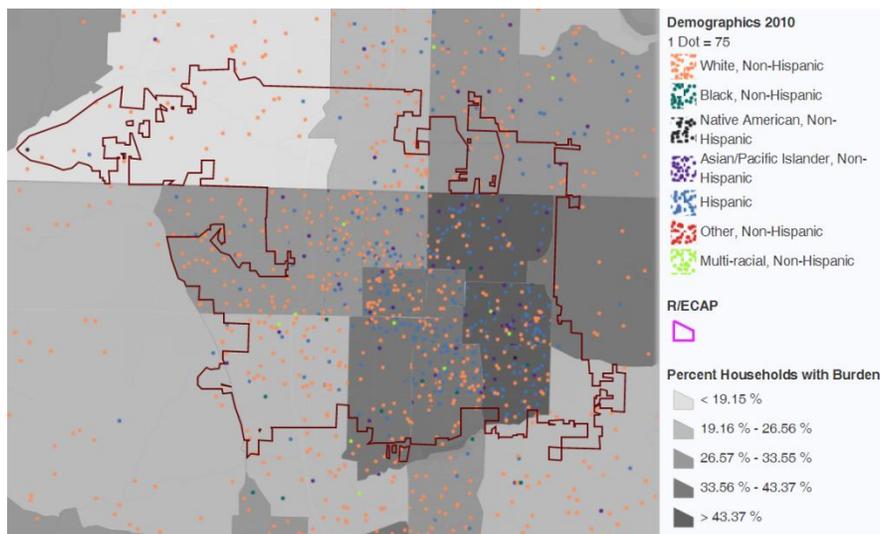
b. Which areas in the jurisdiction and region experience the greatest housing burdens? Which of these areas align with segregated areas, integrated areas, or R/ECAPs and what are the predominant race/ethnicity or national origin groups in such areas?

As shown in HUD Map 6.1, the area with the highest concentration of housing burden is on the east side of the city. This area has a high concentration of Hispanic and Asian/Pacific Islander residents. HUD Map 6.2 shows that many of these residents are from Mexico and El Salvador.

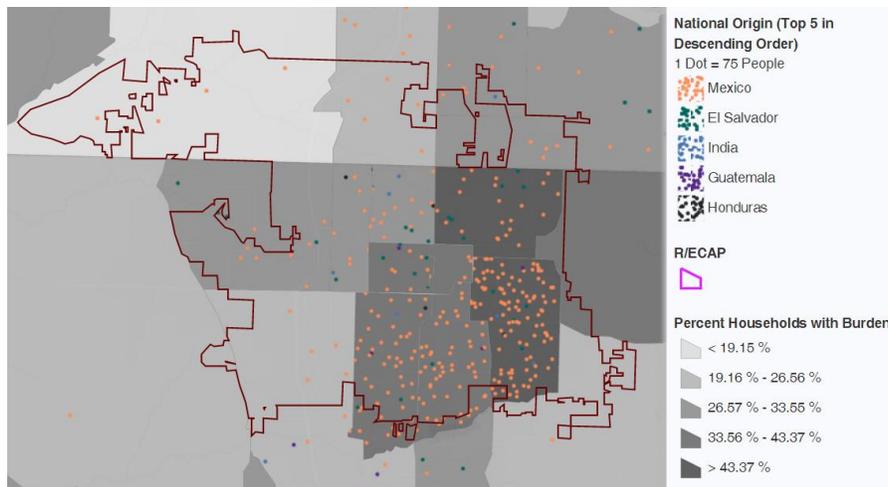
The area with the next highest concentration of housing burden is the southern section of the city. This area has many Hispanic and Asian/Pacific Islander residents as well as Non-Hispanic White residents. HUD Map 6.2 shows that residents in this area with foreign national origin are mostly from Mexico, although a few are from El Salvador, Guatemala, and Honduras.

Springdale has no racially and ethnically concentrated areas of poverty (RECAPs) as defined by HUD.

HUD Map 6.1. Housing Burden and Race/Ethnicity



HUD Map 6.2. Housing Burden and National Origin



c. Compare the needs of families with children for housing units with two, and three or more bedrooms with the available existing housing stock in each category of publicly supported housing.

HUD Table 9 indicates that 2,830 family households of more than five people experience housing burden in Springdale. These are households that might require at least three bedrooms. However, as shown in HUD Table 11, only 14 of the units in project-based Section 8 housing and 45 of the units in public housing in Springdale have three or more bedrooms. This suggests that not enough publicly supported units exist to meet the needs of large families who may need housing assistance.

HUD Table 11 also shows that 28.1 percent of the households in project-based Section 8 housing are families with children and 44.7 percent of the households in public housing are families with children.

**HUD Table 11. Publicly Supported Housing by Program Category:
Units by Number of Bedrooms and Number of Children**

Housing Type	Households in 0-1 Bedroom Units		Households in 2 Bedroom Units		Households in 3+ Bedroom Units		Households with Children	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Public Housing	76	40.00%	68	35.79%	45	23.68%	85	44.74%
Project-Based Section 8	92	57.50%	51	31.87%	14	8.75%	45	28.13%
Other Multifamily	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HCV Program	62	41.33%	40	26.67%	37	24.67%	46	30.67%

Sources: Inventory Management System (IMS)/ PIH Information Center (PIC), 2013; Tenant Rental Assistance Certification System (TRACS), 2013; as retrieved from the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

d. Describe the differences in rates of renter and owner occupied housing by race/ethnicity in the jurisdiction and region.

Census Table 1 shows data from the 2015 U.S. Census Bureau American Community Survey on owner- and renter-occupied housing by race and ethnicity of the householder. Black residents in Springdale are least likely to own their current housing, with a homeownership rate of 12.9 percent, while Non-Hispanic White residents are much more likely to own their current housing, with a homeownership rate of 58.4 percent.

Compared to the Fayetteville-Springdale-Rogers region as a whole, residents in Springdale are less likely to own their current housing across all racial and ethnic groups. Asian/Pacific Islander and Native American residents are especially less likely to own their housing in Springdale than in the region.

Census Table 1. Tenure by Race/Ethnicity of Householders

Race/Ethnicity	Total Households	Owner Occupied Households		Renter Occupied Households	
	Number Households	Number Households	Percent Households	Number Households	Percent Households
City of Springdale, AR					
White, Non-Hispanic	18,347	10,715	58.4%	7,632	41.6%
Black, Non-Hispanic	734	95	12.9%	639	87.1%
Hispanic	6,733	2,860	42.5%	3,873	57.5%
Asian or Pacific Islander, Non-Hispanic	1,385	354	25.6%	1,031	74.4%
Native American, Non-Hispanic	295	103	34.9%	192	65.1%
Other, Non-Hispanic	3,614	1,288	35.6%	2,326	64.4%
Total	31,108	15,415	49.6%	15,693	50.4%

Census Table 1. Tenure by Race/Ethnicity of Householders

Fayetteville-Springdale-Rogers, AR-MO Metro Area					
White, Non-Hispanic	160,376	103,691	64.7%	56,685	35.3%
Black, Non-Hispanic	3,725	822	22.1%	2,903	77.9%
Hispanic	18,983	8,957	47.2%	10,026	52.8%
Asian or Pacific Islander, Non-Hispanic	5,550	2,153	38.8%	3,397	61.2%
Native American, Non-Hispanic	2,185	1,114	51.0%	1,071	49.0%
Other, Non-Hispanic	6,756	2,893	42.8%	3,863	57.2%
Total	182,048	112,726	61.9%	69,322	38.1%

Source: U.S. Census Bureau American Community Survey, 2015.

ADDITIONAL INFORMATION

- Beyond the HUD-provided data, provide additional relevant information, if any, about disproportionate housing needs in the jurisdiction and region affecting groups with other protected characteristics.**
- The program participant may also describe other information relevant to its assessment of disproportionate housing needs. For PHAs, such information may include a PHA’s overriding housing needs analysis.**

Residents in Springdale were asked to report their experience with cost burden as part of the survey conducted for this report. Approximately 39 percent of respondents indicated they experience cost burden, and 16 percent indicated they are severely cost burdened. When asked about the features of their property, eleven respondents who are renters and two respondents who are homeowners indicated they did not have indoor running water, which as an “incomplete plumbing facility” would qualify as a housing burden. HUD Tables 9 and 10 show that, according to HUD data, 38 percent of all Springdale residents experience one of the four housing problems, and about 11 percent experience severe cost burden.

CONTRIBUTING FACTORS OF DISPROPORTIONATE HOUSING NEEDS

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disproportionate housing needs.

- **The availability of affordable units in a range of sizes**
- **Displacement of residents due to economic pressures**
- **Lack of private investments in specific neighborhoods**
- **Lack of public investments in specific neighborhoods, including services or amenities**
- **Land use and zoning laws**
- **Lending Discrimination**
- **Other**

Stakeholders and residents identified the following contributing factors to disproportionate housing needs during the community participation process:

THE AVAILABILITY OF AFFORDABLE UNITS IN A RANGE OF SIZES

Stakeholders agree that rents and home prices have increased in Springdale in recent years and are continuing to increase. As the population of Springdale continues to grow, so does the need for more affordable housing. Stakeholders say that currently, most affordable housing is concentrated in East Springdale, which is also home to large Hispanic and Marshallese populations. Stakeholders believe that a shortage of rental units under \$500 per month and a shortage of affordable housing for large families with more than two bedrooms exist in Springdale.

Stakeholders also believe that most of the affordable housing in Springdale is aging and not in good condition. Stakeholders suggest that housing problems persist due to Arkansas state laws that do not require landlords to maintain properties, and that tenants have a disincentive for reporting city code violations.

The poor condition of affordable housing in Springdale means that some units may have incomplete plumbing or incomplete kitchen facilities, which would create a housing burden for households in those units. The limited availability of these units also means that households with low and moderate income may be forced to live in more expensive properties and possibly take on cost burden.

LENDING DISCRIMINATION

While none of the stakeholders believe that any direct predatory lending practices occur in Springdale, some cited instances within the Fayetteville-Springdale-Rogers region of rent-to-own contracts with terms that could be considered predatory. One specific example was a rent-to-own contract that included a penalty for missing a payment in which the payee must forfeit all previous payments toward ownership of the house and become subject to eviction.

Lenders who attended the focus group believe low-income and Hispanic residents in Springdale have a lot of potential for homeownership, but credit history and stability of income for these groups are challenges for originating mortgage loans. Lenders did point out that they are actively marketing home loan products to the Spanish-speaking market and that about 25 percent of their existing mortgage loans are loans made to low- to moderate-income and/or Spanish speaking residents. Stakeholders mentioned that some lenders in the area do not make mortgage loans on properties valued at less than \$75,000, which may exclude some affordable properties.

LACK OF PUBLIC INVESTMENTS IN SPECIFIC NEIGHBORHOODS, INCLUDING SERVICES AND AMENITIES

According to a representative of a housing development company, high demand for affordable housing exists in Springdale, particularly for the low-income workforce, but it is difficult to make a profit or simply break even on affordable housing development without incentives. This developer suggested that the City of Springdale could use incentive strategies that have worked in other cities to encourage affordable housing development, such as Rural Infrastructure Development (RID) funding, tax abatement policies for affordable housing development, and using Community Development Block Grant (CDBG) funding to assist with the development of Section 42 affordable housing. Stakeholders believe that in order for affordable housing development to take place, political will and commitment from city leadership and business community leaders is necessary.

OTHER

Stakeholders identified the following other factors that may be contributing to disproportionate housing needs in Springdale.

LAND VALUE RESTRICTS AFFORDABLE HOUSING DEVELOPMENT. Stakeholders believe that Springdale has a general shortage of affordable housing and the high cost of land restricts the development of new affordable housing. Stakeholders believe that new ideas such as partnering with nonprofit housing developers, negotiating land swap deals with local property owners, and accessing tax credits from the Arkansas Development Finance Authority could help offset the cost of land and bring more affordable housing development to the area.

LACK OF RESOURCES FOR RESIDENTS WITH CRIMINAL RECORDS AND PEOPLE EXPERIENCING HOMELESSNESS.

Stakeholders believe that it is very difficult to find rental housing in Springdale if you have a criminal record. For violent and sexual offenders, it is almost impossible to find landlords who are willing to rent housing. Stakeholders believe that there need to be more advocates for individuals with criminal records in the area to assist with finding housing. Stakeholders also cited a lack of transitional housing for people with criminal records and a lack of transitional housing for people experiencing homelessness. The limited availability of housing for these residents may force them into units they cannot afford, which would create housing burden.

C. PUBLICLY SUPPORTED HOUSING ANALYSIS

1. PUBLICLY SUPPORTED HOUSING DEMOGRAPHICS

a. Are certain racial/ethnic groups more likely to be residing in one category of publicly supported housing than other categories (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and Housing Choice Voucher (HCV))?

U.S. Department of Housing and Urban Development (HUD) Table 6 shows the distribution by race and ethnicity across publicly supported housing in Springdale. More Non-Hispanic White residents receive Section 8 funding, either through project-based rental assistance or through the housing choice voucher (HCV) program, than any other racial or ethnic group in Springdale. The difference between these categories is that the project-based Section 8 program works with property owners, allowing for designated units of affordable housing to be clustered in certain areas, while the HCV program works with tenants, allowing residents to apply their rental assistance to a property of their choosing.

More Hispanic residents live in public housing units, which are units owned and managed by the local public housing agency (PHA). Compared to the Fayetteville-Springdale-Rogers region as a whole, Springdale has a much higher percentage of Hispanic residents in public housing units, although Springdale also a higher percentage of Hispanic residents below the area median income (AMI) thresholds that would qualify for assistance. Compared to the region as a whole, Springdale has a lower proportion of Black residents in all categories of publicly supported housing, despite having a higher concentration of these residents as a percentage of total households.

Each of the HUD tables and maps in this report are numbered according to the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

HUD Table 6. Publicly Supported Households by Race/Ethnicity

Housing Type (Springdale, AR CDBG) Jurisdiction ¹	Race/Ethnicity							
	White		Black		Hispanic		Asian or Pacific Islander	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Public Housing	96	50.79%	3	1.59%	81	42.86%	9	4.76%
Project-Based Section 8	151	96.18%	2	1.27%	4	2.55%	0	0.00%
Other Multifamily	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HCV Program	104	79.39%	14	10.69%	9	6.87%	4	3.05%
Total Households	15,152	64.16%	588	2.49%	6,175	26.15%	1,245	5.27%
0-30% of AMI	1,460	52.05%	89	3.17%	1,060	37.79%	125	4.46%
0-50% of AMI	2,974	45.97%	104	1.61%	2,590	40.04%	425	6.57%
0-80% of AMI	6,218	51.83%	279	2.33%	4,215	35.13%	730	6.08%
(Fayetteville-Springdale-Rogers, AR-MO) Region ²	White		Black		Hispanic		Asian or Pacific Islander	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
	Public Housing	293	67.51%	40	9.22%	85	19.59%	9
Project-Based Section 8	515	86.99%	48	8.11%	20	3.38%	4	0.68%
Other Multifamily	47	83.93%	0	0.00%	9	16.07%	0	0.00%
HCV Program	907	80.48%	151	13.40%	51	4.53%	10	0.89%
Total Households	145,225	82.69%	2,947	1.68%	17,278	9.84%	4,818	2.74%
0-30% of AMI	16,275	79.01%	609	2.96%	2,395	11.63%	590	2.86%

HUD Table 6. Publicly Supported Households by Race/Ethnicity

0-50% of AMI	28,910	68.93%	934	2.23%	5,644	13.46%	1,210	2.89%
0-80% of AMI	52,990	72.65%	1,518	2.08%	10,438	14.31%	1,969	2.70%

Sources: U.S. Census, 2010; A Picture of Subsidized Households (APSH); Comprehensive Housing Affordability Strategy (CHAS), 2008-2012; as retrieved from the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

¹ Local jurisdiction defined by HUD as a recipient of Community Development Block Grant (CDBG) funding.

² Local region defined by HUD as a core-based statistical area (CSBA).

b. Compare the demographics, in terms of protected class, of residents of each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, and HCV) to the population in general, and persons who meet the income eligibility requirements for the relevant category of publicly supported housing. Include in the comparison, a description of whether there is a higher or lower proportion of groups based on protected class.

A disproportionately high number of Springdale residents who receive Section 8 assistance are Non-Hispanic White. The percentage of Non-Hispanic White residents in project-based Section 8 housing is higher than in the region as a whole and higher than the percentage of Non-Hispanic White residents in Springdale overall.

In contrast, Hispanic households make up a large portion of the Springdale population (34.82 percent) but only a small part of the population in project-based Section 8 housing (2.55 percent) and in the housing choice voucher program (6.87 percent). As shown in HUD Table 5 below, more units are available in Springdale through Section 8 assistance, either through project-based Section 8 housing or through the HCV program, than in public housing. HUD Table 5 also shows that eight units in Springdale are in the “Other Multifamily” category, which according to HUD includes “properties funded through the Supportive Housing for the Elderly (Section 202), Supportive Housing for Persons with Disabilities (Section 811), Rental Housing Assistance (Section 236), Rent Supplement (Rent Supp), Rental Assistance Payment (RAP), and Below Market Interest Rates (BMIR) programs.”²². HUD does not provide occupancy data for these units.

HUD Table 5. Publicly Supported Housing Units by Program Category

Housing Units	(Springdale, AR CDBG Jurisdiction ¹)	
	Number	Percent
Total housing units	25,009	-
Public Housing	197	0.79%
Project-based Section 8	159	0.64%
Other Multifamily	8	0.03%
HCV Program	161	0.64%

Sources: U.S. Census, 2010; A Picture of Subsidized Households (APSH); as retrieved from the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

¹ Local jurisdiction defined by HUD as a recipient of Community Development Block Grant (CDBG) funding.

2. PUBLICLY SUPPORTED HOUSING LOCATION AND OCCUPANCY

a. Describe patterns in the geographic location of publicly supported housing by program category (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, HCV, and LIHTC) in relation to previously discussed segregated areas and R/ECAPs.

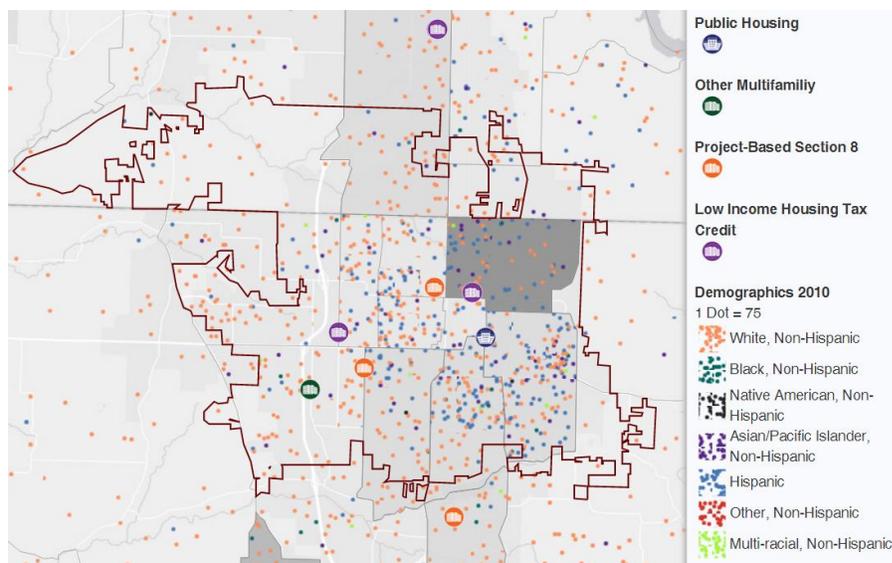
As shown in HUD Map 5, most of the publicly supported housing in Springdale is near the center of the city. One public housing complex, Phillips Plaza, is located southeast of the center of the city in an area that has a higher

²² *Affirmatively Furthering Fair Housing (AFFH) Data Documentation*. U.S. Department of Housing and Urban Development, July 2016. p. 7. PDF File. Web. <https://www.hudexchange.info/resources/documents/AFFH-Data-Documentation.pdf>. Accessed March 2017.

concentration of Hispanic and Asian/Pacific Islander residents. Another public housing complex, Spring Creek Apartments, is listed on the Springdale Housing Authority website but is not included in HUD maps. According to HUD, their maps “include only developments with precise spatial information”.²³ One project-based Section 8 complex, Northwest Acres Apartments, is also located on the east side, while Spring Meadows Apartments, the other project-based Section 8 complex, is located farther southwest in an area that has a higher concentration of Non-Hispanic White residents.

Units receiving Low-Income Housing Tax Credits (LIHTC) are located in the central and southwest areas of the city, and a unit in the “Other Multifamily” category, identified in HUD data as Hemingway Apartments, is in the southwest area. The highest concentration of HCV recipients is in the northeast area of the city, which is predominately Hispanic.

HUD Map 5. Publicly Supported Housing and Race/Ethnicity



b. Describe patterns in the geographic location for publicly supported housing that primarily serves families with children, elderly persons, or persons with disabilities in relation to previously discussed segregated areas or R/ECAPs.

HUD Table 7 shows a detailed demographic analysis of residents served through publicly supported housing programs. According to this data, the program with the highest proportion of families with children is public housing. These units are located east of the center of the city in an area with a high concentration of Hispanic and Pacific/Islander residents.

HUD Table 7 also shows that project-based Section 8 housing units serve a high percentage of elderly residents. Of these project-based Section 8 complexes, Northwest Acres Apartments is in a census tract in the center of the city that is 45 percent Hispanic and relatively high-poverty, and Spring Meadows Apartments is in a census tract in the southwest of the city that is 80 percent Non-Hispanic White and low poverty.

²³ *Affirmatively Furthering Fair Housing (AFFH) Data Documentation*. U.S. Department of Housing and Urban Development, July 2016. p. 8. PDF File. Web. <https://www.hudexchange.info/resources/documents/AFFH-Data-Documentation.pdf>. Accessed March 2017.

The program that serves the highest proportion of residents with disabilities is the housing choice voucher program. The largest concentration of these units is in the northeast of the city, a high-poverty area that includes many Hispanic and Asian/Pacific Islander residents.

HUD Table 7. R/ECAP and Non-R/ECAP Demographics by Publicly Supported Housing Program Category

(Springdale, AR CDBG) Jurisdiction ¹	Total Number of Units (occupied)	% White	% Black	% Hispanic	% Asian or Pacific Islander	% Families with Children	% Elderly	% with a Disability
Public Housing								
R/ECAP tracts	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Non R/ECAP tracts	189	50.79%	1.59%	42.86%	4.76%	44.74%	31.58%	17.89%
Project-based Section 8								
R/ECAP tracts	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Non R/ECAP tracts	155	96.18%	1.27%	2.55%	0.00%	28.13%	57.50%	11.88%
Other HUD Multifamily								
R/ECAP tracts	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Non R/ECAP tracts	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
HCV Program								
R/ECAP tracts	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Non R/ECAP tracts	144	79.07%	10.85%	6.98%	3.10%	31.08%	29.73%	27.70%

Source: A Picture of Subsidized Households (APSH), as retrieved from the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

¹ Local jurisdiction defined by HUD as a recipient of Community Development Block Grant (CDBG) funding.

c. How does the demographic composition of occupants of publicly supported housing in R/ECAPS compare to the demographic composition of occupants of publicly supported housing outside of R/ECAPS?

HUD data indicate that Springdale has no racially or ethnically concentrated areas of poverty (R/ECAPs).

d. (1) Do any developments of public housing, properties converted under the RAD, and LIHTC developments have a significantly different demographic composition, in terms of protected class, than other developments of the same category? Describe how these developments differ.

(2) Provide additional relevant information, if any, about occupancy, by protected class, in other types of publicly supported housing.

The January 2017 “List of Unit Reservations” document on the HUD Rental Assistance Demonstration (RAD) website does not indicate that Springdale is receiving any assistance under the RAD program.²⁴ Of the two LIHTC developments in Springdale shown in HUD Map 5, one is in an area in the northeast of the city that is 45 percent Hispanic and 16 percent Asian/Pacific Islander, while the other is in an area in the southwest that is 20 percent Hispanic and 12 percent Asian/Pacific Islander. The demographic composition of occupants in these units is not available in HUD data.

According to HUD data, occupants of Northwest Acres Apartments, one of the project-based Section 8 housing complexes in Springdale, are 95 percent Non-Hispanic White and 63 percent families with children. Occupants of Spring Meadows Apartments, the other project-based Section 8 complex, are 95 percent Non-Hispanic White and no families with children live there. Occupants of Phillips Plaza, one of the public housing complexes in Springdale, are 48 percent Non-Hispanic White, 46 percent Hispanic, and 54 percent families with children. Occupancy data for Spring Creek Apartments, the other public housing complex, are not available.

²⁴ “RAD CHAP Awardees and Reservations.” *Portal.hud.gov*. U.S. Department of Housing and Urban Development, 2017. Web. https://portal.hud.gov/hudportal/documents/huddoc?id=radreservations_012317.pdf. Accessed February 2017.

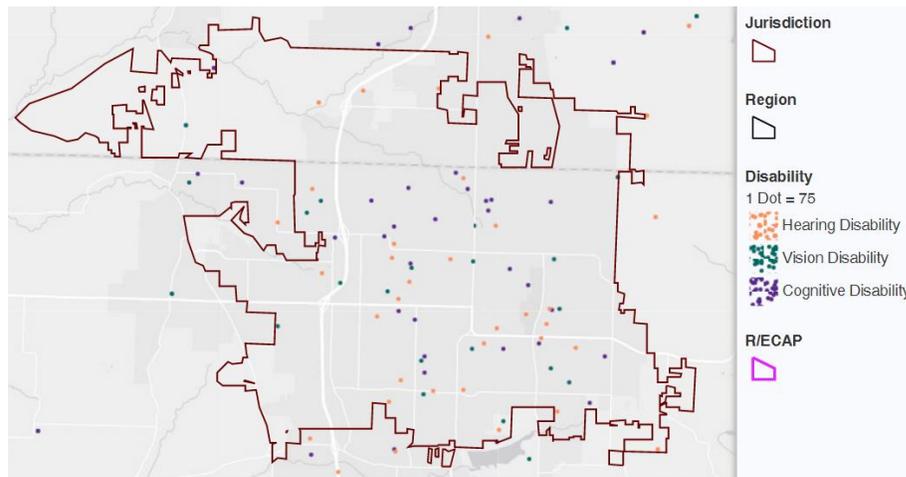
- e. Compare the demographics of occupants of developments, for each category of publicly supported housing (public housing, project-based Section 8, Other HUD Multifamily Assisted developments, properties converted under RAD, and LIHTC) to the demographic composition of the areas in which they are located. Describe whether developments that are primarily occupied by one race/ethnicity are located in areas occupied largely by the same race/ethnicity. Describe any differences for housing that primarily serves families with children, elderly persons, or persons with disabilities.

HUD Table 7 indicates that almost all occupants of project-based Section 8 housing in Springdale are Non-Hispanic White. However, one of the Section 8 complexes, Northwest Acres, is located in the center of the city, an area that has many Hispanic and Asian/Pacific Islander residents. This suggests that project-based Section 8 housing in Springdale does not reflect the demographic composition of the area in which it is located. HUD Table 7 also shows that project-based Section 8 housing serves mostly elderly residents. This is largely because the units in the Spring Meadows complex offers assisted living units especially designed for seniors.

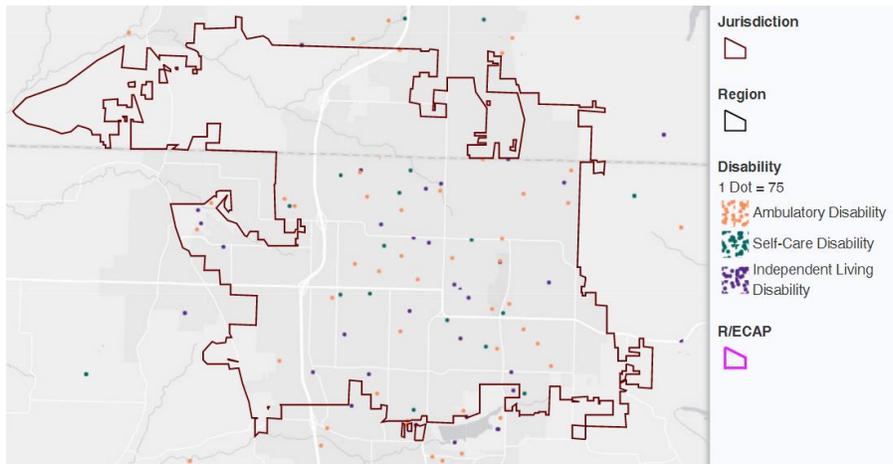
As shown in HUD Table 7, families with children are more likely to live in public housing than participate in either of the two Section 8 programs. This matches the general trend shown in the HUD maps in the Disparities in Access to Opportunities chapter that the east side of Springdale has a higher concentration of families with children.

Housing choice voucher units are also shown in HUD Table 7 to have a high proportion (79 percent) of Non-Hispanic White residents. These units are most concentrated in the northeast area of the city, which is shown in HUD data to be approximately 60 percent Hispanic and only 25 percent Non-Hispanic White. Voucher units also have a high percentage (28 percent) of residents with disabilities, as shown in HUD Table 7. However, HUD Maps 14.1 and 14.2 provide no evidence that residents with disabilities are more likely to live in the northeast area in which these units are located.

HUD Map 14.1. Disability by Type (Hearing, Vision and Cognitive Disability)



HUD Map 14.2. Disability by Type (Ambulatory, Self-Care and Independent Living Disability)



3. DISPARITIES IN ACCESS TO OPPORTUNITY

- a. **Describe any disparities in access to opportunity for residents of publicly supported housing, including within different program categories (public housing, project-based Section 8, Other HUD Multifamily Assisted Developments, HCV, and LIHTC) and between types (housing primarily serving families with children, elderly persons, and persons with disabilities) of publicly supported housing.**

Many of the publicly supported housing units in Springdale are located on the east side of the city. This area is shown in HUD Maps 7, 9, and 12 in the Disparities in Access to Opportunities chapter to have low access to proficient schools, low labor market engagement, and high poverty. The highest concentration of units in the HCV program is in the northeast section of the city, an area that has higher job proximity but also higher poverty.

Other publicly supported units are located in the southwest area of the city. HUD data indicate this is generally an area of high labor market engagement and low poverty. However, the Spring Meadows Apartments Section 8 complex is located in this southwest area near a pocket of low job proximity, as shown in HUD Map 8 in the Disparities in Access to Opportunities chapter.

4. ADDITIONAL INFORMATION

- a. **Beyond the HUD-provided data, provide additional relevant information, if any, about publicly supported housing in the jurisdiction and region, particularly information about groups with other protected characteristics and about housing not captured in the HUD-provided data.**
- b. **The program participant may also describe other information relevant to its assessment of publicly supported housing. Information may include relevant programs, actions, or activities, such as tenant self-sufficiency, place-based investments, or mobility 8 programs.**

The Springdale Housing Authority was established in 1967 to operate public housing in the City of Springdale.²⁵ The housing authority is open from 7:30 a.m. to 4:30 p.m. Monday through Friday. As of January 2017, 361 residents were on the waiting list for Section 8 vouchers. According to the housing authority, wait times for publicly supported housing vary but are longer for larger units.

²⁵ "About." *Springdalehousingauthority.com*. Springdale Housing Authority, n.d. Web. <http://www.springdalehousingauthority.com/about/>. Accessed February 2017.

A representative from the Springdale Housing Authority said that the only protected class that may experience discrimination in Springdale is familial status. The representative explained that some minority populations in Springdale place greater emphasis on living together as a family, which may influence how they are treated. The housing authority provides information on self-sufficiency to tenants. Staff at the housing authority are also trained on fair housing issues, protected classes, and R/ECAPs through a video developed by a consultant in collaboration with the housing authority.

5. CONTRIBUTING FACTORS OF PUBLICLY SUPPORTED HOUSING LOCATION AND OCCUPANCY

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of fair housing issues related to publicly supported housing, including Segregation, RECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor that is significant, note which fair housing issue(s) the selected contributing factor relates to.

- Admissions and occupancy policies and procedures, including preferences in publicly supported housing
- Land use and zoning laws
- Community opposition
- Impediments to mobility
- Lack of private investment in specific neighborhoods
- Lack of public investment in specific neighborhoods, including services and amenities
- Lack of regional cooperation
- Occupancy codes and restrictions
- Quality of affordable housing information programs
- Sitting selection policies, practices and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs
- Source of income discrimination
- Other

Based on the data provided by HUD and input from stakeholders and residents during the community participation process, the following factors impact publicly supported housing location and occupancy in Springdale:

QUALITY OF AFFORDABLE HOUSING INFORMATION PROGRAMS

Stakeholders believe that adequate information and education on fair housing issues is available for professionals in the housing industry (realtors, lenders, property managers), but that the general public may not be informed of their rights and obligations. One stakeholder cited an incident with an individual homeowner who did not want to rent to a family with young children, but was not aware that this was discriminatory and illegal. Stakeholders mentioned that education on fair housing laws could be improved for renters, especially non-English speaking residents.

OCCUPANCY CODES AND RESTRICTIONS

Springdale code Chapter 91, Article IV, Division 4 specifies that every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant. This effectively places an occupancy limit on each bedroom; a 200-square foot room, for example, would not be legally habitable by more than four people. Stakeholders involved with the Hispanic and Marshallese communities in Springdale believe that this rule disproportionately affects these communities, who place cultural emphasis on living with and near extended family. Stakeholders expressed concern that this requirement effectively forces these groups to live as a “nuclear

family”, or a traditional living arrangement with parents and children only. This may, at least in part, explain why Hispanic and Asian/Pacific Islanders represent a smaller portion of residents of most types of public housing. Occupancy limits also place an affordability burden on low-income families, who must pay for larger, more expensive housing as a result of this code.

D. DISABILITY AND ACCESS ANALYSIS

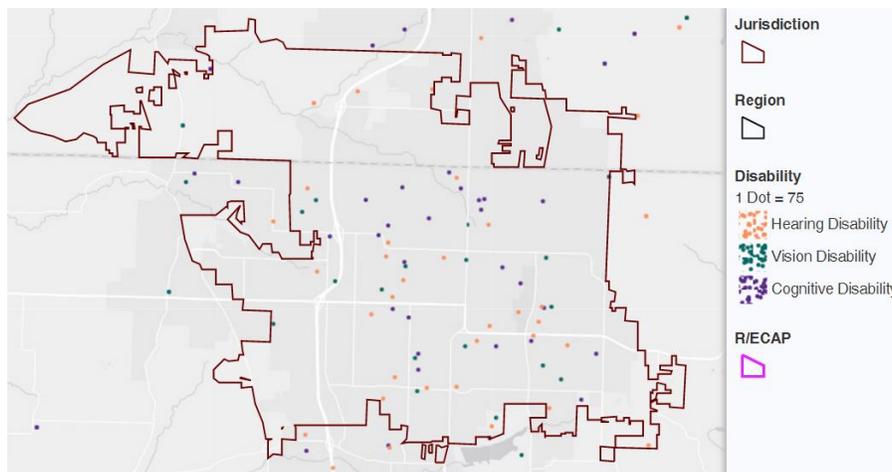
POPULATION PROFILE

a. How are persons with disabilities geographically dispersed or concentrated in the jurisdiction and region, including R/ECAPs and other segregated areas identified in previous sections?

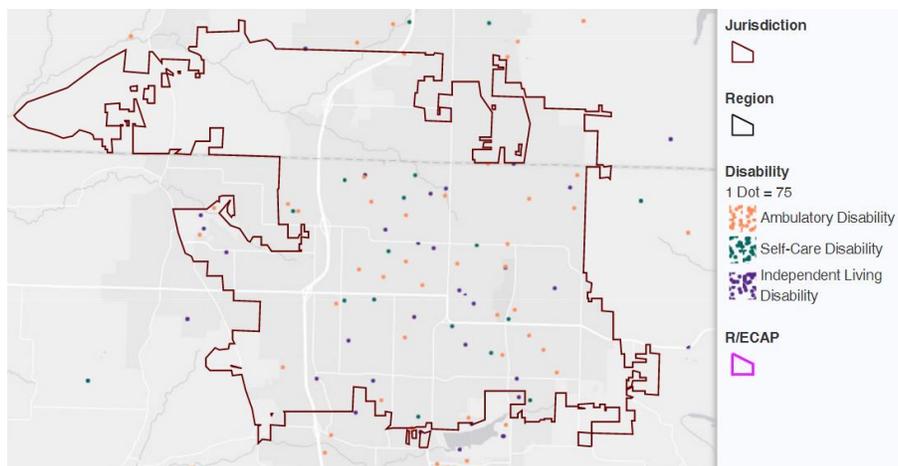
As shown in U.S. Department of Housing and Urban Development (HUD) Maps 14.1 and 14.2, persons with disabilities are relatively dispersed throughout the City of Springdale. Although no areas of Springdale are defined racially or ethnically concentrated areas of poverty (R/ECAPs), many people with disabilities live in the center of the city or in the predominately Hispanic east side, which have relatively higher levels of poverty than the city as a whole.

Each of the HUD tables and maps in this report are numbered according to the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

HUD Map 14.1. Disability by Type (Hearing, Vision and Cognitive Disability)



HUD Map 14.2. Disability by Type (Ambulatory, Self-Care and Independent Living Disability)



b. Describe whether these geographic patterns vary for persons with each type of disability or for persons with disabilities in different age ranges.

As shown in HUD Table 13, the most common disability in Springdale is ambulatory difficulty, affecting close to five percent of the population. Ambulatory difficulty is defined in the U.S. Census Bureau American Community Survey as serious difficulty walking or climbing stairs.²⁶ Compared to the Fayetteville-Springdale-Rogers region as a whole, Springdale has a lower percentage of residents with disabilities. HUD Table 14 shows that disabilities are most common among residents between the ages of 18 and 64. Compared to the region, Springdale has a disproportionately high percentage of residents between the ages of 5 and 17 with disabilities.

HUD Maps 14.1 and 14.2 indicate that residents with ambulatory, self-care, and independent living disabilities are slightly more concentrated in the center of the city than residents with other disabilities. This may be due in part to the need to live near public transportation and public services.

HUD Map 15 shows the geographical distribution of residents with disabilities by age group. Residents with disabilities between the ages of 5 and 17 are slightly more concentrated on the southwest side of the city, and residents with disabilities between the ages of 18 and 64 are slightly more concentrated on the southeast side of the city.

HUD Table 13. Disability by Type

Disability Type	(Springdale, AR CDBG) Jurisdiction ¹		(Fayetteville- Springdale-Rogers, AR-MO) Region ²	
	Number	Percent ³	Number	Percent
Hearing difficulty	2,051	3.20%	16,037	3.69%
Vision difficulty	1,293	2.02%	9,263	2.13%
Cognitive difficulty	2,229	3.48%	19,209	4.42%
Ambulatory difficulty	2,915	4.55%	27,433	6.31%
Self-care difficulty	1,049	1.64%	8,620	1.98%
Independent living difficulty	1,997	3.12%	16,988	3.91%

Source: U.S. Census Bureau American Community Survey, as retrieved from the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

¹ All percentages represent a share of the total population within the jurisdiction or region.

² Local jurisdiction defined by HUD as a recipient of Community Development Block Grant (CDBG) funding.

³ Local region defined by HUD as a core-based statistical area (CSBA).

²⁶ "American Community Survey." *Census.gov*. U.S. Census Bureau, 2014. Web. <http://www.census.gov/people/disability/methodology/acs.html>. Accessed January 2017.

HUD Table 14. Disability by Age Group

Disability Type	(Springdale, AR CDBG) Jurisdiction ¹		(Fayetteville-Springdale-Rogers, AR-MO) Region ³	
	Number	Percent	Number	Percent
Age 5-17 with Disabilities	777	1.21%	4,400	1.01%
Age 18-64 with Disabilities	3,618	5.65%	29,110	6.70%
Age 65+ with Disabilities	2,043	3.19%	19,882	4.58%

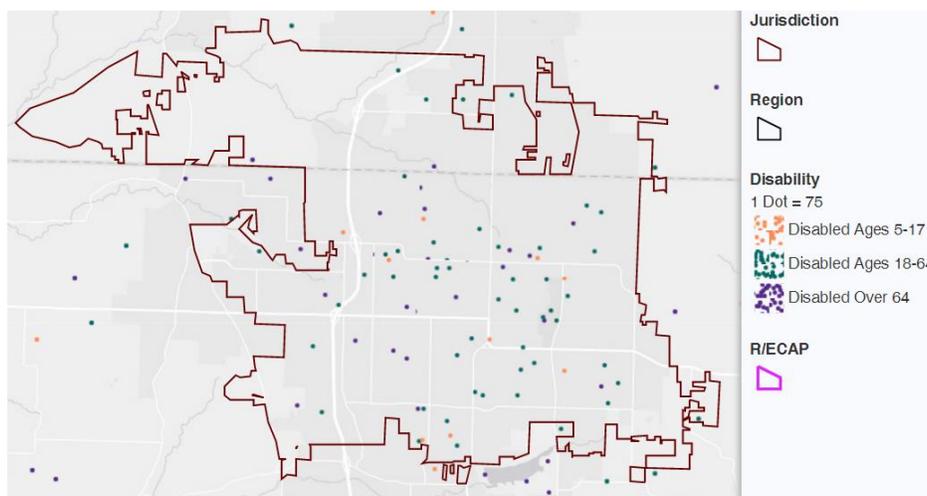
Source: U.S. Census Bureau American Community Survey, as retrieved from the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

¹ All percentages represent a share of the total population within the jurisdiction or region.

² Local jurisdiction defined by HUD as a recipient of Community Development Block Grant (CDBG) funding.

³ Local region defined by HUD as a core-based statistical area (CSBA).

HUD Map 15. Disability by Age Group.



PUBLICLY SUPPORTED HOUSING LOCATION AND OCCUPANCY

a. Describe whether the jurisdiction and region have sufficient affordable, accessible housing in a range of unit sizes. Describe whether these geographic patterns vary for persons with each type of disability or for persons with disabilities in different age ranges.

HUD Table 5 shows the number of publicly supported housing units in Springdale by program category. In total, the city has 525 publicly supported units across all categories, which represent about 3 percent of all housing units. As of January 2017, 361 residents were on the waiting list for Section 8 vouchers. According to the Springdale Housing Authority, wait times for publicly supported housing vary, but wait times are longer for larger units.

HUD Table 5. Publicly Supported Housing Units by Program Category

(Springdale, AR CDBG) Jurisdiction ¹		
Housing Units	Number	Percent
Total housing units	25,009	-
Public Housing	197	0.79%
Project-based Section 8	159	0.64%
Other Multifamily	8	0.03%
HCV Program	161	0.64%

Sources: U.S. Census, 2010; A Picture of Subsidized Households (APSH); as retrieved from the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

¹ Local jurisdiction defined by HUD as a recipient of Community Development Block Grant (CDBG) funding.

Stakeholders interviewed during the community participation process agree that currently, most affordable housing is concentrated on the east side of Springdale. Stakeholders believe that Springdale has a shortage of rental units under \$500 per month and a shortage of affordable housing for large families (with more than 2 bedrooms).

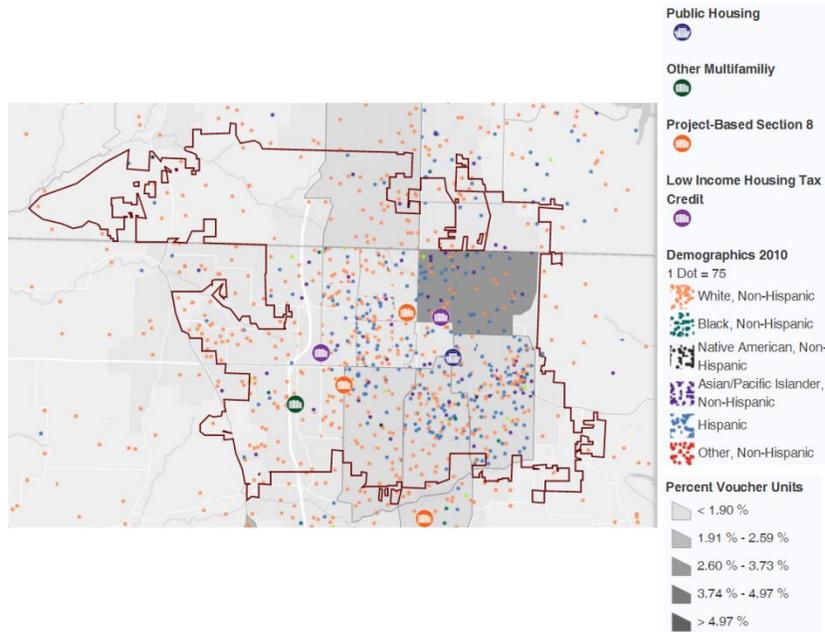
Stakeholders suggest that land is available for multi-family and affordable housing development in Springdale, particularly in the center of town, but that wealthy land owners are “sitting on” the properties unwilling to sell. Stakeholders believe that Springdale is behind other cities in the area in the development of multi-family housing, and that the occupancy rate for rental housing is very high, which suggests demand for more apartments. Stakeholders mentioned that some apartments are currently being developed, but they do not include affordable units. Stakeholders also mentioned that the community has a negative perception of affordable housing, which may inhibit development.

Of the respondents to the resident survey, about 16 percent have someone with disabilities in their home, and 14 percent have at least one person over age 65. Seven percent of respondents live in residences that have been modified for a disability; a few received funding from a Medicaid waiver or the apartment owner made the modifications, but most paid for these modifications themselves. Six percent of residents say that they need accessibility modifications, specifying the need for widened doorways, wheel chair ramps, modified bathrooms, lower counters, and stairs that are less steep.

b. Describe the areas where affordable accessible housing units are located. Do they align with R/ECAPs or other areas that are segregated?

According to HUD Map 5, publicly supported housing units are located in the center and southwest area of the city. These locations do not align with a particular racial or ethnic community and are not located in the southeast area of the city, which is predominately Hispanic. The highest concentration of housing choice voucher units is in the northeast section of the city, which is home to a diverse group of residents, including a large population of Asian/Pacific Islander residents.

HUD Map 5. Publicly Supported Housing and Race/Ethnicity.



c. To what extent are persons with different disabilities able to access and live in the different categories of publicly supported housing?

HUD Table 15 provides a breakdown of each publicly supported housing program category by the proportion of residents with disabilities. A quarter of the residents who receive housing choice vouchers have disabilities, and about 12 percent of public housing and project-based Section 8 housing residents have disabilities.

Although these rates are slightly lower than the region as a whole, residents with disabilities make up a lower percentage of the population in Springdale than in the region.

HUD Table 15. Disability by Publicly Supported Housing Program Category

Publicly Supported Housing Program Category	People with a Disability ¹	
	Number	Percent
(Springdale, AR CDBG) Jurisdiction²		
Public Housing	34	17.89%
Project-Based Section 8	19	11.88%
Other Multifamily	n/a	n/a
HCV Program	42	28.00%
(Fayetteville-Springdale-Rogers, AR-MO CBSA) Region³		
Public Housing	115	26.32%
Project-Based Section 8	118	19.09%
Other Multifamily	0	0.00%
HCV Program	401	33.64%

Source: U.S. Census Bureau American Community Survey, as retrieved from the HUD Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool.

¹ The definition of “disability” used by the U.S. Census Bureau may not be comparable to reporting requirements under HUD programs.

² Local jurisdiction defined by HUD as a recipient of Community Development Block Grant (CDBG) funding.

³ Local region defined by HUD as a core-based statistical area (CSBA).

INTEGRATION OF PERSONS WITH DISABILITIES LIVING IN INSTITUTIONS AND OTHER SEGREGATED SETTINGS

a. To what extent do persons with disabilities in or from the jurisdiction or region reside in segregated or integrated settings?

As shown in HUD Maps 14.1 and 14.2, residents with disabilities live throughout the city and are not particularly concentrated in one area. No institutions for people with disabilities are located in Springdale.

b. e range of options for persons with disabilities to access affordable housing and supportive services.

Residents with disabilities have access to public housing, project-based Section 8 housing, and housing choice vouchers. Residents with disabilities have access to the Springdale Senior Center, which is located in the center of the city in a low-income neighborhood and near public transportation stops. The center provides free meals and exercise programs and transportation assistance for seniors.²⁷ Bread of Life, a local faith-based nonprofit organization that receives Community Development Block Grant (CDBG) funding from the City of Springdale, provides food, emergency financial assistance, and counseling services to residents with disabilities.²⁸

DISPARITIES IN ACCESS TO OPPORTUNITY

a. To what extent are persons with disabilities able to access the following? Identify major barriers faced concerning:

- **Government services and facilities**
- **Public infrastructure (e.g., sidewalks, pedestrian crossings, pedestrian signals)**
- **Transportation**
- **Proficient schools and educational programs**
- **Jobs**

Half of all Springdale residents who responded to the resident survey describe the public areas and facilities in the city as “somewhat accessible”, with 19 percent describing them as “very accessible”. Sixteen percent of respondents say that public areas and facilities are not accessible. Stakeholders who participated in the community participation process identified a general lack of public transportation in the city. All residents, including those with disabilities who may depend on it more, lack access to public transportation, although the city does provide quarterly bus passes and taxi coupons for a limited number of residents with disabilities and seniors.

Ozark Regional Transit operates five buses in Springdale on various schedules from Monday through Friday.²⁹ Stakeholders mentioned that Ozark Regional Transit provides paratransit services but a rider must give seven days’ notice to request a ride. The City of Springdale also operates a transportation assistance program that provides \$80 each quarter in taxi coupons and 10 free Ozark Regional Transit rides for seniors and residents with disabilities. The program serves 500 residents per year, about half of whom have disabilities.

The City of Springdale provides \$24,000 in annual Community Development Block Grant (CDBG) funding to Bread of Life, a local nonprofit operated by the First United Methodist Church of Springdale, which provides food, personal hygiene services, emergency financial assistance (utility payments), and counseling services to 20,000 people each year, including many residents with disabilities.

²⁷ “Springdale Senior Center.” *Seniorcenter.us*. Senior Center, n.d. Web. http://seniorcenter.us/sc/springdale_senior_center_springdale_ar. Accessed February 2017.

²⁸ “Bread of Life.” *Fumwired.com*. First United Methodist Church, 2014. Web. <http://www.fumwired.com/missions/bread-of-life/>. Accessed February 2017.

²⁹ “Schedules & Maps.” *Ozark.org*. Ozark Regional Transit, 2017. Web. <http://www.ozark.org/schedules-maps/schedules-maps>. Accessed February 2017.

The Springdale Senior Center is frequented by seniors and residents with disabilities. The Senior Center offers free meals, exercise programs, and activities for residents with disabilities.

According to the 2015 U.S. Census Bureau American Community Survey, Springdale residents with disabilities have an unemployment rate of 8.4 percent, slightly higher than overall Springdale unemployment rate of 6.4 percent. Students with disabilities make up 9.8 percent of all students in the Springdale Public School District.³⁰

b. Describe the processes that exist in the jurisdiction and region for persons with disabilities to request and obtain reasonable accommodations and accessibility modifications to address the barriers discussed above.

Applications for housing rehabilitation services are available in English and Spanish under the Community Development section of the City of Springdale website.³¹ The applications ask residents to specify if the head of their household has a disability. Since 2013, the city has rehabilitated 109 housing units, all of which are considered affordable units. About 15 to 20 percent of the rehabilitations include some type of accessibility modifications for people with disabilities.

Residents who receive accessibility accommodation from the Springdale Housing Authority must be able to provide evidence of their disability. If the disability is not obvious, as stated in the housing authority administrative plan, “third party verification must be obtained from an individual identified by the family who is competent to make the determination.”³²

Of the six survey respondents who indicated that their residence had been modified for a disability, none received help from the City of Springdale directly; a few received funding from a Medicaid waiver or by the apartment owner, but most paid for modifications themselves. Six percent of residents say that they need accessibility modifications, specifying the need for widened doorways, wheel chair ramps, modified bathrooms, lower counters, and stairs that are less steep.

c. Describe any difficulties in achieving homeownership experienced by persons with disabilities and by persons with different types of disabilities.

Of the residents who responded to the survey, one mentioned an incident in which they felt they had been discriminated against because of their disability. No other comments related to this were received.

DISPROPORTIONATE HOUSING NEEDS

a. Describe any disproportionate housing needs experienced by persons with disabilities and by persons with certain types of disabilities.

According to HUD, disproportionate housing need exists when housing has any one of the following four problems: lacks complete kitchen facilities, lacks complete plumbing facilities, houses more than one person per room, or has a cost burden (monthly housing costs, including utilities, exceed 30 percent of monthly income).³³ “Severe” housing need exists when any of the first three problems are met and/or the house has severe cost burden

³⁰ 2016 Springdale Annual Report to the Public. Springdale School District, 2016. p. 4. PDF File. Web. <https://drive.google.com/file/d/0BzhiHEyrPikwQnNFNU1NWjVYaGs/view>. Accessed February 2017.

³¹ “Housing Services”. *Springdale.gov*. City of Springdale Planning Department, n.d. Web. <http://www.springdale.gov/249/Housing-Services>. Accessed February 2017.

³² *Administrative Plan for the Housing Choice Voucher Program*. Springdale Housing Authority, October 2014. p. 70.

³³ *Affirmatively Furthering Fair Housing (AFFH) Data Documentation*. U.S. Department of Housing and Urban Development, July 2016. p. 11. PDF File. Web. <https://www.hudexchange.info/resources/documents/AFFH-Data-Documentation.pdf>. Accessed January 2017.

(monthly housing costs, including utilities, exceed 50 percent of monthly income).³⁴ HUD Tables 9 and 10 show the demographics of households meeting these criteria.

Results from the community participation process suggest that Springdale residents with disabilities have a slightly higher rate of housing need. Among respondents with at least one person with disabilities in their household, 42 percent said they experience a cost burden and 13 percent said they experience a severe cost burden. For comparison, according to the HUD data for all residents, 38 percent experience one of the four housing problems and 11 percent experience severe cost burden.

ADDITIONAL INFORMATION

a. Beyond the HUD-provided data, provide additional relevant information, if any, about disability and access issues in the jurisdiction and region affecting groups with other protected characteristics.

b. The program participant may also describe other information relevant to its assessment of disability and access issues.

Additional information collected during the community participation process was discussed previously in this chapter. Additional information from residents and stakeholders and from an analysis of local laws and policies is discussed in the following section.

DISABILITY AND ACCESS ISSUES CONTRIBUTING FACTORS

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of disability and access issues and the fair housing issues, which are Segregation, RECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each contributing factor, note which fair housing issue(s) the selected contributing factor relates to.

- Access to proficient schools for person with disabilities
- Access to publicly supported housing for persons with disabilities
- Access to transportation for persons with disabilities
- Inaccessible government facilities or services
- Inaccessible sidewalks, pedestrian crossings, or other infrastructure
- Lack of affordable in-home or community-based supportive services
- Lack of affordable, accessible housing in range of unit sizes
- Lack of affordable, integrated housing for individuals who need supportive services
- Lack of assistance for housing accessibility modifications
- Lack of assistance for transitioning from institutional settings to integrated housing
- Land use and zoning laws
- Lending Discrimination
- Location of accessible housing
- Occupancy codes and restrictions
- Regulatory barriers to providing housing and supportive services for persons with disabilities
- State or local laws, policies, or practices that discourage individuals with disabilities from being placed in or living in apartments, family homes, and other integrated settings
- Other

Based on input from stakeholders and residents during the community participation process and an analysis of local laws and policies, the following contributing factors to access for people with disabilities were identified.

³⁴ *Affirmatively Furthering Fair Housing (AFFH) Data Documentation*. U.S. Department of Housing and Urban Development, July 2016. p. 11. PDF File. Web. <https://www.hudexchange.info/resources/documents/AFFH-Data-Documentation.pdf>. Accessed January 2017.

LACK OF AFFORDABLE, ACCESSIBLE HOUSING IN A RANGE OF UNIT SIZES

Stakeholders believe that Springdale has a shortage of rental units under \$500 per month and a shortage of affordable housing for large families with more than two bedrooms. Having more affordable units available could lessen the cost of housing for residents with disabilities.

LACK OF ASSISTANCE FOR HOUSING ACCESSIBILITY MODIFICATIONS

The city currently includes accessibility modifications in the housing rehabilitation program using CDBG funds. Since 2013, the city has rehabilitated 109 housing units, all of which are considered affordable units. About 15 to 20 percent of the rehabilitations include some type of accessibility modification for people with disabilities. Of the surveyed residents who have completed accessibility modifications on their home, none of them received assistance from the city. Many respondents indicate that they need modifications and would benefit from assistance in this process.

LAND USE AND ZONING LAWS

Although the City of Springdale municipal code does not specifically address housing accessibility in terms of building requirements or include separate zoning categories for senior housing or housing for residents with disabilities, the code does make some allowances that positively impact accessibility. Springdale municipal code does not require conditional use permits on specialized housing for senior citizens and residents with disabilities. Chapter 130, Article 6 also exempts senior citizen housing from having to provide outdoor space, something that is required for all other multifamily units.

Accessible parking spaces are required in the City of Springdale as a proportion of the total number of spaces; generally, at least one appropriately marked space is required for every 25 parking spots, although for multifamily units, at least one space is required for every 20 units, with the minimum requirements changing on a sliding scale of increasing units.³⁵

OCCUPANCY CODES AND RESTRICTIONS

Chapter 130, Article 11 of the municipal code specifies that unrelated individuals with disabilities can be considered a “family” of unlimited size provided that they meet the disability definition in the federal Fair Housing Amendments Act of 1988. Unrelated individuals who are not disabled are only considered a “family” if they have no more than four members in their group.

³⁵ City of Springdale Code of Ordinances. Chapter 130, Article 7, Sec 6.2.

E. FAIR HOUSING ENFORCEMENT, OUTREACH CAPACITY, AND RESOURCES ANALYSIS

- a. **List and summarize any of the following that have not been resolved: a charge or letter of finding from HUD concerning a violation of a civil rights-related law, a cause determination from a substantially equivalent state or local fair housing agency concerning a violation of a state or local fair housing law, a letter of findings issued by or lawsuit filed or joined by the Department of Justice alleging a pattern or practice or systemic violation of a fair housing or civil rights law, or a claim under the False Claims Act related to fair housing, nondiscrimination, or civil rights generally, including an alleged failure to affirmatively further fair housing.**

The Springdale Housing Authority reports that they have not had a fair housing complaint since 2008. In 2008, a resident filed a complaint against the Springdale Housing Authority claiming a violation of Section 804 (b) of the Fair Housing Act, which states it is unlawful “to discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection therewith, because of race, color, religion, sex, familial status, or national origin.” The complaint was filed with the Arkansas Fair Housing Commission, and the commission produced a conciliation agreement between the resident and the Springdale Housing Authority.

As a result of the complaint, the U.S. Department of Housing and Urban Development (HUD) required staff members of the housing authority to prominently display a poster on fair housing information in their rental office and attend a three-hour fair housing training seminar.

- b. **Describe any state or local fair housing laws. What characteristics are protected under each law?**

ARKANSAS STATE LAWS

The following State of Arkansas laws relate to fair housing and may affect fair housing in the City of Springdale.

ARKANSAS CIVIL RIGHTS ACT OF 1993

The Arkansas Civil Rights Act of 1993 was the first modern civil rights legislation in the state.³⁶ Like the federal Civil Rights Act, it prohibits discrimination based on race, religion, national origin, gender, and disability.³⁷ However, because the law does not specify an enforcement mechanism, state judges rarely use the Arkansas Civil Rights Act and instead refer to federal law for guidance in most civil rights cases.³⁸

ARKANSAS FAIR HOUSING ACT

Over 30 years after the federal Fair Housing Act was passed in 1968 (as part of the Civil Rights Act), the state-specific Arkansas Fair Housing Act was enacted in 2001.³⁹ Recognized by the U.S. Department of Housing and Urban Development (HUD) in 2003 as “substantially equivalent” to the federal law, the Arkansas Fair Housing Act prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions,

³⁶ *An Overview of the Arkansas Civil Rights Act of 1993*. University of Arkansas at Little Rock, 1997. p. 2. PDF File. Web. http://lawrepository.ualr.edu/cgi/viewcontent.cgi?article=1059&context=faculty_scholarship. Accessed January 2017.

³⁷ “Fair Housing Laws.” *Fairhousing.arkansas.gov*. Arkansas Fair Housing Commission, n.d. Web. <http://www.fairhousing.arkansas.gov/index.php/fair-housing-laws>. Accessed January 2017.

³⁸ “Arkansas Civil Rights Act of 1993.” *Encyclopediaofarkansas.net*. The Encyclopedia of Arkansas History & Culture, June 2015. Web. <http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?entryID=7312>. Accessed January 2017.

³⁹ “The Fight for Fair Housing in Arkansas.” *Lawyerscommittee.org*. Lawyers’ Committee for Civil Rights Under Law, April 2016. Web. <https://lawyerscommittee.org/2016/04/fight-fair-housing-arkansas/>. Accessed January 2017.

based on race, color, national origin, religion, sex, familial status, and disability.⁴⁰ The act also led to the creation of the Arkansas Fair Housing Commission, a “quasi-judicial, regulatory, enforcement agency” that works with HUD to enforce fair housing laws.⁴¹

ARKANSAS ACT 137

Arkansas Act 137 was passed on February 24, 2015 to regulate the definition of protected classes under civil rights legislation. Specifically, the law states that any “county, municipality, or other political subdivision of the state shall not adopt or enforce an ordinance, resolution, rule, or policy that creates a protected classification or prohibits discrimination on a basis not contained in state law.” This means the City of Springdale must adhere to the statewide definitions of protected classes and cannot enact any local laws to expand those definitions or specifically protect any other groups of people. In other states (including California, Virginia, Vermont, and Massachusetts), protected classes have been expanded to include categories such as age, marital status, source of income, and sexual orientation.⁴²

CRIMINAL EVICTION

Under Arkansas Code Ann. § 18-16-101, it is a violation of Arkansas law for a tenant to fail to pay rent as agreed and then fail to vacate ten days after receiving written notice to do so.⁴³ Arkansas is the only state to have a law that treats eviction as a criminal case.⁴⁴ Arkansas is also one of the only states that does not have a law prohibiting “retaliatory eviction”, which would prevent landlords from evicting a tenant because the tenant has reported a housing code violation or filed a similar complaint.⁴⁵ This combination of laws restricts tenant rights. Landlords who do not wish to pursue eviction through the criminal court are also able to settle evictions in civil court.⁴⁶

In the case of *State v. Artorio Smith*, a circuit judge in Pulaski County (the county in which Little Rock is located) ruled that the state’s criminal eviction statute was unconstitutional, violating the cruel and unusual punishment prohibition of the U.S. Constitution.⁴⁷ A circuit judge in Woodruff County (in the Arkansas Delta) ruled similarly based on the lack of due process and the similarity to a debtor’s prison (debtor’s prisons were ruled unconstitutional by the U.S. Supreme Court in 1983⁴⁸).⁴⁹

IMPLIED WARRANTY OF HABITABILITY

Arkansas is also unique in that it is the only state without an implied warranty of habitability law.⁵⁰ This law states that a landlord’s promise to provide safe, sanitary, and habitable housing is “implied” in every residential lease, but does not explicitly require landlords to maintain any standards of habitability. Arguments against such a law in

⁴⁰ “History.” *Fairhousing.arkansas.gov*. Arkansas Fair Housing Commission, n.d. Web. <http://www.fairhousing.arkansas.gov/index.php/about-us/history>. Accessed January 2017.

⁴¹ “Arkansas Fair Housing Commission.” *Fairhousing.arkansas.gov*. Arkansas Fair Housing Commission, n.d. Web. <http://www.fairhousing.arkansas.gov/>. Accessed January 2017.

⁴² *Report to Governor Mike Beebe, President Pro Tempore of the Senate, and Speaker of the House*. Non-Legislative Commission on the Study of Landlord-Tenant Laws, 2012. p. 28. PDF File. Web. www.arkansasjustice.org/sites/default/files/file%20attachments/Landlord-Tenant%20Commission%20Report.pdf. Accessed January 2017.

⁴³ Failure to pay rent- Refusal to vacate upon notice- Penalty, Ark. Code Ann. 18-61-101 (2001). Web. <http://blythevillepd.org/04PublicInformation/LandlordTenant/StatuteandAffidavit.pdf>. Accessed January 2017.

⁴⁴ *Report to Governor Mike Beebe, President Pro Tempore of the Senate, and Speaker of the House*. Non-Legislative Commission on the Study of Landlord-Tenant Laws, 2012. p. 8. PDF File. Web. www.arkansasjustice.org/sites/default/files/file%20attachments/Landlord-Tenant%20Commission%20Report.pdf. Accessed January 2017.

⁴⁵ *Report to Governor Mike Beebe, President Pro Tempore of the Senate, and Speaker of the House*. Non-Legislative Commission on the Study of Landlord-Tenant Laws, 2012. p. 7. PDF File. Web. www.arkansasjustice.org/sites/default/files/file%20attachments/Landlord-Tenant%20Commission%20Report.pdf. Accessed January 2017.

⁴⁶ *Report to Governor Mike Beebe, President Pro Tempore of the Senate, and Speaker of the House*. Non-Legislative Commission on the Study of Landlord-Tenant Laws, 2012. p. 13. PDF File. Web. www.arkansasjustice.org/sites/default/files/file%20attachments/Landlord-Tenant%20Commission%20Report.pdf. Accessed January 2017.

⁴⁷ Brantley, Max. “Judge invalidates state’s criminal eviction statute.” *Arktimes.com*. Arkansas Times, 2015. Web. <http://www.arktimes.com/ArkansasBlog/archives/2015/01/20/judge-invalidates-states-criminal-eviction-statute>. Accessed January 2017.

⁴⁸ *Bearden v. Georgia*. “Supreme.justia.com. Justia, n.d. Web. <https://supreme.justia.com/cases/federal/us/461/660/>. Accessed January 2017.

⁴⁹ Brantley, Max. “Another judge strikes down Arkansas criminal eviction law.” *Arktimes.com*. Arkansas Times, 2015. Web. <http://www.arktimes.com/ArkansasBlog/archives/2015/04/15/more-court-progress-against-arkansas-eviction-law>. Accessed January 2017.

⁵⁰ “Why is Arkansas the Only State in U.S. Without this Law?” *Nwahomepage.com*. KNWA Northwest Arkansas News, 2017. Web. <http://www.nwahomepage.com/news/knwa/why-is-arkansas-the-only-state-in-us-without-this-law>. Accessed January 2017.

Arkansas claim that although landlords are not obligated to maintain rental housing, tenants are able to account for any poor housing conditions by reporting them as housing code violations.⁵¹

UNIFORM RESIDENTIAL LANDLORD AND TENANT ACT

The Uniform Residential Landlord and Tenant Act (URLTA) is a sample piece of legislation created by the National Conference of Commissioners on Uniform State Laws (NCCUSL).⁵² The document is meant to provide a clear and standardized template for states to adopt, allowing for consistency among landlord laws (which are otherwise not federally regulated). The URLTA was created in 1972 and was partially adopted by the Arkansas legislature into the state code as the Arkansas Residential Landlord-Tenant Act of 2007.^{53,54} A non-legislative commission on the study of landlord-tenant laws in 2012 concluded that the legislature had specifically removed the pro-tenant components of the URLTA, and the commission advocated that the state fully adopt the act.⁵⁵ As of January 23, 2017, there have been no updates to the act (located in Title 18, Subtitle 2, Chapter 17 of the Arkansas state code).⁵⁶

SPRINGDALE MUNICIPAL CODE

In addition to state laws, several rules in the City of Springdale municipal code relate to fair housing.

OCCUPANCY LIMITS

Springdale code Chapter 91, Article IV, Division 4 specifies that every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant. This effectively places an occupancy limit on each bedroom; a 200-square foot room, for example, would not be legally habitable by more than four people. Stakeholders involved with the Hispanic and Marshallese communities in Springdale believe that this rule disproportionately affects these communities, who place cultural emphasis on living with and near extended family. Stakeholders expressed that having to split up their living situation effectively forces these groups to live as a “nuclear family”, or a traditional living arrangement with parents and children only. Occupancy limits also place an affordability burden on low-income families, who must pay for larger, more expensive housing as a result of this code.

BARRIERS TO REPORTING HOUSING CODE VIOLATIONS

In the City of Springdale, renters may be discouraged from reporting housing code violations due to a process referred to as “red-tagging”, meaning that once code violations are reported, the city building inspector can “red-tag” a housing unit which deems the property inhabitable until the repairs are made. As stated in the Springdale municipal code Chapter 91, Section 91-57(b), “A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter.” A tenant reporting a code violation will no longer be able to remain in the rental if

⁵¹ Report to Governor Mike Beebe, *President Pro Tempore of the Senate, and Speaker of the House*. Non-Legislative Commission on the Study of Landlord-Tenant Laws, 2012. p. 18. PDF File. Web. www.arkansasjustice.org/sites/default/files/file%20attachments/Landlord-Tenant%20Commission%20Report.pdf. Accessed January 2017

⁵² Hall, Lucas. “The Truth about the Uniform Residential Landlord and Tenant Act (URLTA) of 1972.” *Landlordology.com*. Landlordology, December 2015. Web.

<https://www.landlordology.com/summary-uniform-residential-landlord-and-tenant-act-urlta/>. Accessed January 2017.

⁵³ “Why is Arkansas the Only State in U.S. Without this Law?” *Nwahomepage.com*. KNWA Northwest Arkansas News, 2017. Web. <http://www.nwahomepage.com/news/knwa/why-is-arkansas-the-only-state-in-us-without-this-law>. Accessed January 2017.

⁵⁴ “2015 Arkansas Code Title 18- Property, Subtitle 2- Real Property, Chapter 17- Arkansas Residential Landlord-Tenant Act of 2007.” *Law.justia.com*. Justia, n.d. Web. <http://law.justia.com/codes/arkansas/2015/title-18/subtitle-2/chapter-17/>. Accessed January 2017

⁵⁵ Report to Governor Mike Beebe, *President Pro Tempore of the Senate, and Speaker of the House*. Non-Legislative Commission on the Study of Landlord-Tenant Laws, 2012. p. 6. PDF File. Web. www.arkansasjustice.org/sites/default/files/file%20attachments/Landlord-Tenant%20Commission%20Report.pdf. Accessed January 2017.

⁵⁶ “2015 Arkansas Code Title 18- Property, Subtitle 2- Real Property, Chapter 17- Arkansas Residential Landlord-Tenant Act of 2007.” *Law.justia.com*. Justia, n.d. Web. <http://law.justia.com/codes/arkansas/2015/title-18/subtitle-2/chapter-17/>. Accessed January 2017.

the landlord refuses to make the repairs that will conform to city code. This suggests that the code violation reporting process may not be a sufficient alternative to a statewide implied warranty of habitability.

ACCESSIBILITY

Although the City of Springdale municipal code does not specifically address housing accessibility in terms of building requirements or include separate zoning categories for senior housing or housing for residents with disabilities, the code does make some allowances that positively impact accessibility. Springdale municipal code does not require senior citizens and residents with disabilities to apply for conditional use permits for specialized housing. Chapter 130, Article 11 of the municipal code also specifies that unrelated individuals with disabilities can be considered a “family” of unlimited size provided that they meet the disability definition in the federal Fair Housing Amendments Act of 1988. Unrelated individuals who are not disabled are only considered a “family” if they have no more than four members in their group. Chapter 130, Article 6 also exempts senior citizen housing from having to provide outdoor space, something that is required for all other multifamily units.

Accessible parking spaces are required in the City of Springdale as a proportion of the total number of spaces; generally, at least one appropriately marked space is required for every 25 parking spots, although for multifamily units, at least one space is required for every 20 units, with the minimum requirements changing on a sliding scale of increasing units.⁵⁷ According to Chapter 130, Article 7, accessibility for persons with disabilities in parking lots and building approaches is also required based on the standards of the Americans with Disabilities Act.

ZONING DISTRICTS

The Springdale municipal code establishes 26 zoning districts for land use in the city. The majority of the land zoned for housing is medium density single family residential and low density multifamily residential. Almost all of the land zoned for medium and high density multifamily housing is located on the eastern or northeast boundary of the city. The code also has a specific zoning category for single family affordable housing, but only small areas on the eastern and northeastern boundary of the city are designated as such. Based on data provided by HUD, these areas also represent the highest concentration of poverty in the city.

In Chapter 130, Article 12, the code also provides information on the development of the area around the Arvest Ballpark in the southwest area of the city. Over the next 20 to 30 years, the city and development property owners plan to create a district brand for the area by including “key features such as consistent design standards, sustainability, public art, long term planning, transportation options, and a sense of neighborhood” in new development. The plan for the area is to include multifamily residential and mixed-use housing development among other commercial development and public facilities. The code does not specify whether any of the new housing development will be required to be affordable housing.

c. Identify any local and regional agencies and organizations that provide fair housing information, outreach, and enforcement, including their capacity and the resources available to them.

The Springdale Housing Authority is located in the center of the city, at 5 Applegate Drive. It has been in operation since 1967 and manages a total of 197 apartments (10 of which are designed specifically for families with disabilities).⁵⁸ Staff members are trained on protected classes and racially or ethnically concentrated areas of poverty (R/ECAPs) and use a fair housing video developed by a consultant in collaboration with the housing

⁵⁷ City of Springdale Code of Ordinances. Chapter 130, Article 7, Sec 6.2.

⁵⁸ “About.” *Springdalehousingauthority.com* Web. <http://www.springdalehousingauthority.com/about/>. Accessed January 2017.

authority to train new tenants. They also provide tenants with brochures and complaint forms related to fair housing.

The Arkansas Fair Housing Commission is a statewide organization that works with HUD to enforce fair housing regulations. One stakeholder commented that, although the commission is generally responsive when specific fair housing issues arise, it does not conduct testing that could address other, more latent concerns.

Lindsey & Associates is the largest real estate agency in the area. Employees of the agency participate in fair housing training through the National Association of Realtors and must complete ethics training through the State of Arkansas.

d. Additional Information

- a. Provide additional relevant information, if any, about fair housing enforcement, outreach capacity, and resources in the jurisdiction and region.**
- b. The program participant may also include information relevant to programs, actions, or activities to promote fair housing outcomes and capacity.**

Of the residents who responded to the survey as part of the community participation process, most (52 percent) say they do not know how to file a housing complaint, and many (45 percent) say they do not know who to talk to if they believe they have been discriminated against while looking for housing. Of the 170 Springdale residents who responded, 37 percent say that they do not trust a housing complaint would be addressed if they were to file one.

The City of Springdale provides funding to Credit Counseling of Arkansas (CCOA) to provide homeowner education and counseling for low-income homebuyers with the goal of reducing mortgage defaults and foreclosures.

FAIR HOUSING ENFORCEMENT, OUTREACH CAPACITY, AND RESOURCES CONTRIBUTING FACTORS

Consider the listed factors and any other factors affecting the jurisdiction and region. Identify factors that significantly create, contribute to, perpetuate, or increase the severity of fair housing enforcement, outreach capacity, and resources and the fair housing issues, which are Segregation, RECAPs, Disparities in Access to Opportunity, and Disproportionate Housing Needs. For each significant contributing factor, note which fair housing issue(s) the selected contributing factor impacts.

- Lack of local private fair housing outreach and enforcement
- Lack of local public fair housing enforcement
- Lack of resources for fair housing agencies and organizations
- Lack of state or local fair housing laws
- Unresolved violations of fair housing or civil rights law
- Other

The following contributing factors to fair housing enforcement, outreach capacity, and resources in Springdale were identified by stakeholders during the community participation process and as a result of an analysis of state and local fair housing laws:

LACK OF STATE OR LOCAL FAIR HOUSING LAWS

State laws related to criminal eviction and the lack of implied warranty of habitability are unique to Arkansas and leave residents with limited rights. Combined with the disincentive for reporting housing code violations in Springdale, the laws can create an environment that does not allow for adequate fair housing enforcement.

LACK OF LOCAL PRIVATE FAIR HOUSING OUTREACH AND ENFORCEMENT

Stakeholders who participated in the community participation process believe adequate information and education on fair housing issues is available for professionals in the housing industry (realtors, lenders, property managers), but their clients and the general public may not be fully informed of their rights and obligations.

VI. FAIR HOUSING GOALS AND PRIORITIES

VI. FAIR HOUSING GOALS AND PRIORITIES

PRIORITIZATION OF CONTRIBUTING FACTORS

1. For each fair housing issue, prioritize the identified contributing factors. Justify the prioritization of the contributing factors that will be addressed by the goals set below in Question 2. Give the highest priority to those factors that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance.

The table below shows the fair housing issues that are discussed in this Assessment of Fair Housing (AFH). Contributing factors for each issue are shown in order of priority with justification. The highest priority has been given to contributing factors that were identified during the fair housing analysis which may limit or deny fair housing choice, limit or deny access to opportunity, or negatively impact fair housing and civil rights compliance. Priority is indicated by rank, with “1” being the highest priority.

Fair Housing Issues and Contributing Factors in the City of Springdale		
Fair Housing Issues	Contributing Factors (by priority level)	Justification of Prioritization
Segregation/Integration	<ol style="list-style-type: none"> 1. Location and type of affordable housing 2. Lack of community revitalization strategies 3. Community opposition 4. Occupancy codes and restrictions 	<ol style="list-style-type: none"> 1. Most affordable housing is concentrated on the east side of Springdale, which is an area of relatively higher poverty and home to the highest concentration of minority populations in the city. 2. Stakeholders believe that a commitment from city leadership and business community leaders is necessary to make affordable housing development possible. Housing developers believe demand for affordable housing is high in the low-income workforce. 3. Land may be available for multi-family and affordable housing development in central Springdale, but property owners have been unwilling to sell. 4. Occupancy codes may disproportionately affect Hispanic and Marshallese communities who place cultural emphasis on living with and near extended family.
Disparities in Access to Opportunity	<ol style="list-style-type: none"> 1. Location and type of affordable housing 2. Land use and zoning laws 3. The availability, type, frequency, and reliability of public transportation 4. Location of proficient schools and school assignment policies 	<ol style="list-style-type: none"> 1. Affordable housing in Springdale is concentrated on the east side of Springdale and is characterized as aging and not in good condition. Housing problems persist due to state laws that do not require landlords to maintain their property and the disincentive that tenants have to report city code violations. 2. Almost all of the land zoned for medium/high density multifamily housing is located on the eastern or northeast boundary of the city, which is an area of relatively high poverty. A specific zoning category for single-family affordable housing only includes small areas on the eastern and northeastern boundary of the city. 3. Public transit is very limited in Springdale, especially for people with disabilities who may rely on it for paratransit services. 4. Har-Ber High School, located in a predominately Non-Hispanic White area, has 37 percent minority enrollment (mostly Hispanic) and Springdale High School, located in a more diverse area, has 66 percent minority enrollment (mostly Hispanic).

Fair Housing Issues and Contributing Factors in the City of Springdale

Fair Housing Issues	Contributing Factors (by priority level)	Justification of Prioritization
Disproportionate Housing Needs	<ol style="list-style-type: none"> 1. The availability of affordable units in a range of sizes 2. Lack of public investments in specific neighborhoods, including services and amenities 3. Lending discrimination 4. Other <ol style="list-style-type: none"> a. Land value restricts affordable housing development b. Lack of resources for residents with criminal records and people experiencing homelessness 	<ol style="list-style-type: none"> 1. Stakeholders believe that Springdale has a shortage of rental units under \$500 per month and a shortage of affordable housing for large families with more than two bedrooms. 2. According to a representative of a housing development company, high demand for affordable housing exists in Springdale, particularly for the low-income workforce, but it is difficult to make a profit or simply break even on affordable housing development without a commitment from city leadership and local business leaders. 3. Stakeholders cited instances of rent-to-own contracts with terms that could be considered predatory. Stakeholders also mentioned that although loan products are being marketed to low-income and Hispanic residents, credit history, stability of income, and low limits on mortgage loans are barriers to homeownership. 4. Other <ol style="list-style-type: none"> a. Stakeholders believe that a general shortage of affordable housing exists in Springdale, and that the high cost of land restricts the development of new affordable housing. b. Stakeholders cited a lack of transitional housing for people with criminal records and a lack of transitional housing for people experiencing homelessness. Combined with a general shortage of affordable housing units, stakeholders believe that it is very difficult for these populations to find rental housing in Springdale.
Publicly Supported Housing Location and Occupancy	<ol style="list-style-type: none"> 1. Quality of affordable housing information programs 2. Occupancy codes and restrictions 	<ol style="list-style-type: none"> 1. Stakeholders mentioned that education on fair housing laws could be improved for renters, especially non-English speaking residents who are often hesitant to get involved in the legal system. 2. Stakeholders believe that Springdale occupancy codes disproportionately affect Hispanic and Marshallese residents. This may, in part, explain why Hispanic and Asian/Pacific Islanders represent a smaller portion of residents of most types of public housing.
Disabilities and Access	<ol style="list-style-type: none"> 1. Lack of affordable, accessible housing in a range of unit sizes 2. Lack of assistance for housing accessibility modifications 3. Land use and zoning laws 4. Occupancy codes and restrictions 	<ol style="list-style-type: none"> 1. Stakeholders believe that Springdale has a shortage of rental units under \$500 per month and a shortage of affordable housing for large families with more than two bedrooms. Having more affordable units available could lessen the cost of housing for residents with disabilities. 2. Although about 15 to 20 percent of City of Springdale housing rehabilitation projects include some type of accessibility modification, many survey respondents indicate that they need accessibility modifications and would benefit from assistance. 3. Although the City of Springdale municipal code does not specifically address housing accessibility in terms of building requirements or include separate zoning categories for senior housing or housing for residents with disabilities, the code does make some allowances that positively impact accessibility. The code does not require conditional use permits on specialized housing for seniors or people with disabilities and the code specifies the amount of accessible parking spaces required for multi-family housing. 4. Springdale occupancy codes have a positive impact on residents with disabilities. Chapter 130, Article 11 of the municipal code specifies that unrelated individuals with disabilities can be considered a “family” of unlimited size provided that they meet the disability definition in the federal Fair Housing Amendments Act of 1988.
Fair Housing Enforcement, Outreach Capacity, and Resources	<ol style="list-style-type: none"> 1. Lack of state or local fair housing laws 2. Lack of local private fair housing outreach and enforcement 	<ol style="list-style-type: none"> 1. State laws related to criminal eviction and the lack of implied warranty of habitability are unique to Arkansas and leave residents with limited rights. Combined with the disincentive for reporting housing code violations in Springdale, the laws can create an environment that does not allow for adequate fair housing enforcement. 2. Stakeholders believe that fair housing education and resources is adequate for housing professionals, but the general public may not be fully informed of their rights and obligations.

FAIR HOUSING GOALS

2. For each fair housing issue with significant contributing factors identified in Question 1, set one or more goals. Explain how each goal is designed to overcome the identified contributing factor and related fair housing issue(s). For goals designed to overcome more than one fair housing issue, explain how the goal will overcome each issue and the related contributing factors. For each goal, identify metrics and milestones for determining what fair housing results will be achieved, and indicate the timeframe for achievement.

The table below shows the fair housing goals for the City of Springdale designed to overcome the fair housing issues and high-priority contributing factors that were identified during the fair housing analysis in this Assessment of Fair Housing (AFH).

Fair Housing Goals for the City of Springdale				
Fair Housing Goals	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participants
1. Encourage and support the development of new affordable housing units in all areas of Springdale.	<ul style="list-style-type: none"> ▪ Location and type of affordable housing ▪ Land use and zoning Laws ▪ The availability of affordable units in a range of sizes ▪ Lack of community revitalization strategies 	<ul style="list-style-type: none"> ▪ Segregation/Integration ▪ Disparities in access to opportunity ▪ Disproportionate housing needs 	<ul style="list-style-type: none"> ▪ By the end of 2018, commit to a plan for increasing the amount of affordable housing in Springdale over the next 10 to 20 years. ▪ By the end of 2018, amend the Springdale municipal code to require the inclusion of a specific number of affordable units in a range of sizes in the new Arvest Park development. ▪ By the end of 2019, develop a plan for providing tax abatements, Tax Increment Financing (TIF), or other City of Springdale funding as incentives for affordable housing developments. ▪ By the end of 2019, consider re-zoning land in the central and west side of Springdale for affordable housing. ▪ By the end of 2019, consider providing CDBG funding for the development of new affordable housing. ▪ By the end of 2019, explore Arkansas Development Finance Authority financing options for affordable housing, such as Low-Income Housing Tax Credits (LIHTC). 	<ul style="list-style-type: none"> ▪ City of Springdale Planning Department ▪ Housing developers ▪ Arkansas Development Finance Authority
<p>Discussion: Due to high land value in Springdale, developers find it difficult to profit from the development of affordable housing. The City of Springdale should actively encourage and support affordable housing development in order to increase the number of affordable units in a range of sizes across the city, including areas of relatively lower poverty in central Springdale and the west side which may need to be re-zoned for affordable housing.</p>				

Fair Housing Goals for the City of Springdale				
Fair Housing Goals	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe for Achievement	Responsible Program Participants
2. Preserve affordable housing on the east side of Springdale with a focus on larger units and housing for Marshallese residents.	<ul style="list-style-type: none"> Location and type of affordable housing 	<ul style="list-style-type: none"> Segregation/Integration Disparities in access to Opportunity Disproportionate housing needs 	<ul style="list-style-type: none"> Continue the housing rehabilitation program to preserve 50 units of affordable housing during the 2017-2021 program period. By the end of 2021, ensure that five units (10 percent) of housing units that are rehabilitated are larger units for families and five units (10 percent) are housing for Marshallese residents on the east side of Springdale. 	<ul style="list-style-type: none"> Local nonprofits who provide volunteers
<p>Discussion: In order to maintain existing affordable housing units in the neighborhoods on the east side of Springdale, which has the highest poverty rates, highest concentration of families with children, and highest concentration of minorities, the city should incorporate into the housing rehabilitation program a focus on larger units for families. The city should incorporate a focus on the rehabilitation of housing for Marshallese residents who experience the most housing problems of any racial or ethnic group in Springdale.</p>				
3. Expand fair housing outreach and education to low-income residents and minorities.	<ul style="list-style-type: none"> Lack of local private fair housing outreach and enforcement Lack of state or local fair housing laws Quality of affordable housing information programs 	<ul style="list-style-type: none"> Fair housing enforcement, outreach capacity, and resources Publicly supported housing location and occupancy 	<ul style="list-style-type: none"> By the end of 2018, consider amending the contract with Credit Counseling of Arkansas to include more education on fair housing and consumer action. By the end of 2018, request a fair housing community meeting to be facilitated by the Arkansas Fair Housing Commission. By the end of 2019, work with community partners to develop a plan for increasing fair housing outreach and education and financial literacy education in the community. 	<ul style="list-style-type: none"> City of Springdale Credit Counseling of Arkansas Local property management companies Local realtors Local lenders Local nonprofits Springdale Housing Authority Arkansas Fair Housing Association
<p>Discussion: Since state and local fair housing laws limit the protection of consumers and limit fair housing enforcement for local governments, the City of Springdale should engage community partners to develop a plan for providing local fair housing outreach and education. The city already contracts with Credit Counseling of Arkansas (CCOA) for credit counseling and financial literacy education for low-income residents and minorities. CCOA provides materials on fair housing, but no events focused on fair housing issues. Providing outreach and education on fair housing laws may prevent discrimination by making low-income residents, protected classes, and their advocates more aware of their rights.</p>				
4. Increase the number of accessible housing units for people with disabilities.	<ul style="list-style-type: none"> Lack of affordable, accessible housing in a range of unit sizes Lack of assistance for housing accessibility modifications 	<ul style="list-style-type: none"> Disabilities and access 	<ul style="list-style-type: none"> By the end of 2018, work with local nonprofits to determine the specific accessibility needs of their clients. By the end of 2021, ensure that at least five units (10 percent) of units in the housing rehabilitation program include accessibility modifications. 	<ul style="list-style-type: none"> Local nonprofits Housing developers City of Springdale Planning Department
<p>Discussion: The city should focus on accessibility modifications through the housing rehabilitation program to create more affordable, accessible units. Although about 15 to 20 percent of the homes rehabilitated by the City of Springdale include some type of accessibility modification, survey results suggest that many residents with disabilities still need accessibility modifications.</p>				