APPENDIX

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The Statewide Housing Assessment uses several terms and phrases to describe the housing market. Not all are easily understood by all readers without explanation. Additionally, some terms may mean different things to different people. The following are terms used throughout the assessment to explain the housing market:

**Appraisal**
Assesses the current market value of a property and is usually a key requirement when a property is bought, sold, insured, or mortgaged. Comps (comparables) are needed; these are properties located in the same area, have similar characteristics, and have an established value (recent sales).

**Move-up Housing**
The natural cycle of how people move in the housing market, referring to the process of moving from renting to mid-sized owner-occupancy to larger single-family homes. The “move-up” generally occurs with income increases, assuming adequate housing supply and variety are available, opening more affordable housing options for others. Recent trends indicate that “move-up” housing may not mean square footage but may mean better finishes and amenities.

**Empty-Nester**
A single or couple without children living at home. Empty-nesters can include any age range but most often refers to older adults whose children have moved out and no longer live at home.

**Gap Financing**
Refers to a short-term loan to meet an immediate financial obligation until sufficient funds to finance the longer-term financial need can be secured.

**Market Rate**
The price that the broad number of home buyers or renters are willing to pay for housing. Market rate housing does not have any restrictions on price. Generally, the market rate price will go up when the demand goes up. Conversely, when supply goes down, the market rate price tends to increase. Note, the market rate price may also be a price that buyers must pay because there are no other options for their situation, putting them housing cost burdened.

**Median Household Income**
This includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. The median divides the income distribution into two equal parts: one-half of the cases falling below the median income and one-half above the median. For households and families, the median income is based on the distribution of the total number of households and families, including those with no income. (Census.gov)

**Middle Income Housing**
Housing that is affordable to households that make between 80% - 120% of the area median income. This definition can vary by location and other local costs that a household must pay, such as transportation costs.

**Mixed-Use**
Mixed-use districts are areas with two or more different uses such as residential, office, retail, and civic in a compact urban form. Typical residential uses in a mixed-use district range from medium density to very high density uses.
Housing Definitions

“Not in My Backyard” NIMBY
A person who objects to the siting of something perceived as unpleasant or hazardous in the area where they live, especially while raising no such objections to similar developments elsewhere.

Senior Housing
Often thought of as nursing homes and assisted living facilities, senior housing in the context of this study is more broadly defined and refers to housing that caters to older adults. These housing options could include ground floor apartments, condos, housing with limited assistance, or other options that allow seniors to live independently with less maintenance.

Affordable Housing
Any housing that is not financially burdensome to a household in a specific income range. Financially burdensome could be housing expenses that exceed 30% of household income. However, it could also include situations where a household has high childcare costs, student debt, or other expenses that limit income to spend on housing. Housing subsidized by Federal programs can be included in this definition.

Rent, Contract
For renter-occupied units, the contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. Data for contract rent excludes units for which no cash rent is paid. (Census.gov)

Rent, Gross
Gross rent is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc) if these are paid by the renter (or paid for the renter by someone else). (Census.gov)

Universal Design
The process of creating products that are accessible to people with a wide range of abilities, disabilities, and other characteristics. Ideally, the concept extends to neighborhoods.
Housing Definitions (Cont’d)

PRODUCT DEFINITIONS

Conventional Single-Family Detached
Conventional single-family detached housing, with gross density at or below four units per acre, corresponding to a typical lot size of at least 8,000.

Small Lot Single-Family Detached/Attached
A gross density of about 6-8 units per acre. This suggests a lot size range of between 4,000 to 6,000 square feet for single-family homes. This category may also include single-family homes with accessory dwelling units, duplexes, and twin homes.

Single-Family Attached, Low-Density Townhomes, and Multiplexes
Various configurations, including row houses, townhomes, and small multiplexes with a gross density of between 8 to 12 units per acre.

High Density Townhomes and Multi-Family
Typically with a gross density of 16 units per acre and above. These would be most traditional apartments and mixed-use buildings in downtown or other compact settings.
Policy & Program Examples (Cont’d)

Many communities have used various funding sources to craft local programs to address local needs. Some local programs formed as a result of a housing needs assessment and others from a few people understanding a need and finding a solution. It would be impossible to list all the housing and related support programs used by the hundreds of cities, counties, and regional entities throughout Kansas. The following list are the efforts heard throughout the spring and summer of 2021.

**Middle Income Housing**
- City of Humboldt had a program in the past to survey elderly who would like to move into maintenance free housing.
- Wichita Places for People Plan - An Affordable Housing Fund was under development in 2021.
- Norton City/County Economic Development - Free Lot Program. Qualified developers can have specific lots cost-free within the cities of Almena, Lenora, or Norton for new residential units. Eligible projects include a minimum specified quantity/quality of new residential structures meeting design and timing specifications set out for that parcel of ground.
- Norton City/County Economic Development - Build on Cleared Lot Incentive. Build a new home on a cleared lot with city infrastructure in Almena, Lenora, or Norton and receive a bundled package of grants and incentives of approximately $10,000 to $12,000.
- Norton City/County Economic Development - Senior Living Relocation Incentive. Residents of Almena, Lenora, or Norton transitioning from home ownership to qualifying senior housing, assisted living, or long-term care within Norton County can receive a one-time grant of $5,000 at home closing.

**Conservation of Older Housing Stock**
- Ellis County has used funds from the Dane Hansen Foundation for a Purchase-Rehab-Resale type program (developer rehab program).
- Dodge City Ford County Development Corporation/ Community Housing Association of Dodge City - Community Home Renovation Program. CHRP assists residents in renovating homes to increase value and lifespan. There are specific programs to assist in painting homes, rehabbing vacant homes, and constructing new homes on vacant lots.
- Wichita Places for People Plan - Land Bank is being developed and will promote the revitalization of neighborhoods consistent with the Wichita: Places for People plan, through management and transfer of properties that are deemed underutilized.
- Norton City/County Economic Development - Fix and Flip Program. Applicants can get 0% interest short-term funding for the purchase, renovation, and resale of housing. Qualifying units include those identified as dilapidated or major wear in the 2019 Norton Countywide Housing Study.
Policy & Program Examples (Cont’d)

- Overland Park - Exterior rental inspection program. A two-year cycle of inspections of the exterior elements of rental property throughout the city.

Diversity of Housing
- Newton had a speculative house program that offered up to ten builders a speculative housing finance guarantee. Once a Certificate of Occupancy is obtained, the City will cover the carrying costs up to $10,000.
- Catholic Charities of Northeast Kansas - Emergency Assistance and Transitional Housing provides an array of housing services from rental assistance to avoid eviction and a case manager to help find long-term solutions.
- City of Frankfort - Free lots on a city-owned golf course. Eight lots were bought and filled with expensive housing over 2,000 square feet. While all the homes were upper-income homes, there were two or three built to replace an existing home in Frankfort, opening up a lower price point home in the community.
- City of Fort Scott - Small Homes. While not initiated by the City, a local builder/developer completed smaller home footprints of 782 square feet.

Building the Human Capital
- The Columbus Housing Interest Committee. This committee meets regularly to discuss housing needs and potential solutions. More people are stepping up with ideas and investment offers. Homeowners are becoming more conscientious about the upkeep of their property. Community workdays and cleanup events are well attended.
- Lawrence Housing Toolkit. Outlines a variety of possible tools and strategies that have been utilized in other communities to meet similar housing goals identified for Lawrence.
- United Community Services of Johnson County - Housing for All Toolkit. Serves as a go-to resource for local governments, organizations, service providers, developers, and residents to learn about, take action, and contribute to housing solutions. https://ucsjoco.org/housing-toolkit/case-studies/#preserve-stock

Building Trades Labor Shortage
- There are several areas with community college or high school programs, current or former, to build a house a year.
- Plainville Free Land Program resulted in local people building their own homes to move into rather than developers coming in to build new homes.
- Blue Rapids - Marshall County Partnership 4 Growth (MCP4G) and the city mayor have been considering workforce housing through small homes like cabins and modern container homes built by Highland Community College for alternative housing options.
- Habitat for Humanity - Various programs throughout Kansas that are primarily volunteer based to build affordable homes, home repair, maintenance, and other resources.
Housing Demand

A Guide to Forecasting Housing Needs
A traditional population projection that translates population growth based on historical trends to housing unit demand does not apply to many parts of Kansas. The population in many counties has declined over the past several decades, which under a traditional projection model, would indicate little to no need for new housing units. However, listening sessions and the community surveys show the opposite is true. Community engagement suggests a need for housing variety and supply. Data from the Kansas Department of Labor also indicates strong current job opportunities and projected regional job growth.

For these reasons, population growth and housing needs hinge on new regional and local employees who need to live in the region. Counties losing population cannot expect significant population growth in the short term. Population stabilization and growth through strategic housing and community actions are feasible.

This guide is meant to be a reference to understand the methodology of forecasting housing demand by region. Unless otherwise noted, all data comes from the U.S. Census Bureau, American Community Survey, and the Kansas Department of Labor.

Regional Employment Projections
Based on regional employment projections through 2028 from the Kansas Department of Labor, a portion of new jobs can and will be filled by people who live in each region. The forecast uses current ratios of where regional residents are employed to project the number of new jobs through 2028 to be filled by people living in the region, assuming the current balance is maintained.

Job Openings From Retirements
A portion of residents in the region will retire by 2028. Responses from the surveys show that many would like to age in place after retirement. Jobs that new retirees previously occupied will open for new employees, but a housing unit will not. The forecast considers a new housing unit demand created by new employees filling positions of recent retirees.

Replacement Need
The data in previous sections regarding the condition of the existing housing stock in 2020 provides the number of units in very poor condition in each county. A portion of these homes require demolition. Other houses will be lost from accidents such as fires or neglect across each region. Homes in poor condition or obsolete (many already vacant) should gradually be replaced in a city’s housing supply.
Housing Demand Forecast

This analysis builds on the employment projections, housing trends, and community conversations to forecast the demand for additional housing. The following assumptions are made:

- Every 0.50 projected new job in the region creates the need for one housing unit. The ratio is not one-to-one because:
  - A single household may occupy more than one new position.
  - Existing residents will fill some jobs (who may change jobs from another regional employer).
  - The uncertainty in the future of remote work.

- Thirty-five percent of people aged 55-64 will retire and stay living in the region through 2028. Thus, a job becomes open, but a housing unit does not. The assumption may seem conservative. However:
  - A portion of these people will continue working beyond 2028.
  - Employees outside the region will fill some of the retirement openings (in-commuters).
  - Some retirees will move in with family members.
  - Other retirees will discover their preferred housing option is not available in the region and move elsewhere.

- The population is aging in most regions and will decline over time without an in-migration of residents or significant change in birth rates. Therefore, the forecast for housing unit demand subtracts the number of units that open from the deaths of current residents.

- The average number of people per household is expected to remain constant over the next decade. However, household size may decline as the population ages, and more households become one or two persons without kids. Conversely, household size may increase if trends in shared household living increase.
  - Because the American Community Survey does not report median household size in geographies that align with the regions used in this assessment, the median size reported for the State of Kansas is used for consistency.

- A manageable housing vacancy provides housing choices for new residents moving to a community. Vacancy rates are generally high in many counties in Kansas, particularly in more rural areas. Community conversations did indicate low vacancy across the state, with vacant units mostly from poor condition. However, programs to remove these vacant units in dilapidated conditions would decrease the vacancy rate in many areas. Conversely, it is expected that vacancy rates would increase as more units are added to the market and demand and supply balance. Therefore, vacancy rates are not factored into housing unit demand.

- A fixed number of replacement units are added to the total housing unit demand in the region. The replacement unit needs are calculated by assuming that 25% of units rated in “Very Poor” condition by the Kansas Property Valuation Division will need to be demolished in the forecast period. This can also include homes demolished because of accidental fire, natural hazards, or redevelopment.

- Most new demand will be met within the largest cities in each region.
Needs by Price and Housing Type

Building on the housing demand forecast, a development program for each region can forecast owner- and renter-occupied unit targets based on the following assumptions:

- Owner-occupied units will be distributed roughly in proportion to the household income for whom owner occupancy is an appropriate strategy.
- Most low-income residents will be accommodated in rental units.
- An allocation of owner/renter split of new housing is applied based on local conditions in each region.

  For most regions, the private market can produce very few homes priced below $150,000 without access to affordable lots and assistance programs. Most of this demand will be met through a filter effect created by the production of move-up housing.

New rental housing construction traditionally demands rents in the range of $1 per square foot and higher. Therefore, to produce rental housing priced below $650 per month, programs like low-income housing tax credits and Section 8 will need to be leveraged.

Population Projection

The forecast of housing needs can directly translate into projecting population growth. Under this method:

- Household size remains static at the current median for Kansas of 2.2 people per household. Every new forecast housing unit translates into a growth in the population of 2.2 people.
- The base year for the projection is 2019 to align data sources.
- An annual growth rate factors the demand forecast through 2028 to align with employment projections by the Kansas Department of Labor.

It is important to note that these are not production goals. For example, more homes constructed at $250,000 or rents at $800 a month may allow those living in more affordable units to change housing. Thus, indirectly producing more housing at lower price points.

Additionally, higher-density housing can produce lower unit costs, but these settings do not necessarily make lower prices. Frequently, townhome or villa developments with very high-level materials and finishes and other luxury features produce housing products that can be relatively expensive, and maintenance services provided in these luxury projects also increase the monthly cost of housing.

MARKET DEFINITIONS

- **Affordable-Low Ownership Demand.** The best affordable housing source is the existing housing stock in older neighborhoods. Many higher-income households compete for the same housing stock as lower-income households. The low-income ownership market demand can be met, in part, by providing opportunities for moderate-income households to move up in the market.

- **Affordable-Low Rental Demand.** Production of rental units under $650 will likely need assistance programs like low-income housing tax credits and project-based Section 8, but some may result from market adjustments due to new higher-quality rental units creating competition in the market. It will also be essential to preserve the units existing in this price range today.

- **Affordable Moderate Ownership Demand.** It will be challenging for the private market to produce housing in this price range for many areas. Most will need to come from the existing market and individuals moving up or to other product times, freeing up homes in this price range or produced through assistance programs.

- **Market and High Market.** Typically not being produced at the level needed. These developments should be encouraged to employ innovative practices to create high-quality neighborhoods and new housing products not seen in communities.
APPENDIX

REGIONAL NEEDS THROUGH 2028

Northeast Kansas

About 1,339-1,637 units are needed in the NE region annually for regional demand. This is above the estimated 985 average annual units built from 2010-2019.*

* Estimated from Census Permit Survey and the Kansas Department of Revenue, Property Valuation Division

<table>
<thead>
<tr>
<th>SUMMARY TABLE: NORTHEAST REGION HOUSING FORECAST</th>
<th>UNIT RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>(+) Housing unit demand in NE region from regional job growth (0.5 per job)</td>
<td>342-418</td>
</tr>
<tr>
<td>(+) Housing unit demand from retirement job openings (0.35 units per retirement)</td>
<td>6,314-7,717</td>
</tr>
<tr>
<td>Total housing unit demand from job openings</td>
<td>6,656-8,135</td>
</tr>
<tr>
<td>(+) Unit need from natural population growth</td>
<td>5,116-6,253</td>
</tr>
<tr>
<td>Total housing units needed before replacement needs</td>
<td>11,772-14,388</td>
</tr>
<tr>
<td>(+) Cumulative Replacement Need</td>
<td>282-345</td>
</tr>
<tr>
<td>2019-2028 Cumulative Need</td>
<td>12,054-14,733</td>
</tr>
<tr>
<td>Northeast Region Annual Unit Needs</td>
<td>1,339-1,637</td>
</tr>
</tbody>
</table>

1. Regardless if job is located in the NE region.

| DEVELOPMENT PROGRAM: NORTHEAST REGION |
|----------------------------------------|-----------------|
| ANNUAL NEED | UNITS ANNUALLY THROUGH 2028 |
| Total | 1,339-1,637 |
| Total Owner Occupied* | 804-982 |
| Affordable Low: <$150K | 238-291 |
| Affordable Moderate: $150K-$225K | 202-247 |
| Moderate Market: $225K-$300K | 135-165 |
| Market: $300K-$400K | 142-174 |
| High Market: >$400K | 86-106 |
| Total Renter Occupied* | 536-655 |
| Low: <$650 | 132-162 |
| Affordable: $650-$1,000 | 167-204 |
| Market: $1,000-$1,500 | 142-173 |
| High Market: >$1,500 | 95-116 |

Source: RDG Planning & Design

*60%/40% Owner/Renter split

<table>
<thead>
<tr>
<th>NORTHEAST REGION POPULATION PROJECTION THROUGH 2028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Size</td>
</tr>
<tr>
<td>2019 Population</td>
</tr>
<tr>
<td>2019-2028 population growth from new units</td>
</tr>
<tr>
<td>2019-2028 % Change</td>
</tr>
<tr>
<td>Annual Population Growth Rate</td>
</tr>
</tbody>
</table>
REGIONAL NEEDS THROUGH 2028

North Central Kansas

About 415-508 units are needed in the NC region annually for regional demand. This is above the estimated 204 average annual units built from 2010-2019*.

* Estimated from Census Permit Survey and the Kansas Department of Revenue, Property Valuation Division

### NORTH CENTRAL REGION POPULATION

| Household Size | 2.2 |
| 2019 Population | 175,172 |
| 2019-2028 population growth from new units | 8,243 |
| 2019-2028 % Change | 4.71% |
| Annual Population Growth Rate | 0.51% |

### SUMMARY TABLE: NORTH CENTRAL REGION HOUSING FORECAST

<table>
<thead>
<tr>
<th>Unit Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>(+) Housing unit demand in NC region from regional job growth (0.5 per job)</td>
</tr>
<tr>
<td>(+) Housing unit demand from retirement job openings (0.35 units per retirement)</td>
</tr>
<tr>
<td>Total housing unit demand from job openings</td>
</tr>
<tr>
<td>(-) Units becoming available from natural population loss</td>
</tr>
<tr>
<td>Total housing units needed before replacement needs</td>
</tr>
<tr>
<td>(+) Cumulative Replacement Need</td>
</tr>
</tbody>
</table>

#### 2019-2028 Cumulative Need

| Total | 3,747-4,579 |

### DEVELOPMENT PROGRAM: NORTH CENTRAL REGION

<table>
<thead>
<tr>
<th>Annual Need</th>
<th>Units Annually Through 2028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>415-508</td>
</tr>
<tr>
<td>Total Owner Occupied*</td>
<td>249-305</td>
</tr>
<tr>
<td>Affordable Low: &lt;$150K</td>
<td>86-105</td>
</tr>
<tr>
<td>Affordable Moderate: $150K-$225K</td>
<td>62-75</td>
</tr>
<tr>
<td>Moderate Market: $225K-$300K</td>
<td>43-52</td>
</tr>
<tr>
<td>Market: $300K-$400K</td>
<td>40-49</td>
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<tr>
<td>High Market: &gt;$400K</td>
<td>19-23</td>
</tr>
<tr>
<td>Total Renter Occupied*</td>
<td>166-203</td>
</tr>
<tr>
<td>Low: &lt;$650</td>
<td>46-56</td>
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<tr>
<td>Affordable: $650-$1,000</td>
<td>54-66</td>
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<tr>
<td>Market: $1,000-$1,500</td>
<td>39-48</td>
</tr>
<tr>
<td>High Market: &gt;$1,500</td>
<td>27-33</td>
</tr>
</tbody>
</table>

Source: RDG Planning & Design

*60%/40% Owner/Renter split
REGIONAL NEEDS THROUGH 2028

Northwest Kansas

Conservatively, about 102-125 units are needed in the NW region annually from regional demand. This is above the estimated 62 average annual units built between 2010 and 2019*.

* Estimated from Census Permit Survey and the Kansas Department of Revenue, Property Valuation Division

### SUMMARY TABLE: NORTHWEST REGION HOUSING FORECAST

<table>
<thead>
<tr>
<th>Unit Range</th>
<th>(+) Housing unit demand in NW region from regional job growth (0.5 per job) 1</th>
<th>43-52</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(+) Housing unit demand from retirement job openings (0.35 units per retirement)</td>
<td>1,350-1,650</td>
</tr>
<tr>
<td>Total housing unit demand from job openings</td>
<td>1,393-1,702</td>
<td></td>
</tr>
<tr>
<td>(-) Units becoming available from natural population loss</td>
<td>753-921</td>
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</tr>
<tr>
<td>Total housing units needed before replacement need</td>
<td>640-781</td>
<td></td>
</tr>
<tr>
<td>(+) Cumulative Replacement Need</td>
<td>279-341</td>
<td></td>
</tr>
<tr>
<td><strong>2019-2028 Cumulative Need</strong></td>
<td>919-1,122</td>
<td></td>
</tr>
<tr>
<td><strong>Northwest Region Annual Unit Needs</strong></td>
<td>102-125</td>
<td></td>
</tr>
</tbody>
</table>

1. Regardless if job is located in the NW region.

### DEVELOPMENT PROGRAM: NORTHWEST REGION

<table>
<thead>
<tr>
<th>ANNUAL NEED</th>
<th>UNITS ANNUALLY THROUGH 2028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>102-125</td>
</tr>
<tr>
<td>Total Owner Occupied*</td>
<td>61-75</td>
</tr>
<tr>
<td>Affordable Low: &lt;$150K</td>
<td>21-26</td>
</tr>
<tr>
<td>Affordable Moderate: $150K-$225K</td>
<td>15-19</td>
</tr>
<tr>
<td>Moderate Market: $225K-$300K</td>
<td>10-13</td>
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<tr>
<td>Market: $300K-$400K</td>
<td>10-12</td>
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<tr>
<td>High Market: &gt;$400K</td>
<td>5-6</td>
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<tr>
<td>Total Renter Occupied*</td>
<td>41-50</td>
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<tr>
<td>Low: &lt;$650</td>
<td>11-14</td>
</tr>
<tr>
<td>Affordable: $650-$1,000</td>
<td>13-16</td>
</tr>
<tr>
<td>Market: $1,000-$1,500</td>
<td>10-12</td>
</tr>
<tr>
<td>High Market: &gt;$1,500</td>
<td>7-8</td>
</tr>
</tbody>
</table>

Source: RDG Planning & Design

*60%/40% Owner/Renter split

### NORTHWEST REGION POPULATION PROJECTION THROUGH 2028

<table>
<thead>
<tr>
<th>Household Size</th>
<th>2.2</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019 Population</td>
<td>54,781</td>
</tr>
<tr>
<td>2019-2028 population growth from new units</td>
<td>1,567</td>
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<tr>
<td>2019-2028 % Change</td>
<td>2.86%</td>
</tr>
<tr>
<td>Annual Population Growth Rate</td>
<td>0.31%</td>
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</tbody>
</table>
REGIONAL NEEDS THROUGH 2028

Southwest Kansas

About 499-610 units are needed in the SW region annually for regional demand. This is above the estimated 172 average annual units built from 2010-2019*.

* Estimated from Census Permit Survey and the Kansas Department of Revenue, Property Valuation Division

### SUMMARY TABLE: SOUTHWEST REGION HOUSING FORECAST

<table>
<thead>
<tr>
<th>Component</th>
<th>Unit Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>(+) Housing unit demand in SW region from regional job growth (0.5 per job)</td>
<td>62-76</td>
</tr>
<tr>
<td>(+) Housing unit demand from retirement job openings (0.35 units per retirement)</td>
<td>2,569-3,140</td>
</tr>
<tr>
<td><strong>Total housing unit demand from job openings</strong></td>
<td>2,631-3,216</td>
</tr>
<tr>
<td>(+) Unit needs from natural population growth</td>
<td>1,584-1,936</td>
</tr>
<tr>
<td><strong>Total housing units needed before replacement need</strong></td>
<td>4,216-5,152</td>
</tr>
<tr>
<td>(+) Cumulative Replacement Need</td>
<td>278-340</td>
</tr>
<tr>
<td><strong>2019-2028 Cumulative Need</strong></td>
<td>4,494-5,492</td>
</tr>
<tr>
<td><strong>Southwest Region Annual Unit Needs</strong></td>
<td>499-610</td>
</tr>
</tbody>
</table>

1. Regardless if job is located in the SW region.

### DEVELOPMENT PROGRAM: SOUTHWEST REGION

<table>
<thead>
<tr>
<th>Component</th>
<th>Annual Need</th>
<th>Units Annually Through 2028</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td>499-610</td>
<td></td>
</tr>
<tr>
<td><strong>Total Owner Occupied</strong>*</td>
<td>300-366</td>
<td></td>
</tr>
<tr>
<td>Affordable Low: &lt;$150K</td>
<td>103-126</td>
<td></td>
</tr>
<tr>
<td>Affordable Moderate: $150K-$225K</td>
<td>74-91</td>
<td></td>
</tr>
<tr>
<td>Moderate Market: $225K-$300K</td>
<td>51-62</td>
<td></td>
</tr>
<tr>
<td>Market: $300K-$400K</td>
<td>48-58</td>
<td></td>
</tr>
<tr>
<td>High Market: &gt;$400K</td>
<td>23-28</td>
<td></td>
</tr>
<tr>
<td><strong>Total Renter Occupied</strong>*</td>
<td>200-244</td>
<td></td>
</tr>
<tr>
<td>Low: &lt;$650</td>
<td>55-68</td>
<td></td>
</tr>
<tr>
<td>Affordable: $650-$1,000</td>
<td>65-80</td>
<td></td>
</tr>
<tr>
<td>Market: $1,000-$1,500</td>
<td>47-57</td>
<td></td>
</tr>
<tr>
<td>High Market: &gt;$1,500</td>
<td>32-39</td>
<td></td>
</tr>
</tbody>
</table>

### SOUTHWEST REGION POPULATION PROJECTION THROUGH 2028

<table>
<thead>
<tr>
<th>Component</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Size</td>
<td>2.2</td>
</tr>
<tr>
<td>2019 Population</td>
<td>149,534</td>
</tr>
<tr>
<td>2019-2028 population growth from new units</td>
<td>10,305</td>
</tr>
<tr>
<td>2019-2028 % Change</td>
<td>6.89%</td>
</tr>
<tr>
<td>Annual Population Growth Rate</td>
<td>0.74%</td>
</tr>
</tbody>
</table>

### SOURCES

- RDG Planning & Design

*60%/40% Owner/Renter split
REGIONAL NEEDS THROUGH 2028
South Central Kansas
About 719-878 units are needed in the SC region annually for regional demand. This is above the estimated 546 average annual units built from 2010-2019*.

* Estimated from Census Permit Survey and the Kansas Department of Revenue, Property Valuation Division

### SUMMARY TABLE: SOUTH CENTRAL REGION HOUSING FORECAST

| (+) Housing unit demand in SC region from regional job growth (0.5 per job) | 115-141 |
| (+) Housing unit demand from retirement job openings (0.35 units per retirement) | 6,753-8,254 |
| Total housing unit demand from job openings | 6,868-8,394 |
| (-) Units becoming available from natural population loss | 1,217-1,487 |
| Total housing units needed before replacement need | 5,652-6,907 |
| (+) Cumulative Replacement Need | 816-997 |

#### DEVELOPMENT PROGRAM: SOUTH CENTRAL REGION

<table>
<thead>
<tr>
<th>ANNUAL NEED</th>
<th>UNITS ANNUALLY THROUGH 2028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>719-878</td>
</tr>
<tr>
<td>Total Owner Occupied*</td>
<td>431-527</td>
</tr>
<tr>
<td>Affordable Low: &lt;$150K</td>
<td>149-182</td>
</tr>
<tr>
<td>Affordable Moderate: $150K-$225K</td>
<td>107-131</td>
</tr>
<tr>
<td>Moderate Market: $225K-$300K</td>
<td>74-90</td>
</tr>
<tr>
<td>Market: $300K-$400K</td>
<td>69-84</td>
</tr>
<tr>
<td>High Market: &gt;$400K</td>
<td>33-41</td>
</tr>
<tr>
<td>Total Renter Occupied*</td>
<td>287-351</td>
</tr>
<tr>
<td>Low: &lt;$650</td>
<td>80-97</td>
</tr>
<tr>
<td>Affordable: $650-$1,000</td>
<td>94-115</td>
</tr>
<tr>
<td>Market: $1,000-$1,500</td>
<td>67-82</td>
</tr>
<tr>
<td>High Market: &gt;$1,500</td>
<td>46-57</td>
</tr>
</tbody>
</table>

### SOUTH CENTRAL REGION POPULATION PROJECTION THROUGH 2028

| Household Size | 2.2 |
| 2019 Population | 306,448 |
| 2019-2028 population growth from new units | 13,815 |
| 2019-2028 % Change | 4.51% |
| Annual Population Growth Rate | 0.49% |

*60%/40% Owner/Renter split

Source: RDG Planning & Design

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REGIONAL NEEDS THROUGH 2028

Southeast Kansas

About 848-1,036 units are needed in the SE region annually for regional demand. This is above the estimated 510 average annual units built from 2010-2019*.

* Estimated from Census Permit Survey and the Kansas Department of Revenue, Property Valuation Division

### SUMMARY TABLE: SOUTHEAST REGION HOUSING FORECAST

<table>
<thead>
<tr>
<th>Housing Demand</th>
<th>Unit Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>(+) Housing unit demand in SE region from regional job growth (0.5 per job)</td>
<td>283-346</td>
</tr>
<tr>
<td>(+) Housing unit demand from retirement job openings (0.35 units per retirement)</td>
<td>6,990-8,543</td>
</tr>
<tr>
<td>Total housing unit demand from job openings</td>
<td>7,273-8,889</td>
</tr>
<tr>
<td>(-) Units becoming available from natural population loss</td>
<td>125-153</td>
</tr>
<tr>
<td>Total housing units needed before replacement need</td>
<td>7,209-8,812</td>
</tr>
<tr>
<td>(+) Cumulative Replacement Need</td>
<td>421-514</td>
</tr>
<tr>
<td>2019-2028 Cumulative Need</td>
<td>7,630-9,326</td>
</tr>
<tr>
<td>Southeast Region Annual Unit Needs</td>
<td>848-1,036</td>
</tr>
</tbody>
</table>

1. Regardless if job is located in the SE region.

### DEVELOPMENT PROGRAM: SOUTHEAST REGION

<table>
<thead>
<tr>
<th>Annual Need</th>
<th>Units Annually Through 2028</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>848-1,036</td>
</tr>
<tr>
<td>Total Owner Occupied*</td>
<td>509-622</td>
</tr>
<tr>
<td>Affordable Low: &lt;$150K</td>
<td>176-215</td>
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<tr>
<td>Affordable Moderate: $150K-$225K</td>
<td>126-154</td>
</tr>
<tr>
<td>Moderate Market: $225K-$300K</td>
<td>87-106</td>
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<tr>
<td>Market: $300K-$400K</td>
<td>81-99</td>
</tr>
<tr>
<td>High Market: &gt;$400K</td>
<td>39-48</td>
</tr>
<tr>
<td>Total Renter Occupied*</td>
<td>339-414</td>
</tr>
<tr>
<td>Low: &lt;$650</td>
<td>94-115</td>
</tr>
<tr>
<td>Affordable: $650-$1,000</td>
<td>111-136</td>
</tr>
<tr>
<td>Market: $1,000-$1,500</td>
<td>80-97</td>
</tr>
<tr>
<td>High Market: &gt;$1,500</td>
<td>55-67</td>
</tr>
</tbody>
</table>

Source: RDG Planning & Design

*60%/40% Owner/Renter split

### SOUTHEAST REGION POPULATION PROJECTION THROUGH 2028

<table>
<thead>
<tr>
<th>Demographic</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Size</td>
<td>2.2</td>
</tr>
<tr>
<td>2019 Population</td>
<td>312,698</td>
</tr>
<tr>
<td>2019-2028 population growth from new units</td>
<td>17,623</td>
</tr>
<tr>
<td>2019-2028 % Change</td>
<td>5.64%</td>
</tr>
<tr>
<td>Annual Population Growth Rate</td>
<td>0.61%</td>
</tr>
</tbody>
</table>

Source: RDG Planning & Design
Full Survey Results

Survey Types
The input process for the Statewide Housing Assessment sought input through various surveys administered online and in paper format in the spring and early summer of 2021. If respondents answered that they work in certain housing-related fields, they were directed to separate, more targeted surveys. Responses included:

- 2,600+ Community members
- 341 Builders and developers
- 351 Housing service providers
- 515 City and county staff and elected officials
- 338 Real estate professionals

Section 3 in the main assessment breaks down responses by region. The responses in this Appendix represent all respondents from across the state. Respondent data for each survey is displayed in the order asked in the original survey. Open-ended responses and comments are excluded for length and readability.

General Community Survey
Total respondents: 2,687

Q1: Which region do you live in?
Answered: 2,637

Q2: What is the Zip Code where you live?
Answered: 2,602

Q3: What Zip Code do you work in? If you are not in the workforce, please skip.
Answered: 1,772
Q4: How long does it take you to get to work?
Answered: 2,009

Q5: What is your age?
Answered: 2,590

Q6: What is your race?
Answered: 2,579

Q7: Are you Hispanic or Latino?
Answered: 2,508
Q8: Do you own or rent your home?

Answered: 2,590

Q9: How many people live in your household?

Answered: 2,595

Q10: What is the reason you rent your home? (i.e. By choice or necessity?)

Answered: 635 (“Other” answers available upon request)
What new types of housing do you think would be successful in your county today?
“Successful” means if available, people would want to live in this housing unit.

Q11: Small two- or three-bedroom house
Answered: 2,346

Q12: Mid-size, three-bedroom house
Answered: 2,354

Q13: Larger home with four or more bedrooms
Answered: 2,230

Q14: Large Lot Residential Housing (acreage)
Answered: 2,245

Q15: Townhouse, Duplex, Attached Units
Answered: 2,301

Q16: Row Home - Tri-plex and Above
Answered: 2,254
What new types of housing do you think would be successful in your county today? “Successful” means if available, people would want to live in this housing unit.

Q17: Apartment
Answered: 2,292

Q18: Downtown Upper-story Residential
Answered: 2,258

Q19: Independent - Senior Living Housing
Answered: 2,308

Q20: Accessory Dwelling Unit (ADU, also known as “granny flats”). A unit located on the same property as the main house, typically above a garage, a separate structure, or attached to the main house.
Answered: 2,275

Q21: Cottage Court - A group of smaller homes that share yard space.
Answered: 2,264

Q22: Tiny Homes, Micro-Apartments - Homes or units that are very small, generally under 500 square feet.
Answered: 2,284
Q23: What type of housing do you believe area seniors and the elderly are most interested in? (Select One)
Answered: 2,411 (open comments available upon request)

Q24: What is your household's estimated gross annual income? (all income earners)
Answered: 2,438

Q25: How much is your monthly rent or mortgage payment? (mortgage payment includes principle, interest, taxes, and insurance)
Answered: 2,447

Q26: What are your estimated monthly costs for traveling to work? For example gas, transit fees, parking, repair.
Answered: 2,374
Q27: Is there any reason you’d look for a new place to live in the next three years? (Choose all that apply)
Answered: 2,459 ("Other" responses available upon request)

Q28: In the past three years did you look for a new place to live, regardless of where?
Answered: 2,452

Q29: Does your city or county need increased or continued use of city/public funding to remove dilapidated housing? (a condition of housing that is beyond repair)
Answered: 2,424 (comments available upon request)

Q30: Does your city or county need increased or continued use of city/public funding for housing rehabilitation or renovations?
Answered: 2,424 (comments available upon request)
Q31: Which types of housing solutions would you support to reduce the cost of housing in your county (select all that apply)?

Answered: 2,372 ("Other" responses available upon request)

- Downpayment assistance to owners: 58%
- Housing rehabilitation loans: 57%
- Mortgage assistance to homeowners: 49%
- Grants or low-interest loans to housing developments: 45%
- Duplex or townhome construction: 40%
- Public acquisition of dilapidated properties for infill development: 40%
- Public development of infrastructure: 40%
- Premanufactured or modular housing (not mobile homes): 31%
- Section 8/Housing Choice Voucher rental subsidies: 30%
- Construction financing assistance to builders: 28%
- Higher density or “cluster” development housing: 25%
- Other: 12%

Real Estate Professional Survey
Total respondents: 338

Q1: What region do you primarily work in?

Answered: 334

- Northwest: 12%
- Southwest: 13%
- North Central: 22%
- South Central: 14%
- Sedgwick County: 10%
- Northeast: 4%
- Southeast: 5%
- Shawnee/Douglas Counties: 10%
- KC Metro: Johnson/Wyandotte Counties: 10%

Q2: What county or counties do you primarily work in?

- Responses available upon request.
Q3: How long have you worked in this region?
Answered: 333

- 0-2 years: 23%
- 3-5 years: 47%
- 5-10 years: 13%
- 10+ years: 17%

Q4: What are the most frequently requested home types that are in low supply or don’t exist in your market today? (Check all that apply)
Answered: 332 (“Other” responses available upon request)

- Accessory dwelling units: 8%
- Age-restricted housing: 19%
- Downtown housing: 22%
- Duplex: 24%
- Patio Home: 29%
- Rental unit - Multi-family building: 35%
- Rental unit - Single-family house: 41%
- Single-family home: 37%
- Townhome: 18%
- Other: 2%

Q5: What home features are most requested by older households (65 years and older)
Answered: 331 (“Other” responses available upon request)

- Basement: 17%
- HOA Community: 23%
- Home size over 2,500 square feet: 5%
- Home size under 2,000 square feet: 17%
- Large lot/yard (over 12,000 square feet): 9%
- More than two bedrooms: 45%
- Near parks: 47%
- Near schools: 16%
- One story: 31%
- Reliable internet access: 23%
- Shared amenities: 21%
- Sidewalks and trails: 18%
- Other: 5%
Q6: What home features are most requested by young professionals (single/partner, no children)
Answered: 330 (“Other” responses available upon request)

Q7: What home features are most requested by households with children.
Answered: 333 (“Other” responses available upon request)
Q8: How many units are on the market in the last 12 months compared to the last several years? (percentage higher or lower)

Answered: 324

- Down over 20%: 23%
- Down 10-20%: 27%
- Down 5-10%: 17%
- Stable +/- 5%: 12%
- Up 5-10%: 15%
- Up 10-20%: 4%
- Up over 20%: 1%

Q9: What is the estimated average rent for the following unit types built before 2000?

Answered: 321

- Studios (multi-family building):
  - 0-$500: 18%
  - $500-$750: 25%
  - $750-$1,000: 28%
  - $1,000-$1,250: 18%
  - Over $1,250: 3%
  - Don't Know: 6%

- One Bedroom (multi-family building):
  - 0-$500: 9%
  - $500-$750: 30%
  - $750-$1,000: 33%
  - $1,000-$1,250: 17%
  - Over $1,250: 5%
  - Don't Know: 4%

- Two Bedroom (multi-family building):
  - 0-$500: 2%
  - $500-$750: 14%
  - $750-$1,000: 31%
  - $1,000-$1,250: 36%
  - Over $1,250: 10%
  - Don't Know: 4%

- One Bedroom (Single-family detached):
  - 0-$500: 5%
  - $500-$750: 18%
  - $750-$1,000: 29%
  - $1,000-$1,250: 25%
  - Over $1,250: 16%
  - Don't Know: 4%

- Two or More Bedroom (Single-family detached house):
  - 0-$500: 25%
  - $500-$750: 9%
  - $750-$1,000: 23%
  - $1,000-$1,250: 23%
  - Over $1,250: 26%
  - Don't Know: 11%

Q10: What percentage of all renter or owner-occupied units do you think are vacant in your region/county? (Vacant because the unit is not habitable, not filled because demand doesn't exist, or being held by family or an estate)

Answered: 314

- Owner-occupied:
  - Vacant: 7%
  - Not Vacant: 92%
  - Don’t Know: 3%

- Renter-occupied:
  - Vacant: 12%
  - Not Vacant: 43%
  - Don’t Know: 9%
  - Don’t Know: 36%
APPENDIX

Q11: Is your answer to the previous question about vacancy rate based on perception or local data counts?
Answered: 319

Q12: How would you rate the quality of owner units in the region/county you primarily work in?
Answered: 323

Q13: How would you rate the quality of rental units in the region/county you primarily work in?
Answered: 322

Q14: What impact do you think housing quality has on housing values in the region, if any?
Answered: 323
**Q15: What is your age?**
Answered: 322

- Under 18: 15%
- 18-24: 19%
- 25-34: 44%
- 35-44: 7%
- 45-54: 7%
- 55-64: 8%
- 65+: 8%

**Q16: What is your race?**
Answered: 322

- White alone: 63%
- Black or African American: 10%
- Asian alone: 22%
- American Indian and Alaska Native alone: 2%
- Native Hawaiian and Other Pacific Islander: 1%
- Some other race alone: 2%
- Two or more races: 1%
- Prefer not to say: 0%

**Q17: Are you Hispanic or Latino?**
Answered: 322

- Yes: 53%
- No: 47%
**Builder and Developer Survey**
Total respondents: 341

**Q1: What region do you primarily work in?**
Answered: 337

- Northwest: 2%
- Southwest: 19%
- North Central: 16%
- South Central: 22%
- Sedgwick County: 12%
- Northeast: 5%
- Southeast: 6%
- Shawnee/Douglas Counties: 6%
- KC Metro: Johnson/Wyandotte Counties: 5%
- Other: 2%

**Q2: What county do you primarily work in?**
- Responses available upon request.

**Q3: How long have you worked in this region?**
Answered: 339

- 0-2 years: 14%
- 3-5 years: 56%
- 5-10 years: 17%
- 10+ years: 14%

**Q4: What is the size of your company?**
Answered: 338

- 1-5 employees: 17%
- 5-25 employees: 50%
- 25-50 employees: 27%
- More than 50 employees: 7%
Q5: If you are a builder, how many residential units does your company build/develop per year on average? (all types of units)
Answered: 337

Q6: How many units did you build/develop in 2020 compared to previous years? (percentage higher or lower)
Answered: 318

Q7: What is the average construction cost per square foot for new single-family construction?
Answered: 325

Q8: What is the average construction cost per square foot for new multi-family construction in last year's market (buildings with more than 4 units)?
Answered: 324
Q9: What is the average construction cost per square foot for new multi-family construction in today’s market (buildings with more than 4 units)?

Answered: 321

- Under $150 per square foot: 11%
- $150-$174 per square foot: 29%
- $175-$199 per square foot: 30%
- $200-$224 per square foot: 30%
- $225-$250 per square foot: 12%
- Over $250 per square foot: 3%
- I don’t know/Not applicable: 5%

Q10: What is the average sale price of a 7,000 square foot single-family lot? (including lot cost and special assessments)

Answered: 324

- Under $10,000: 4%
- $10,000 - $14,999: 17%
- $15,000 - $19,999: 27%
- $20,000 - $29,999: 15%
- $30,000 - $39,999: 14%
- $40,000 - $50,000: 14%
- Over $50,000: 4%
- I don’t know/Not applicable: 5%

Q11: What housing type do you build/develop the most of today? (Choose up to three)

Answered: 329

- Age restricted housing: 5%
- Duplexes: 30%
- Income restricted housing: 13%
- Multi-family: 31%
- Patio homes: 26%
- Single-family residential (over 8,000 square foot lots): 28%
- Single-family residential (under 8,000 square foot lots): 26%
- Townhomes: 29%
- Other: 2%
Q12: What housing type that is not being built should be built? (assuming costs, regulations, and other items are not an issue)
Answered: 328

- Multi-family: 8% (30%), 30% (39%), 39% (22%)
- Duplexes: 8% (34%), 34% (38%), 38% (21%)
- Any of the above that could be affordable: 6% (36%), 36% (38%), 38% (19%)
- Townhomes: 9% (34%), 34% (39%), 39% (15%)
- Single-family (over 8,000 square foot lots): 7% (34%), 34% (43%), 43% (16%)
- Patio homes: 6% (41%), 41% (36%), 36% (17%)
- Income restricted housing: 11% (32%), 32% (41%), 41% (16%)
- Age restricted housing: 10% (35%), 35% (41%), 41% (15%)
- Single-family (under 8,000 square foot lots): 8% (55%), 55% (21%), 21% (15%)

Q13: What type of local regulations add the most to housing costs (Choose up to three)
Answered: 327

- Additional studies required (traffic studies, market studies, etc.): 17% (44%)
- Building design standards (materials, detailing, etc.): 44% (49%)
- Infrastructure requirements (above minimum requirements for safety): 4% (6%)
- Minimum lot size requirements: 6% (31%)
- Minimum site requirements (setbacks, building coverage, density): 0% (32%)
- Permit and application fees: 14% (32%)
- Site design standards (landscaping, trails, parks, etc.): 14% (32%)
- Time for city/county approvals: 10% (32%)
- Zoning districts (rezoning, use allowances): 0% (32%)

0% 10% 20% 30% 40% 50%
**Q14: How long does it take for the local government to approve a multi-family/multi-unit site plan?**
(from initial meeting with the city/county)

- **Answered: 325**
  - 1-30 days: 9%
  - 30-45 days: 42%
  - 45-60 days: 27%
  - 60-90 days: 12%
  - Over 90 days: 6%
  - Not applicable: 3%

**Q15: Do you feel local regulations are applied consistently based on the residential project?**

- **Answered: 322**
  - All the time: 20%
  - Most of the time: 68%
  - Sometimes: 10%
  - Not very often: 1%

**Q16: In your experience, how often are residential projects denied because of public opposition?**

- **Answered: 326**
  - Duplex or townhome development: 16%
  - Multi-family development: 16%
  - Income-restricted development: 14%
  - Single-family development: 5%

**Q17: What is your age?**

- **Answered: 319**
  - Under 18: 21%
  - 18-24: 44%
  - 25-34: 23%
  - 35-44: 5%
  - 45-54: 3%
  - 55-64: 3%
  - 65+: 4%
APPENDIX

Q18: What is your race?
Answered: 321

- White alone: 69%
- Black or African American: 17%
- American Indian and Alaska Native alone: 7%
- Asian alone: 1%
- Native Hawaiian and Other Pacific Islander: 1%
- Some other race alone: 3%
- Two or more races: 1%
- Prefer not to say: 2%

Q19: Are you Hispanic or Latino?
Answered: 325

- Yes: 53%
- No: 47%

City/County Staff and Elected Officials Survey
Total respondents: 515

Q1: What region do you represent?
Answered: 509

- Northwest: 8%
- Southwest: 14%
- North Central: 18%
- South Central: 17%
- Sedgwick County: 9%
- Northeast: 13%
- Southeast: 15%
- Shawnee/Douglas Counties: 4%
- KC Metro: Johnson/Wyandotte Counties: 3%

Q2: What county or counties do you represent?
- Responses available upon request.
APPENDIX

Q3: How long have you lived in this region?
Answered: 510

Q4: Are you an elected or appointed official?
Answered: 509

Q5: If you are an elected or appointed official, how long have you been in your position?
Answered: 507

Q6: What is the size of the city/county where you work/represent?
Answered: 514
Q7: Do you have lots available for residential development in your community today?  
Answered: 453

Q8: How affordable do you feel a quality housing unit is in your city/county for the following people? (“Quality housing” is generally considered a unit that is up to code with working fixtures, appliances, a maintained appearance, and free of hazardous materials)  
Answered: 457

Q9: What is the typical single-family lot size in your community?  
Answered: 455

Q10: What is the average sale price of a typical single-family lot? (including lot price and special assessments)  
Answered: 455
Q11: How would you rate the quality of rental units in your community/county on average?

Answered: 454

- Dilapidated: 9%
- Low quality: 55%
- Good quality: 33%
- High quality: 3%

Q12: What type of housing do you feel is in most demand in your city/county? (Rank from most (1) to least (11) demand)

Answered: 444

- Three-four bedroom single-family: 9
- One-two bedroom single-family: 9
- Duplexes/Single-family attached: 8
- Apartments (greater than 3 units): 7
- Acreage residential: 7
- Patio homes/Townhomes: 6
- Mixed-use housing (commercial/residential building): 5
- Income-restricted housing: 5
- Age-restricted housing: 5
- Townhomes/rowhomes: 4
- Accessory dwelling units/Granny flats: 3

Q13: Any other housing you feel is in demand in your city/county or other comments?

Answered: 247

• Responses available upon request.
Q14: What type of local regulations do you think add the most to housing costs (Rank up to three)

Answered: 427 (comments available upon request)

Q15: How long does it take for the local government to approve a multi-family/multi-unit site plan? (from initial meeting with developer)

Answered: 415

Q16: Does your city/county allow accessory dwelling units? An accessory dwelling unit is a residential dwelling unit located on the same lot as a single-family dwelling unit, either within the same building as the single-family dwelling unit or in a detached building. Such accessory unit has a separate entrance, kitchen, sleeping area, and full bathroom facilities.

Answered: 436

Q17: Does your city/county allow mixed-use development? Mixed-use means development in which a combination of residential and commercial uses (e.g., residential-over-retail), or several classifications of commercial uses (e.g., office and retail), are located on the same parcel proposed for development.

Answered: 436
**APPENDIX**

Q18: In your experience, how often are residential projects denied because of public opposition?

Answered: 434

<table>
<thead>
<tr>
<th>Income-restricted development</th>
<th>Multi-family development</th>
<th>Age-restricted development</th>
<th>Duplex or townhome development</th>
<th>Single-family development</th>
</tr>
</thead>
<tbody>
<tr>
<td>22%</td>
<td>24%</td>
<td>34%</td>
<td>26%</td>
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</tbody>
</table>

Q19: Does the city or local agencies provide any of the following housing incentives or financial assistance for residents? (select all that apply or none if none apply)

Answered: 371 (“Other” responses available upon request)

- Downpayment assistance: 36%
- Rehabilitation grants/assistance: 57%
- Emergency repair funds: 27%
- Other: 25%

Q20: Does the city, county, or other local agency provide any of the following incentives or financial assistance for residential builders and developers? These may be tied to specific design requirements or types of residential buildings. (select all that apply or none if none apply)

Answered: 371 (“Other” responses available upon request)

- Infrastructure cost sharing: 30%
- Waived or reduced permit fees: 44%
- Zoning regulation exceptions: 32%
- Expedited approval procedures: 34%
- Free or reduced cost lots: 41%
- Affordable housing funding: 16%
- Other: 17%

Q21: What is your age?

Answered: 437

- Under 18: 5%
- 18-34: 27%
- 25-44: 27%
- 35-44: 27%
- 45-54: 15%
- 55-64: 16%
- 65 and older: 9%
**APPENDIX**

**Q22: What is your race?**
Answered: 436

- White alone: 76%
- Black or African American: 11%
- American Indian and Alaska Native alone: 5%
- Asian alone: 0%
- Native Hawaiian and Other Pacific Islander: 1%
- Some other race alone: 1%
- Two or more races: 2%
- Prefer not to say: 3%

**Q23: Are you Hispanic or Latino?**
Answered: 430

- Yes: 32%
- No: 68%

**Housing Service Provider Survey**
Total respondents: 351

**Q1: What region do you primarily serve?**
Answered: 350

- Northwest: 12%
- Southwest: 10%
- North Central: 13%
- South Central: 16%
- Sedgwick County: 11%
- Northeast: 18%
- Southeast: 18%
- Shawnee/Douglas Counties: 17%
- KC Metro: Johnson/Wyandotte Counties: 12%

**Q2: What county do you primarily serve?**
- Responses available upon request.
Q3: How long has your organization worked in this region?
Answered: 348

Q4: How has the demand for the services/products you provide changed in the last 5-10 years?
Answered: 312

Q5: How would you rate the availability of housing for households in the following annual income ranges (owner or rental)?
Answered: 312

Q6: In your experience, how often are residential projects denied because of public opposition?
Answered: 280
Q7: Have communities in the region or county where you serve made efforts to address housing for low-income households?
Answered: 279
- Yes - Actions already taken: 28%
- Yes - Actions being planned: 37%
- No: 43%

Q8: If you answered yes to the previous question, please describe the city and action taken.
Answered: 142
- Responses available upon request.

Q9: What types of housing assistance would be most helpful for the clients you serve? (identify up to three and please be brief)
Answered: 251
- Responses available upon request.

Q10: What is your age?
Answered: 266
- Under 18: 1%
- 18-24: 1%
- 25-34: 20%
- 35-44: 24%
- 45-54: 20%
- 55-64: 27%
- 65+: 9%

Q11: What is your race?
Answered: 266
- White alone: 80%
- Black or African American: 8%
- American Indian and Alaska Native alone: 2%
- Asian alone: 1%
- Native Hawaiian and Other Pacific Islander: 1%
- Some other race alone: 1%
- Two or more races: 7%
- Prefer not to say: 4%

Q12: Are you Hispanic or Latino?
Answered: 265
- Yes: 14%
- No: 86%