



# BENTONVILLE TEACHER HOMES AT MCAULEY PLACE

---

September 10, 2025



# Overview of Excellerate Foundation

- Public charity serving the residents of Northwest Arkansas
- Focused on grantmaking and capacity building to drive systemic change across various Social Determinants of Health
- Heavy focus on the ALICE population (Asset Limited Income Constrained Employed)
- Three primary pillars
  - Social Support
  - Education
  - Housing



# Why Teacher Housing

- **Quality of Bentonville Public Schools is a large determinant why people move** to the area (BHS is consistently ranked the #1 traditional public school in the state)
- **Median list price of a home in Bentonville has grown almost 140%** from approximately \$250K in 2019 to almost \$600K today
- Despite having among the highest starting salaries in the state, **new teachers are increasingly priced out of the community** in which they serve
- To remain competitive with other school districts, **we need to find creative ways to address the housing crisis** for our Bentonville School District Associates

# McAuley Place Is an Effort to Begin to Address the Teacher Housing Challenge

## Overview

- Collaboration between Bentonville Schools, Walton Family Foundation and Excellerate
- 160 total units
- Mix of multifamily units and single-family cottages
- Centrally located in relation to district schools
- Next door to Bentonville Community Center, Mercy Clinic and bike trails
- School run Early Learning Center(ELC) embedded in the development



# Three residential components are designed into the mixed use, mixed income community.



## Section #1 – Multifamily: Rental

- 120 apartments 1, 2, 3 BR
- \$750 “back of market” (e.g. \$750)
- For district employees/residents

## Section #2a – Single-family: Rental

- \$500 “back of market” (e.g. \$1000)
- For district employees only



## Section #2b – Single-family: HOMES

- Home Ownership Mutual Equity Solutions (HOMES) Program
- Emulates home ownership
- Estimated \$1,500/month
- For district employees only

*40 2 BR cottages total across 2a/2b*



# HOMES will put district employees on the “equity escalator” by emulating the benefits of home ownership.



## Advantages

- Equity appreciation
- Return of principle
- Interest deduction
- Long term ownership
- Personal touch

## Barriers / Impediments

- Housing Availability
- Cost of the home
- Down Payment
- PMI Costs
- Property taxes
- Closing costs
- Maintenance costs
- Insurance
- Interest Rates

# The HOMES program is a new take on a model called a “shared equity program”.

1. Emulates home ownership but isn't
2. Excellerate owns the homes, maintains the title (likely tax exempt)
3. Participant makes P&I payment
4. Allows for equity appreciation participation and recovery of principal on exit
5. Only pay insurance on contents of the home
6. Provides balance between equity gain and enduring affordability
7. Provides control over duration of occupant participation (5 year max)
8. Transition costs minimized, on change of occupant, no need for realtors, appraisers, title companies, nor closing costs, etc...
9. Common areas maintained by property management
10. Structured to position school district employees for successful entry into next home

# The ELC will provide early learning opportunities to McAuley residents during the school day.

- Two Pre-K classrooms
  - 20 ABC Pre-K slots
  - 15 reduced rate slots
  - 5 market rate slots
- Two infant/toddler classrooms
  - 10 federally-funded
  - 5 reduced rate
  - 5 market rate
- 60 slots total – preference given to district employees





# The ELC will be a multi-use space that can provide programming/services to teen and adult residents.

- **Configuration**

- Enough space for at least two concurrent programs or services will be available on evenings and weekends

- **Program Offerings**

- Budgeting
- Preparing for home ownership
- Tutoring
- Parenting
- Others as needed



# Why Public Private Partnership

- Benefits extend across the community (and so should the responsibility)
  - Workforce support important to local employers
  - Takes stress of local social support
  - Supports local economic resilience and growth
- Ability to do these projects at scale requires partnership from a financing standpoint
  - i.e., many hands make for light work - \$40M all-in cost
    - Excellerate – \$13M
    - WFF – \$5 M
    - Federal Funds - \$21 M (LIHTC and Home Funds)
    - Other Financing - \$2M
- These types of projects are on a shot clock – timing is critical to their success
- Community awareness and buy-in

# THANK YOU