

EXHIBIT E



Martie North, Board Chair

We are making ACHANGE in Arkansas!

Transforming Communities, Strengthening Families, and Building Wealth

ACHANGE—the Arkansas Coalition of Housing and Neighborhood Growth for Empowerment—is a collective voice that promotes quality, affordable housing and community economic development throughout the state of Arkansas.

The coalition focuses on the need for affordable housing solutions for Arkansas citizens.

ACHANGE supports education; provides training; encourages responsible growth and sustainability; and works to influence public policy on issues related to affordable housing in Arkansas.

Affordable Rental Housing Challenges



Supply

Protections



Quality

2024 ARKANSAS HOUSING PROFILE



Across Arkansas, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

SENATORS: John Boozman and Tom Cotton

KEY FACTS

115,342

OR

28%

Renter Households with extremely low incomes

-57,757

Shortage of rental homes affordable and available for extremely low income renters

\$27,750

Average income limit for 4-person extremely low-income households (state level)

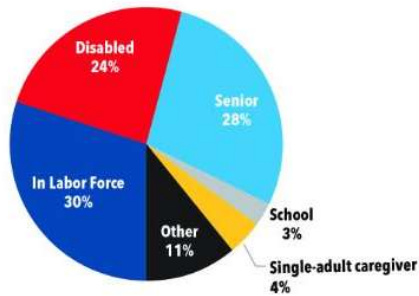
\$33,836

Annual household income needed to afford a two-bedroom rental home at HUD's Fair Market Rent.

69%

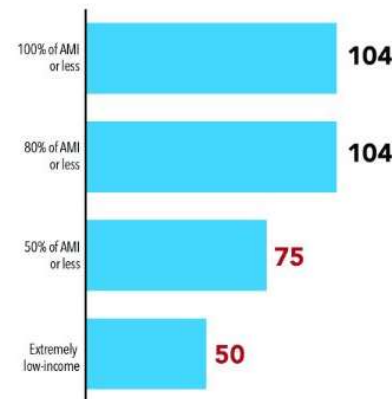
Percent of extremely low income renter households with severe cost burden

EXTREMELY LOW INCOME RENTER HOUSEHOLDS



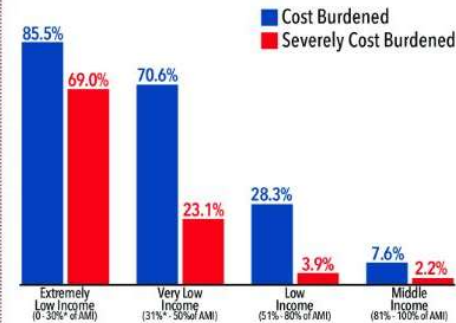
Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, single adult caregiver of a child under 7 or of a household member with a disability, and other. Nationally, 13% of extremely low-income renter households are single adult caregivers, 53% of whom usually work more than 20 hours per week. Source: 2022 ACS PUMS.

AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: NLIHC tabulations of 2022 ACS PUMS

HOUSING COST BURDEN BY INCOME GROUP



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened. Source: NLIHC tabulations of 2022 ACS PUMS

Updated: 03/06/2024

1000 Vermont Avenue, NW, Suite 500, Washington, DC 20005 WWW.NLIHC.ORG

Note: *Or poverty guideline, if higher.

Arkansas

Extremely Low Income Households and Available Rentals

EXTREMELY LOW INCOME RENTER HOUSEHOLDS	115,342
AFFORDABLE AND AVAILABLE RENTAL HOMES	57,585

Surplus (Deficit) of Affordable and Available Rental Units

AT OR BELOW EXTREMELY LOW INCOME	-57,757
AT OR BELOW 50% AMI	-43,463

Affordable and Available Rental Units per 100 Households at or below Threshold

AT OR BELOW EXTREMELY LOW INCOME	50
AT OR BELOW 50% AMI	75
AT OR BELOW 80% AMI	104
AT OR BELOW 100% AMI	104

% of Renter Households with Cost Burden

AT EXTREMELY LOW INCOME	86
EXTREMELY LOW INCOME TO 50% AMI	71
51% TO 80% AMI	28
81 TO 100% AMI	8

% of Renter Households with Severe Cost Burden

AT EXTREMELY LOW INCOME	69
ELI TO 50% AMI	23
51% TO 80% AMI	4
81 TO 100% AMI	2



National Low Income Housing Coalition

ARKANSAS

#51*



National Low Income Housing Coalition

In **Arkansas**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$846**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$2,820** monthly or **\$33,836** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$16.27
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT ARKANSAS:

STATE FACTS	
Minimum Wage	\$11.00
Average Renter Wage	\$17.85
2-Bedroom Housing Wage	\$16.27
Number of Renter Households	393,163
Percent Renters	34%



MOST EXPENSIVE AREAS	HOUSING WAGE
Memphis HMFA	\$19.85
Fayetteville-Springdale-Rogers MSA	\$17.88
Little Rock-North Little Rock-Conway HMFA	\$17.69
Texarkana HMFA	\$17.12
Hot Springs MSA	\$16.90



MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

OUT OF REACH 2023

ARKANSAS



	FY23 HOUSING WAGE	HOUSING COSTS				AREA MEDIAN INCOME (AMI)			RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Arkansas	\$16.27	\$846	\$33,836	1.5	\$75,063	\$1,877	\$22,519	\$563	393,163	34%	\$17.85	\$928	0.9
Combined Nonmetro Areas	\$14.13	\$735	\$29,381	1.3	\$63,542	\$1,589	\$19,062	\$477	123,799	30%	\$14.62	\$760	1.0
Metropolitan Areas													
Fayetteville-Springdale-Rogers MSA	\$17.88	\$930	\$37,200	1.6	\$92,400	\$2,310	\$27,720	\$693	76,160	38%	\$23.97	\$1,247	0.7
Fort Smith HMFA	\$15.33	\$797	\$31,880	1.4	\$65,700	\$1,643	\$19,710	\$493	26,230	35%	\$16.36	\$851	0.9
Franklin County HMFA	\$13.85	\$720	\$28,800	1.3	\$63,800	\$1,595	\$19,140	\$479	1,992	30%	\$11.03	\$573	1.3
Grant County HMFA	\$15.17	\$789	\$31,560	1.4	\$88,100	\$2,203	\$26,430	\$661	1,608	23%	\$11.16	\$580	1.4
Hot Springs MSA	\$16.90	\$879	\$35,160	1.5	\$72,500	\$1,813	\$21,750	\$544	13,527	32%	\$16.02	\$833	1.1
Jonesboro HMFA	\$16.15	\$840	\$33,600	1.5	\$76,800	\$1,920	\$23,040	\$576	17,398	42%	\$15.41	\$801	1.0
Little River County HMFA	\$13.85	\$720	\$28,800	1.3	\$78,200	\$1,955	\$23,460	\$587	914	19%	\$15.13	\$787	0.9
Little Rock-North Little Rock-Conway HMFA	\$17.69	\$920	\$36,800	1.6	\$83,000	\$2,075	\$24,900	\$623	104,702	36%	\$18.15	\$944	1.0
Memphis HMFA	\$19.85	\$1,032	\$41,280	1.8	\$81,000	\$2,025	\$24,300	\$608	7,949	43%	\$14.71	\$765	1.3
Pine Bluff MSA	\$15.67	\$815	\$32,600	1.4	\$73,100	\$1,828	\$21,930	\$548	10,014	33%	\$16.82	\$875	0.9
Poinsett County HMFA	\$13.85	\$720	\$28,800	1.3	\$58,500	\$1,463	\$17,550	\$439	3,182	35%	\$15.44	\$803	0.9
Texarkana HMFA	\$17.12	\$890	\$35,600	1.6	\$68,600	\$1,715	\$20,580	\$515	5,688	35%	\$13.75	\$715	1.2
Counties													
Arkansas County	\$14.63	\$761	\$30,440	1.3	\$76,000	\$1,900	\$22,800	\$570	2,195	33%	\$11.78	\$613	1.2
Ashley County	\$13.85	\$720	\$28,800	1.3	\$63,100	\$1,578	\$18,930	\$473	1,900	26%	\$11.73	\$610	1.2
Baxter County	\$15.27	\$794	\$31,760	1.4	\$60,400	\$1,510	\$18,120	\$453	4,584	24%	\$15.54	\$808	1.0
Benton County	\$17.88	\$930	\$37,200	1.6	\$92,400	\$2,310	\$27,720	\$693	33,398	33%	\$28.68	\$1,491	0.6
Boone County	\$13.85	\$720	\$28,800	1.3	\$67,000	\$1,675	\$20,100	\$503	4,487	30%	\$14.67	\$763	0.9
Bradley County	\$13.85	\$720	\$28,800	1.3	\$59,700	\$1,493	\$17,910	\$448	1,301	35%	\$14.65	\$762	0.9

1: BR = Bedroom
 2: FMR = Fiscal Year 2023 Fair Market Rent.
 3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.
 4: AMI = Fiscal Year 2023 Area Median Income
 5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

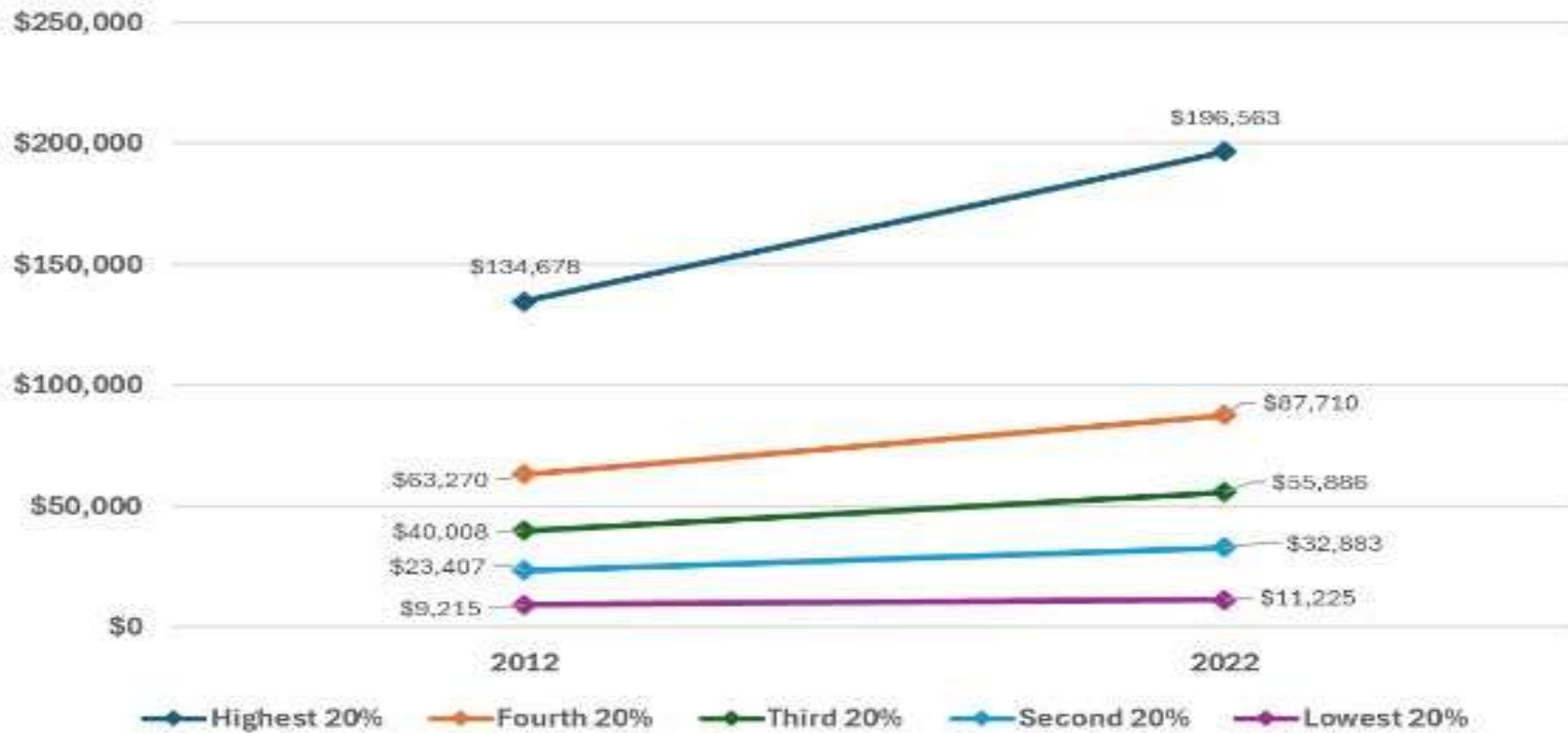
ARKANSAS



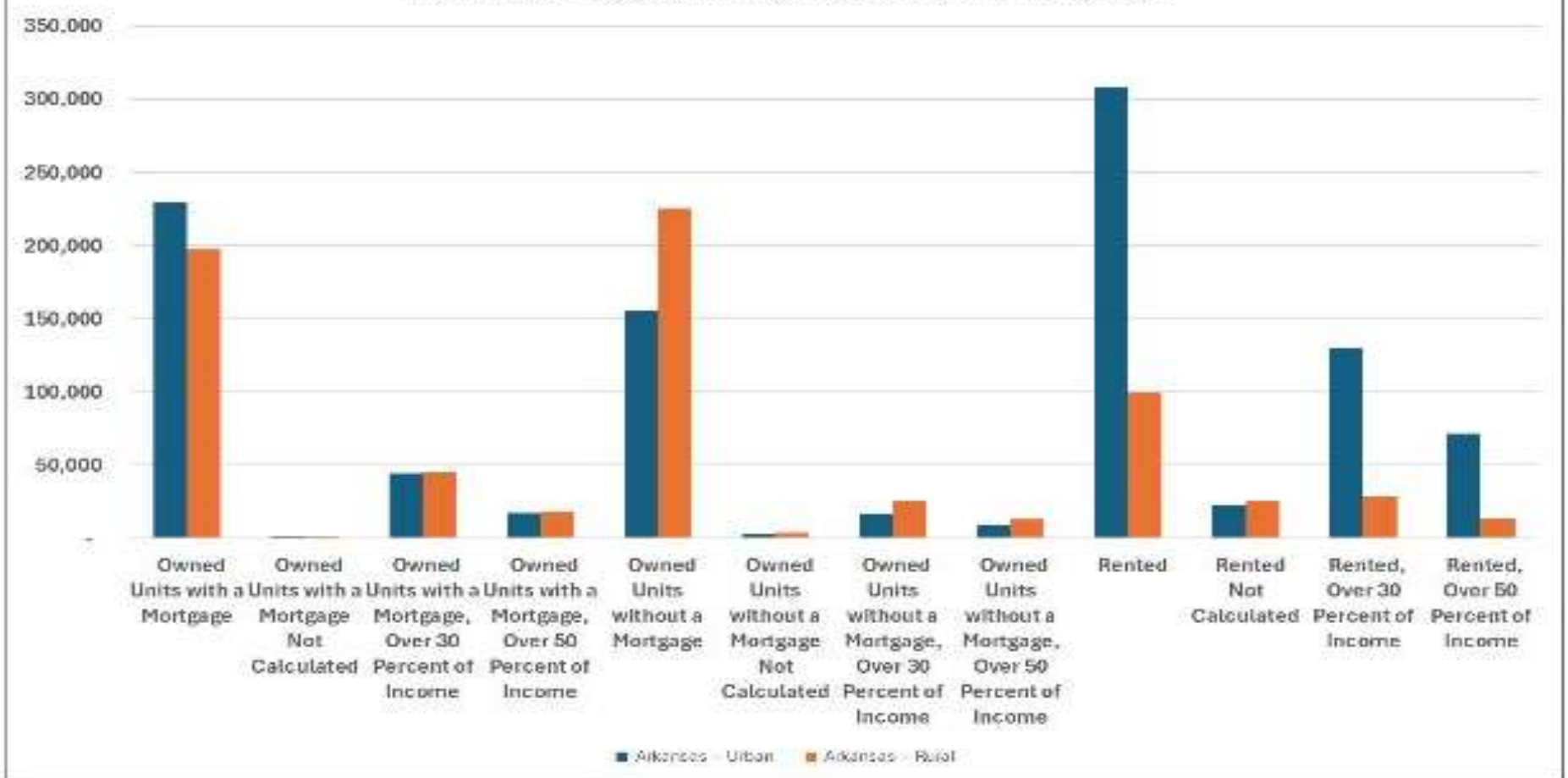
	FY23 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)			RENTERS					
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BMR FMR	Full-time jobs at minimum wage to afford 2BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	Monthly rent affordable at 30% of AMI	Renter households (2017-2021)	% of total households (2017-2021)	Estimated hourly mean renter wage (2023)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR	
Calhoun County	\$15.62	\$812	\$32,480	1.4	\$73,300	\$1,833	\$21,990	\$550	226	15%	\$32.78	\$1,705	0.5
Carroll County	\$13.96	\$726	\$29,040	1.3	\$73,600	\$1,840	\$22,080	\$552	2,683	24%	\$11.24	\$584	1.2
Chicot County	\$13.85	\$720	\$28,800	1.3	\$49,800	\$1,245	\$14,940	\$374	1,287	32%	\$12.69	\$660	1.1
Clark County	\$13.85	\$720	\$28,800	1.3	\$69,400	\$1,735	\$20,820	\$521	3,253	40%	\$12.50	\$650	1.1
Clay County	\$13.85	\$720	\$28,800	1.3	\$59,800	\$1,495	\$17,940	\$449	1,808	29%	\$15.54	\$808	0.9
Cleburne County	\$14.96	\$778	\$31,120	1.4	\$64,000	\$1,600	\$19,200	\$480	2,399	22%	\$14.99	\$780	1.0
Cleveland County	\$15.67	\$815	\$32,600	1.4	\$73,100	\$1,828	\$21,930	\$548	495	18%	\$11.88	\$618	1.3
Columbia County	\$13.85	\$720	\$28,800	1.3	\$61,900	\$1,548	\$18,570	\$464	2,198	28%	\$15.20	\$790	0.9
Conway County	\$13.85	\$720	\$28,800	1.3	\$64,500	\$1,613	\$19,350	\$484	2,787	33%	\$11.65	\$606	1.2
Craighead County	\$16.15	\$840	\$33,600	1.5	\$76,800	\$1,920	\$23,040	\$576	17,398	42%	\$15.41	\$801	1.0
Crawford County	\$15.33	\$797	\$31,880	1.4	\$65,700	\$1,643	\$19,710	\$493	5,430	24%	\$12.67	\$659	1.2
Crittenden County	\$19.85	\$1,032	\$41,280	1.8	\$81,000	\$2,025	\$24,300	\$608	7,949	43%	\$14.71	\$765	1.3
Cross County	\$14.21	\$739	\$29,560	1.3	\$69,300	\$1,733	\$20,790	\$520	2,176	34%	\$13.80	\$718	1.0
Dallas County	\$13.85	\$720	\$28,800	1.3	\$75,000	\$1,875	\$22,500	\$563	614	26%	\$11.03	\$574	1.3
Desha County	\$13.85	\$720	\$28,800	1.3	\$50,800	\$1,270	\$15,240	\$381	1,727	37%	\$18.22	\$947	0.8
Drew County	\$14.63	\$761	\$30,440	1.3	\$67,000	\$1,675	\$20,100	\$503	2,243	32%	\$13.12	\$682	1.1
Faulkner County	\$17.69	\$920	\$36,800	1.6	\$83,000	\$2,075	\$24,900	\$623	17,576	38%	\$14.82	\$771	1.2
Franklin County	\$13.85	\$720	\$28,800	1.3	\$63,800	\$1,595	\$19,140	\$479	1,992	30%	\$11.03	\$573	1.3
Fulton County	\$13.85	\$720	\$28,800	1.3	\$53,500	\$1,338	\$16,050	\$401	763	16%	\$14.69	\$764	0.9
Garland County	\$16.90	\$879	\$35,160	1.5	\$72,500	\$1,813	\$21,750	\$544	13,527	32%	\$16.02	\$833	1.1
Grant County	\$15.17	\$789	\$31,560	1.4	\$88,100	\$2,203	\$26,430	\$661	1,608	23%	\$11.16	\$580	1.4
Greene County	\$14.27	\$742	\$29,680	1.3	\$65,200	\$1,630	\$19,560	\$489	6,026	34%	\$14.43	\$750	1.0
Hempstead County	\$14.77	\$768	\$30,720	1.3	\$65,900	\$1,648	\$19,770	\$494	2,390	32%	\$15.61	\$812	0.9
Hot Spring County	\$14.10	\$733	\$29,320	1.3	\$67,700	\$1,693	\$20,310	\$508	2,558	21%	\$13.12	\$682	1.1
Howard County	\$13.85	\$720	\$28,800	1.3	\$61,300	\$1,533	\$18,390	\$460	1,661	32%	\$13.97	\$726	1.0
Independence County	\$13.96	\$726	\$29,040	1.3	\$67,300	\$1,683	\$20,190	\$505	4,245	30%	\$15.48	\$805	0.9

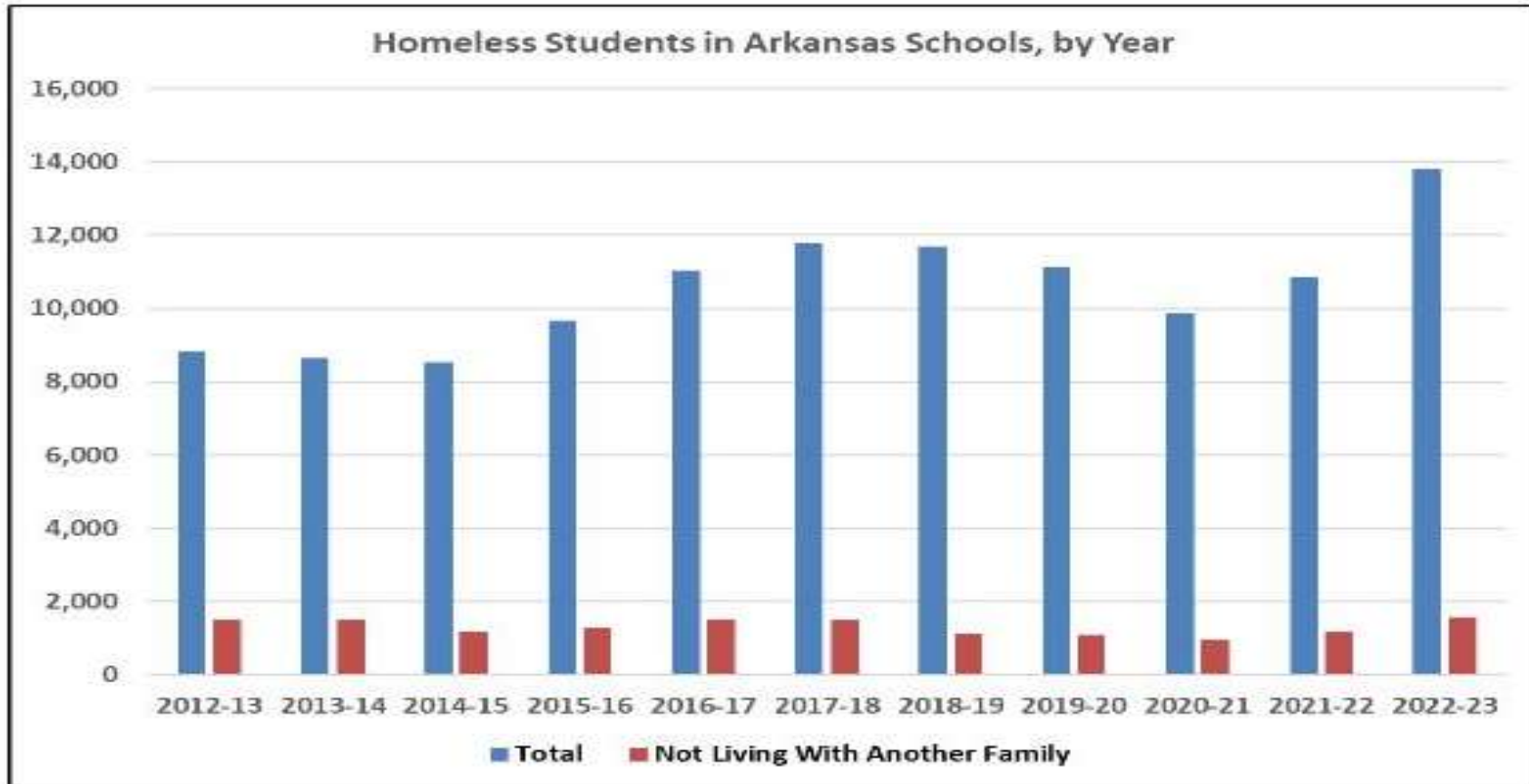
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Average income of Arkansas Households, 2012-2022

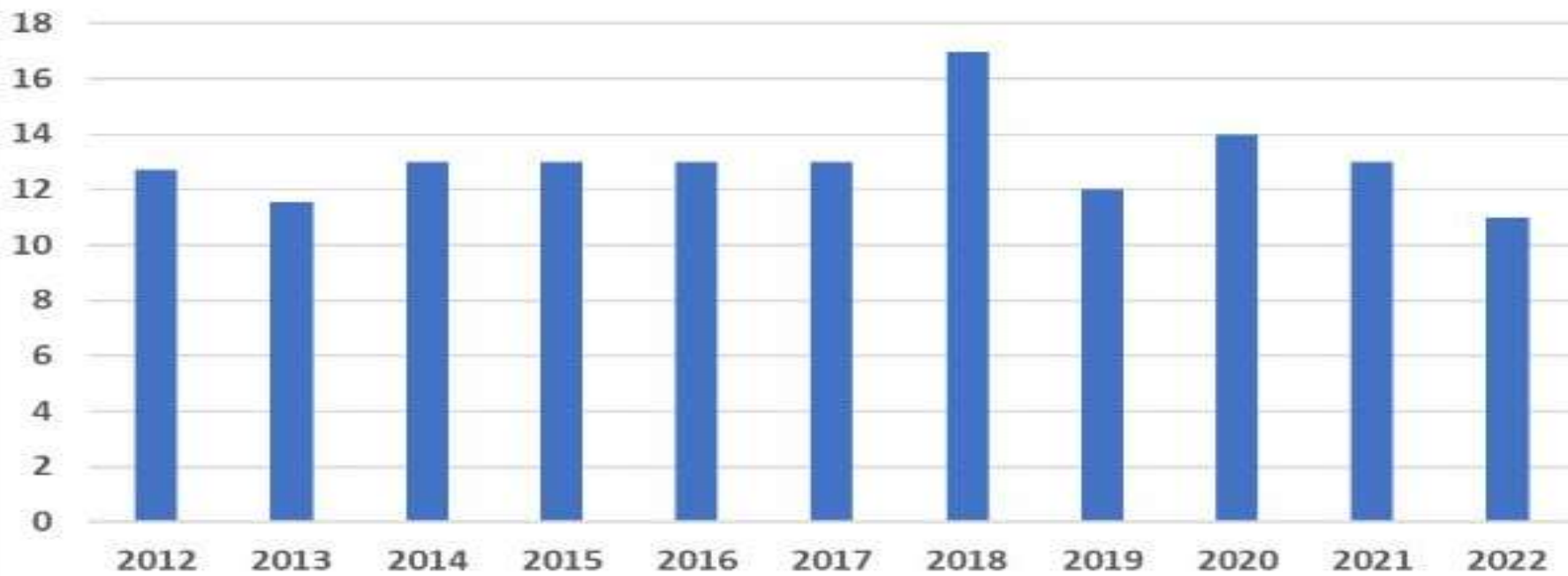


Housing Unit Costs by Income, Arkansas Urban & Rural, 2022

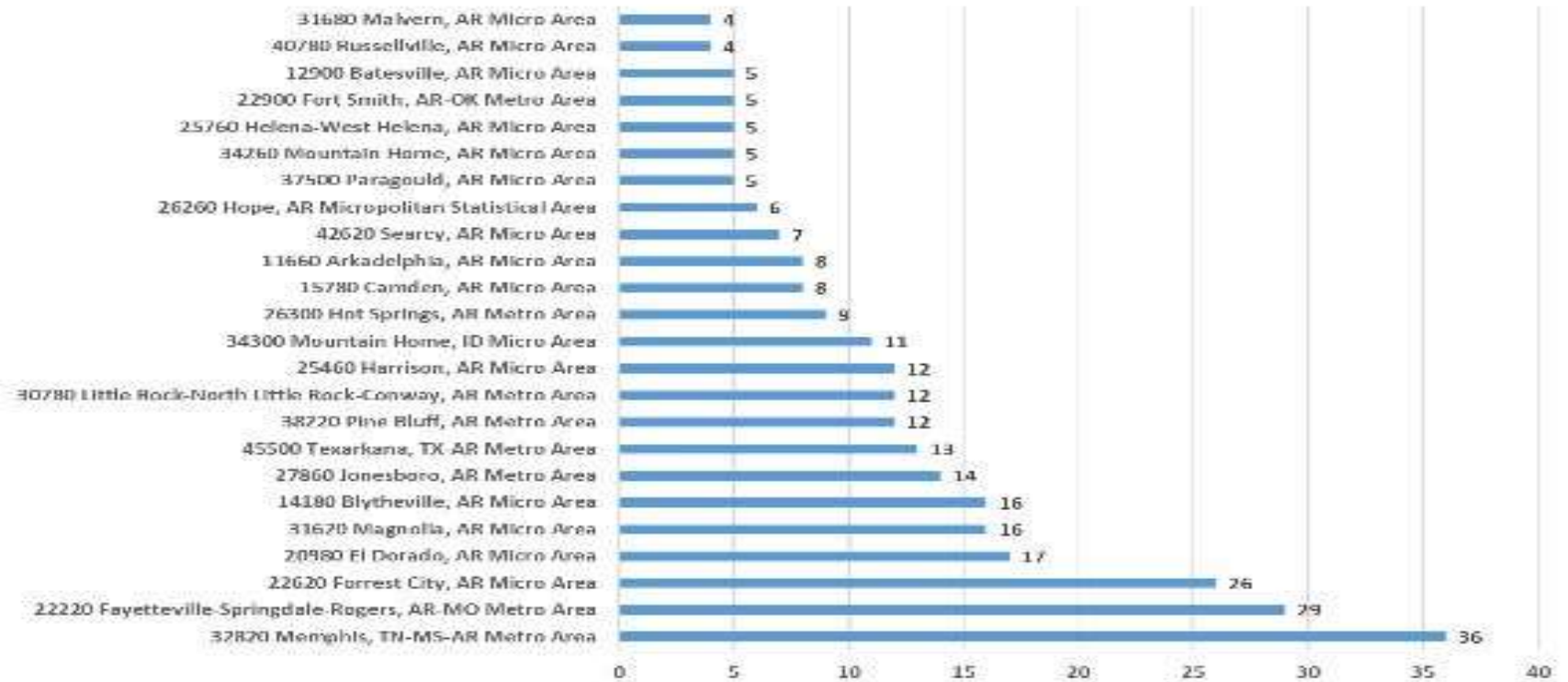




**Average Number of Months Waiting for Subsidized Housing
in Arkansas, 2012-2022**



Months Spent Waiting for HUD Subsidized Housing, by CMSA, 2022



Implied Warranty of Habitability



Act 1052 of 2021 provides for implied residential quality standards (sound structure, running and drinkable water, “available” electricity, heating and air conditioning that is available at the beginning of the lease, and plumbing) but the law does not include all of the legal elements of an “implied warranty of habitability”.

However landlords are not require to repair or provide any provisions for repair. The only remedy to a tenant is to move out of the property.

Act 1052 includes a non-waiver clause but no additional remedies or anti-retaliation provisions.

Criminal Convictions-Failure to Vacate Statute



Arkansas is the only state in the nation that makes a tenant's breach of a civil contract a crime. (Arkansas Code Ann. 18-16-101)

If the landlord files charges and the tenant for whatever reason does not attend the arraignment, the tenant now has a failure to appear charge resulting in a bench warrant for the tenant's arrest.

Failure to pay rent can result in a criminal conviction.

HoUSed



1. Bridge the gap between income and housing cost by expanding rental assistance. Today only one in four eligible households receive rental assistance.
2. Expand and preserve the supply of rental homes affordable and accessible to people with the lowest incomes.
3. Provide emergency rental assistance to households in crisis by supporting the creation of a national housing stabilization fund.
4. Strengthen and enforce renter protections thereby decreasing housing instability and homelessness.