

Northwest Arkansas Income-Based Housing Guide

Rental housing where the tenant's portion is tied to household income through Public Housing, Project-Based Section 8, USDA Rental Assistance, Section 202/811, RAD or similar rental-assistance programs. Includes Bentonville, Rogers, Springdale, Fayetteville, Siloam Springs and nearby Northwest Arkansas communities.

IMPORTANT: This guide intentionally does NOT list ordinary 'income-restricted' apartments with a fixed rent. For the properties below, rental assistance is attached to the unit or provided through a public housing/rental-assistance program. In many programs, an eligible household's rent contribution is generally around 30% of adjusted income, but exact calculations, utility allowances, minimum rents, eligibility and unit availability vary. Always confirm directly with the property or housing authority.

Apply to Housing Authorities Too

Housing authority	Area served / program	Phone
Springdale Housing Authority	Springdale - Public Housing and Housing Choice Voucher (Section 8)	479-751-0560
Fayetteville Housing Authority	Fayetteville / much of Washington County except Springdale - Public Housing, HCV, RAD/PBRA	479-521-3850
Siloam Springs Housing Authority	Siloam Springs / Benton County housing assistance programs	479-524-8117

Housing authority waiting lists may open and close without much notice. It is worth applying to every program for which you qualify, not just one property. Never pay a fee just to join a legitimate Section 8 or public-housing waiting list.

Bentonville

GardenWalk of Bentonville Apartments

City: Bentonville

Address: 801 SE 10th St., Bentonville, AR 72712

Phone: Call property for current application contact

Income-based program: USDA Section 515 with Section 521 Rental Assistance for some/all assisted units; qualifying households may have rent limited to about 30% of income.

Who it serves: Primarily older adults / qualifying households; confirm current occupancy rules.

Before you go: Ask specifically for a rental-assistance unit and whether the rental-assistance waitlist is open.

More information: [View housing information](#)

Osage Heights Senior Housing

City: Bentonville

Address: 3303 SE L St., Bentonville, AR 72712

Phone: 479-464-4500

Income-based program: HUD Section 202 Supportive Housing for the Elderly with Project-Based Rental Assistance.

Who it serves: Seniors (62+) / qualifying elderly households.

Before you go: Project-based assistance commonly has a separate waiting list. Call before visiting.

More information: [View housing information](#)

Rogers

Meadow Park Apartments

City: Rogers

Address: 840 N 16th St., Rogers, AR 72756

Phone: 479-636-2645

Income-based program: Project-Based Section 8 Rental Assistance on assisted units; tenant portion generally based on income.

Who it serves: Families and individuals

Before you go: Ask whether the rent-assisted list is open; non-assisted units at the same property may have different rent rules.

More information: [View housing information](#)

Olivewood Apartments

City: Rogers

Address: 1006 N 31st St., Rogers, AR 72756

Phone: 479-636-7289

Income-based program: Project-Based Section 8 Rental Assistance; many/all assisted units are income-based.

Who it serves: Families and individuals

Before you go: Call to verify current application and waitlist status.

More information: [View housing information](#)

Rogers Apartments

City: Rogers

Address: 500 N 14th Pl., Rogers, AR 72756

Phone: 479-636-1787

Income-based program: Project-Based Rental Assistance is reported for assisted units; tenant rent is tied to income.

Who it serves: Families and individuals

Before you go: Confirm directly which units carry rental assistance before applying.

More information: [View housing information](#)

Oak Tree Apartments

City: Rogers

Address: 503 S 3rd St., Rogers, AR 72756

Phone: 479-631-0411

Income-based program: HUD Section 202 / Project-Based Rental Assistance.

Who it serves: Seniors (62+)

Before you go: Call for eligibility and waitlist details.

More information: [View housing information](#)

Springdale

Northwest Acres Apartments

City: Springdale

Address: 710B Union Dr., Springdale, AR 72764

Phone: 479-756-3937

Income-based program: HUD-assisted / Section 8 housing; resident portion is generally calculated from household income.

Who it serves: Families and individuals

Before you go: Contact the property and Springdale Housing Authority for exact program and waitlist status.

Spring Meadows Apartments

City: Springdale

Address: 1800 Carley Rd., Springdale, AR 72762

Phone: 479-756-8570

Income-based program: Section 202 Supportive Housing for the Elderly with Project-Based Rental Assistance.

Who it serves: Seniors (62+)

Before you go: Call for current application and waitlist information.

More information: [View housing information](#)

Springdale Housing Authority Public Housing

City: Springdale

Address: 5 Applegate Dr., Springdale, AR 72764

Phone: 479-751-0560

Income-based program: Public Housing and Housing Choice Voucher programs. Public-housing rent and voucher tenant portions are income-based under HUD rules.

Who it serves: Eligible low-income households; unit sizes and preferences vary.

Before you go: Ask which public-housing properties are accepting applications and whether the HCV/Section 8 list is open.

Fayetteville

Leverett Gardens II

City: Fayetteville

Address: 2071 N Chestnut Ave., Fayetteville, AR 72703

Phone: 479-442-9447

Income-based program: Project-Based Section 8 Rental Assistance.

Who it serves: Families / eligible households

Before you go: This type of property often has a long waitlist; apply directly to the property.

More information: [View housing information](#)

Washington Plaza Apartments

City: Fayetteville

Address: 1655 N Lewis Ave., Fayetteville, AR 72703

Phone: 479-521-3073

Income-based program: Project-Based Section 8 Rental Assistance.

Who it serves: Families / eligible households

Before you go: Call for the current rental-assistance waitlist.

More information: [View housing information](#)

Park Lake Apartments

City: Fayetteville

Address: 1753 E Zion Rd., Fayetteville, AR 72703

Phone: Call property for current number

Income-based program: Project-Based Section 8 Rental Assistance.

Who it serves: Families / eligible households

Before you go: Confirm the current management contact and waitlist before visiting.

More information: [View housing information](#)

Morgan Manor (RAD)

City: Fayetteville

Address: 302 E 12th St., Fayetteville, AR 72701

Phone: 479-521-3850 (Fayetteville Housing Authority)

Income-based program: Rental Assistance Demonstration (RAD) Project-Based Section 8; tenant share is income-based.

Who it serves: Families; 1-4 bedroom units reported

Before you go: Apply/check status through Fayetteville Housing Authority.

More information: [View housing information](#)

Watson Street Apartments

City: Fayetteville

Address: 215 W Watson St., Fayetteville, AR 72701

Phone: 479-442-9399

Income-based program: Section 202 Supportive Housing for the Elderly with Project-Based Rental Assistance.

Who it serves: Seniors (62+)

Before you go: Call for eligibility and current waitlist.

More information: [View housing information](#)

Life Styles Housing

City: Fayetteville

Address: 2471 W Sycamore St., Fayetteville, AR 72703

Phone: 479-521-3581

Income-based program: Section 202 / Project-Based Rental Assistance.

Who it serves: Seniors (62+) / qualifying residents

Before you go: Call for current eligibility and application status.

More information: [View housing information](#)

Fayetteville Housing Authority Public Housing

City: Fayetteville

Address: 1 N School Ave., Fayetteville, AR 72701

Phone: 479-521-3850

Income-based program: Public Housing, Housing Choice Voucher (Section 8), RAD/PBRA and other HUD-assisted programs.

Who it serves: Eligible households; some properties serve seniors/disabled residents and others serve families.

Before you go: Ask about Hillcrest Towers, family public-housing communities, RAD properties and all currently open waiting lists.

Siloam Springs

Kenwood Village Apartments

City: Siloam Springs

Address: 2425 E Kenwood St., Siloam Springs, AR 72761

Phone: Call property for current application contact

Income-based program: USDA Section 515 / LIHTC with Project-Based Rental Assistance on assisted units.

Who it serves: Families / eligible households

Before you go: Ask specifically whether rental-assistance units are available; non-assisted units may have different rent rules.

More information: [View housing information](#)

Kenwood Village II

City: Siloam Springs

Address: 2503 E Kenwood St., Siloam Springs, AR 72761

Phone: 479-238-1327

Income-based program: USDA Section 515 / Project-Based Rental Assistance on assisted units.

Who it serves: Families / eligible households

Before you go: Rental-assistance and non-assisted units may use separate waiting lists.

More information: [View housing information](#)

Heritage Heights Cottages

City: Siloam Springs

Address: 1255 W Tulsa St., Siloam Springs, AR 72761

Phone: 479-524-5855

Income-based program: USDA/affordable housing with Project-Based Rental Assistance on assisted units.

Who it serves: Confirm occupancy rules with property

Before you go: Ask whether the rent-assisted waiting list is open.

More information: [View housing information](#)

Heritage Square Apartments

City: Siloam Springs

Address: 1200 W Jefferson St., Siloam Springs, AR 72761

Phone: Call property / Siloam Springs Housing Authority

Income-based program: Section 202 Supportive Housing for the Elderly with Project-Based Rental Assistance.

Who it serves: Seniors (62+)

Before you go: Call before visiting; subsidized senior properties often have waitlists.

More information: [View housing information](#)

Siloam Springs Housing Authority

City: Siloam Springs

Address: 1255 W Tulsa St., Siloam Springs, AR 72761

Phone: 479-524-8117

Income-based program: Housing Choice Voucher / Section 8 and other income-based housing programs serving the area.

Who it serves: Income-qualified households in Siloam Springs and surrounding Benton County service area.

Before you go: Ask about all open waiting lists and whether applications are being accepted online or in person.

Nearby Northwest Arkansas Options

The Cottages at Highland Cross

City: Bella Vista

Address: 1919 Cottage Ln., Bella Vista, AR 72715

Phone: 479-273-7344 (Community Development NWA)

Income-based program: Subsidized Section 202 senior housing / rental assistance.

Who it serves: Seniors / qualifying elderly households.

Before you go: Call Community Development NWA for current vacancy and waiting-list information.

More information: [View housing information](#)

GardenWalk of Gravette

City: Gravette

Address: 600 Irving St. SW, Gravette, AR 72736

Phone: Call property for current application contact

Income-based program: Subsidized/income-based rental assistance is reported for assisted units.

Who it serves: Eligible households; confirm current occupancy rules.

Before you go: Ask whether rental-assistance units and the waitlist are currently open.

More information: [View housing information](#)

How to Improve Your Chances of Finding a Unit

- Apply to multiple properties and housing authorities at the same time. Waiting lists are separate.
- Ask the exact question: 'Is this unit rent-assisted or project-based, with my rent calculated from my income?'
- Do not assume 'affordable,' 'income-restricted,' 'LIHTC,' or 'accepts Section 8' means the property's rent itself is based on income.
- Keep copies of birth certificates/IDs, Social Security documentation if requested, income/benefit statements, bank/asset information, and contact information for every adult household member.
- Report changes in phone number, mailing address or household composition to every waitlist. A missed notice can sometimes result in removal from a list.
- Ask whether the property has preferences for seniors, people with disabilities, veterans, people experiencing homelessness, local residents or working families.