

SOUTH CENTRAL KANSAS Prosperity Plan

Fair Housing Equity Assessment



January 2015

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EXECUTIVE SUMMARY

The purpose of the Fair Housing Equity Assessment (FHEA) is to develop an understanding of housing conditions in South Central Kansas, including the ways in which current development patterns shape social and economic opportunities for all residents, particularly for individuals in traditionally underserved groups. The analysis highlights neighborhoods that face continued challenges in accessing critical services and resources, such as quality, affordable housing, public transportation, jobs and high-performing schools.

The FHEA is regional in scope, highlighting broad issues, challenges, and opportunities. Housing conditions will continue to vary across the diverse urban, suburban, and rural communities of the region. This report identifies tools, best practices, and informational sources that stakeholders can adapt for use in their local settings. Stakeholders should use the findings of the FHEA to promote public investment decisions and policy changes that support greater opportunity in areas of concentrated poverty and underinvestment and to build partnerships that address specific housing issues and expand access to opportunity across the region. The ultimate goal of the FHEA is to create "geographies of opportunity," or places that effectively connect people to jobs, quality public schools, essential services, and amenities.

The findings of the FHEA indicate challenges in both the housing supply and overall access to economic and social opportunity within the region. While housing in the region is generally affordable, only about one-quarter of owner units are affordable to owner households earning 80 percent of the area's median family income or \$38,231. Traditionally, housing is affordable if it costs less than 30 percent of a household's budget. This finding reinforces feedback from stakeholders about the lack of quality mid-range housing in some communities.

The analysis identified specific geographic areas that struggle relative to the region overall. These areas include five U.S. census tracts in and around the City of Wichita that qualify as Racially Concentrated Areas of Poverty (RCAPs) or neighborhoods in which the racial composition is more than 50 percent non-white and more than 40 percent of families live below the poverty line. This concentration of poverty can result in underperforming public schools, poor housing and public health conditions, and limited access to services and job opportunities for residents. Sumner and Reno Counties also experience an interrelated set of socio-economic and housing challenges, including higher rates of poverty and higher percentages of seniors and people with disabilities that affect access to quality, affordable housing and overall opportunity.

Prevailing residential patterns in the region also point to the uneven distribution of racial and ethnic minorities. African-American residents in particular tend to live in more racially homogenous neighborhoods in the urban core. The analysis also suggests that this concentration correlates with less access to opportunity for the region's minority residents. Residents of racial and ethnic minority groups are more likely to live in neighborhoods with higher levels of poverty, low-performing schools, and less employment. Low-income residents regardless of race also have less access to jobs and educational opportunities.

Data findings and stakeholder feedback highlighted several deficiencies in the current housing market. In most parts of the region outside of the City of Wichita, the housing stock is less diverse and features mainly single-family detached housing. The lack of alternative housing options leaves the region less prepared to meet changing needs related to demographic shifts. There is also continued demand for housing to accommodate special needs populations, including the elderly and people with disabilities.

Housing providers indicate that the demand for public and subsidized housing currently exceeds available supply and wait lists for public housing in the City of Wichita and Section 8 housing in other parts of the region

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are long. Stakeholders have also cited funding challenges in fully assessing and adequately meeting housing needs in the community and in bridging continued resource gaps.

Below is a summary of the main recommendations based on the findings of the FHEA. Section 10 describes these 11 housing strategies in detail. The recommendations seek to narrow specific gaps in the availability of quality, affordable housing in South Central Kansas and promote broader access to opportunity for all residents in communities throughout the region.

Housing Recommendation 1: Broaden the supply of quality, affordable housing types for all segments of the population.

Housing Recommendation 2: Promote participation in housing and financial education programs.

Housing Recommendation 3: Align regulatory and land use policies to promote housing affordability.

Housing Recommendation 4: Promote mixed-use development patterns along key corridors and in community cores around the region.

Housing Recommendation 5: Establish housing and neighborhood design criteria to create living environments that are more responsive to the needs of residents.

Housing Recommendation 6: Establish options to conventional skilled nursing facilities to expand residential choices for seniors and people with disabilities.

Housing Recommendation 7: Enhance the quality of housing stock and focus on challenged neighborhoods.

Housing Recommendation 8: Develop a community-based marketing campaign that includes housing, as well as broader amenities.

Housing Recommendation 9: Use land banking as a tool to stabilize neighborhoods and promote revitalization.

Housing Recommendation 10: Establish a housing trust fund.

Housing Recommendation 11: Create a regional housing collaborative forum.

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SECTION 1: INTRODUCTION

Fair Housing and Equity Assessment Background

Fair housing is the right of individuals to obtain the housing of their choice, free from discrimination based on race, color, religion, sex, disability, familial status, or national origin. The Federal Fair Housing Act protects this right. The FHEA examines the fair housing context of Butler, Harvey, Reno, Sedgwick, and Sumner Counties (see **Figure 1 in Figure Book**) and identifies historic, current, and future equity challenges. The findings of the FHEA also inform the specific recommendations of the Built Environment section and the preferred scenario developed as part of the South Central Kansas Prosperity Plan (Prosperity Plan). The FHEA analysis draws from data sources such as the U.S. Census Bureau, the U.S. Housing and Urban Development (HUD), and HUD's Comprehensive Housing Affordability Strategy, as well as local plans, studies, and feedback gathered from housing professionals and other stakeholders in the region.

The FHEA examines the demographics of the 5-county region, geographic areas of concentrated poverty, barriers to access, and inequalities in housing affordability, opportunity, and quality. In evaluating fair housing accessibility, the assessment highlights any emerging inequalities among traditionally underserved population groups, including racial and ethnic minorities, children, individuals with low incomes or disabilities, and the elderly. The report includes the following sections:

Section 1: Introduction

Section 2: Stakeholder and Public Involvement

Section 3: Housing and Community Profile

Section 4: Housing Affordability and Housing Problems

Section 5: Areas of Racial/Ethnic Segregation and Racially Concentrated Areas of Poverty

Section 6: Areas of High Opportunity

Section 7: Major Public Investments

Section 8: Fair Housing Complaints, Issues, and Local Programs

Section 9: Major Findings

Section 10: Conclusions and Recommendations

Appendix A: Glossary

Appendix B: Figure Book

When feasible, the planning team conducted analysis at the finest level of geographic detail for which data were available—the U.S. census tract or U.S. block group level. However, due to data limitations, some metrics evaluated remain at the city or county level.

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SECTION 2: STAKEHOLDER AND PUBLIC INVOLVEMENT

In support of the Prosperity Plan, partners formed an overarching Consortium Leadership Team (CLT) and Work Teams focused on six resource areas, including Built Environment. The Fair Housing sub-committee, which functions as part of the Built Environment Work Team consists of representatives from local governments, public housing authorities, and the non-profit, educational, and real estate sectors.

The Fair Housing sub-committee met four times during the planning process to review housing conditions, highlight strengths and weaknesses in the local and regional housing markets, and identify strategies to promote greater quality, diversity and affordability in housing. The CLT and committee members reviewed and refined the resulting housing priorities and recommendations.

Overarching goals to guide the FHEA and ultimately the recommendations of the Prosperity Plan are to:

- Increase housing choices
- Set a high standard of affordability
- Promote housing rehabilitation and infill development
- Address housing impacts on low income and minority individuals
- Consider housing for an aging population
- Place emphasis on various housing choices (types/price/etc.)
- Address age/condition of homes, including weatherization and energy efficiency and identify if the stock meets demand
- Establish appropriate workforce housing
- Improve rental housing conditions and make rental owners more responsible for their property

When assessing the region's housing opportunities, the sub-committee identified the following strengths and weaknesses. The data analysis that is part of **Section 3: Housing and Community Profile** seeks to build on, and when feasible, quantify these initial findings.

Regional Strengths

- Economic stability/certainty in some areas
- General affordability
- Generally conservative lending market, which contained foreclosure crisis
- Housing tax credits for low-income individuals/families
- Municipalities that embrace growth through:
 - Tax rebates
 - Neighborhood revitalization policies
 - Inclusive attitudes

Regional Weaknesses and Challenges

- Lack of housing choices and stagnant home construction in some communities, which further limits supply
- Lack of new jobs and/or an increase in under-employment
- Inefficient regional marketing of new development and growth opportunities

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- Stringent qualifications for loans, which can limit home ownership opportunities for some low-income individuals
- Availability and quality of low-income housing
 - Substandard housing leads to blighted conditions
- Substandard conditions in rental housing
 - Persistent market for sub-standard rental units
 - Lack of reporting of housing infractions out of fear of losing homes
 - Lack of education regarding rights of tenants
- Lack of housing codes and/or lack of or insufficient number of inspectors
 - Many municipalities lack an enforcement mechanism
- Inability of residents to maintain homes due to disability or low-income
- Infill development challenges due to lack of flexibility in existing zoning codes and persistent market barriers, which increase development cost
- Inflexible/restrictive building codes and/or zoning, which can limit opportunities to deliver smaller, less expensive units
- Lack of resources related to land banking
- Aging housing infrastructure
- Vacant housing leading to unstable and unsafe neighborhood conditions
- Diminishing state/federal assistance for housing programs

The planning team conducted a series of interviews with stakeholders from non-profit organizations, local governments, and private entities throughout the 5-county area. The interviews featured questions about growth, housing, and economic development trends, opportunities, and challenges. The results reflected several themes related to housing, particularly the need for housing strategies in smaller communities to attract workers and other new residents. Cities, such as Hutchinson and Wellington, specifically cited an aging housing stock and declining structural conditions as significant barriers to growth and investment. Several stakeholders also noted that the lack of quality, mid-level housing creates a gap in the housing market that limits the ability of younger and/or low to middle-income residents to purchase housing near jobs. Stakeholders in the building industry also cited the need for increased flexibility in zoning and land use regulations to facilitate infill development and walkable, mixed-use neighborhoods.

The FHEA uses the following demographic, housing, and economic indicators to assess equity challenges in the housing market:

- Population Demographics (Section 3)
- Age Distribution (Section 3)
- Race/Ethnicity Composition (Section 3)
- Household Type (Section 3)
- Household Income (Section 3)
- Persons with Disabilities (Section 3)
- Employment (Section 3)
- Housing Characteristics (Section 3)
- Housing Costs as Percent of Total Income (Section 4)
- Housing Problems (Section 4)
- High Cost Loans and Foreclosures (Section 4)
- Racially Concentrated Areas of Poverty (Section 5)
- Segregation (Section 5)

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SECTION 3: HOUSING AND COMMUNITY PROFILE

The Housing and Community Profile provides background information regarding the housing and demographic context of the jurisdictions participating in the FHEA. The profile primarily emphasizes the five counties (Butler, Harvey, Reno, Sedgwick, and Sumner), as well as major municipalities (see **Figure 1 in Figure Book**). The profile evaluates a series of demographic, economic, and housing indicators. Indicators are measurable outcomes that express an existing condition or trend within a community and enable the tracking of progress relative to a baseline performance and a desired or target outcome.

Population Demographics

The South Central Kansas 5-county region experienced a 9.1 percent growth rate in total population between the years 2000 and 2013 (see **Table 1**). While the region overall grew, Reno and Sumner Counties lost population during this period (see **Figure 1**). The City of Wellington decreased by 7.5 percent in population between 2000 and 2012¹. Recent growth in the state overall has been sluggish. Among the 50 states and the District of Columbia, Kansas was 41st with a gain of approximately 8,560 people between 2012 and 2013. Out of the 105 counties in Kansas, however, Sedgwick County ranked second, adding nearly 2,000 people from 2012 to 2013.

Population projections through the year 2040 anticipate a continued negative trend for Reno and Sumner Counties, with a projected 9.0 and 29.0 percent loss respectively. The most significant increases in the past decade occurred in Butler and Sedgwick Counties, particularly in the Cities of El Dorado and Wichita. Much of this growth is along the Sedgwick County and Butler County boundary with little development activity east of El Dorado. The City of Newton in Harvey County also saw strong growth.

As would be expected, the highest population concentrations are in the City of Wichita (see **Figure 2 in Figure Book**). According to 2040 projections, the 5-county region will grow by approximately 18 percent (see **Table 2**). If the distribution pattern of the past decade continues, future growth will be mostly in Butler, Harvey, and Sedgwick Counties (see **Figure 2**). Projections indicate that Butler County's growth will exceed expected rates of population increase in Wichita and Sedgwick County.

¹ 2012 is the most current population estimate data for municipalities

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Table 1. County Population, 2010 and 2013

	2000	2013	% Total Change 2000 - 2013
Butler County	59,482	65,803	10.6%
Harvey County	32,869	34,741	5.7%
Reno County	64,790	64,190	-0.9%
Sedgwick County	452,869	505,415	11.6%
Sumner County	25,946	23,591	-9.1%
5-County Region Total	635,956	693,740	9.1%

Source: U.S. Census American FactFinder

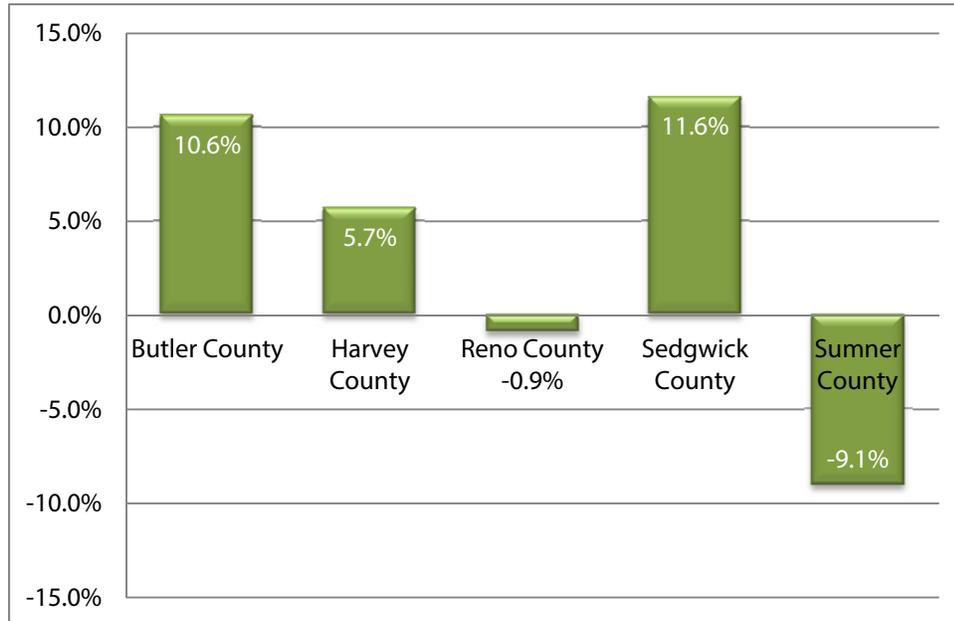
City Population, 2000 and 2012

	2000	2012	% Total Change 2000 - 2012
City of El Dorado	12,057	12,900	7.0%
City of Hutchinson	40,787	41,962	2.9%
City of Newton	17,190	19,189	11.6%
City of Wellington	8,647	7,997	-7.5%
City of Wichita	344,284	385,577	12.0%

Source: U.S. Census American FactFinder

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Figure 1. Total Percent Population Change, 2000 to 2013



Source: U.S. Census American FactFinder

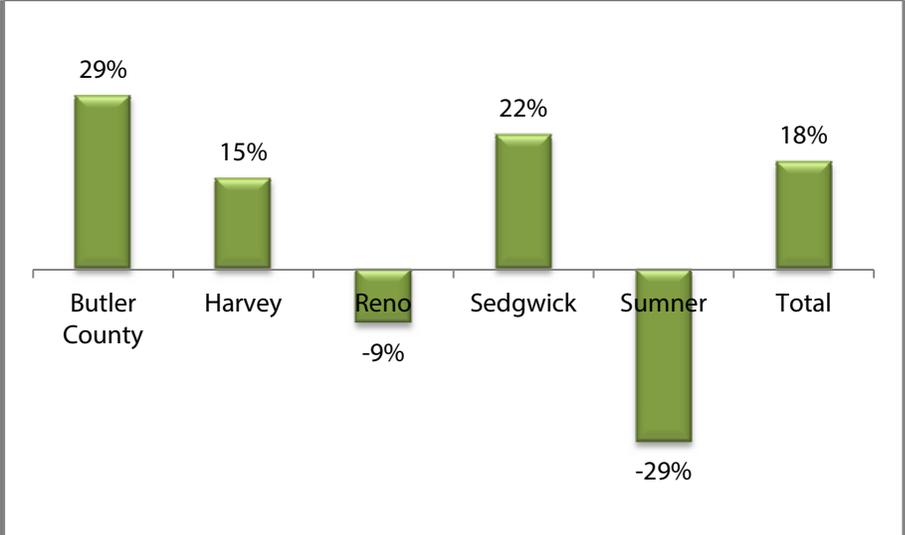
Table 2. Population Projections, 2010 to 2040

	2010	2015	2020	2025	2030	2035	2040	% Growth
Butler	65,463	68,431	71,934	75,442	79,020	82,130	84,406	29%
Harvey	34,218	35,314	36,319	37,194	38,092	38,883	39,409	15%
Reno	63,799	63,523	63,010	62,067	61,034	59,775	58,057	-9%
Sedgwick	495,632	519,652	543,794	562,115	579,025	593,910	606,752	22%
Sumner	23,878	22,907	21,788	20,605	19,485	18,295	16,997	-29%
Total	682,990	709,826	736,843	757,423	776,657	792,993	805,622	18%

Source: Wichita State University, Center for Economic Development and Business Research

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Figure 2. Population Projected Growth, 2010 to 2040



Source: Wichita State University, Center for Economic Development and Business Research

Age Distribution

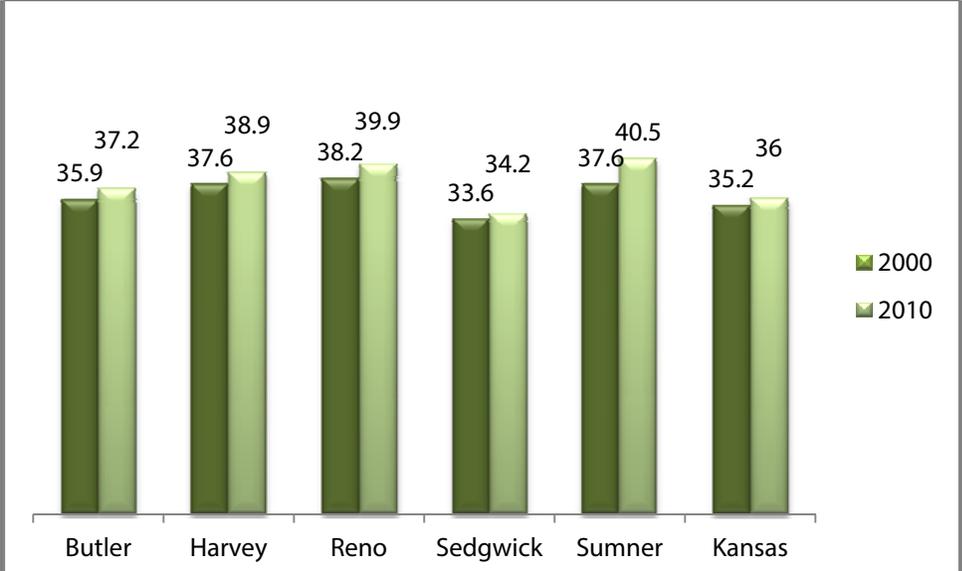
Demographic factors such as age affect the housing and community preferences of residents. **Figure 3** compares the median age of each county in South Central Kansas to the statewide median age. The rural cities and counties of the region have an older median age than the urbanized area of Wichita and Sedgwick County. Between 2000 and 2010, each county’s median age increased by at least a year or more, with the exception of Sedgwick County. In 2010, just over 12 percent of the 5-county region total population was 65 years old or older and the total number of residents over the age of 65 increased by nearly 7,000 over the previous decade. Additionally, the region experienced an increasing share of residents in the baby boomer cohort (age 45 to 64), rising from 21.1 percent of the total population in 2000 to 25.8 percent in 2010.² Rural communities in particular face the challenge of an aging population combined with limited growth and difficulty in retaining or attracting younger residents. Approximately 17 percent of the population base in Harvey and Reno Counties is 65 years old or older.

This steady aging of the population is consistent with national trends and will continue to be one of the most significant demographic shifts affecting the region. Almost one in five residents will be 65 or older by the year 2040. As the population ages, the demand for smaller, flexible housing types in neighborhoods with safe walking or transit options increases. This trend suggests the value of exploring housing and community design policies that emphasize aging in place or the ability of residents regardless of age, income, or ability level to live safely, independently, and comfortably in their own homes and communities.

² 2010 Census Summary File 1

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Figure 3. Median Age by County, 2010



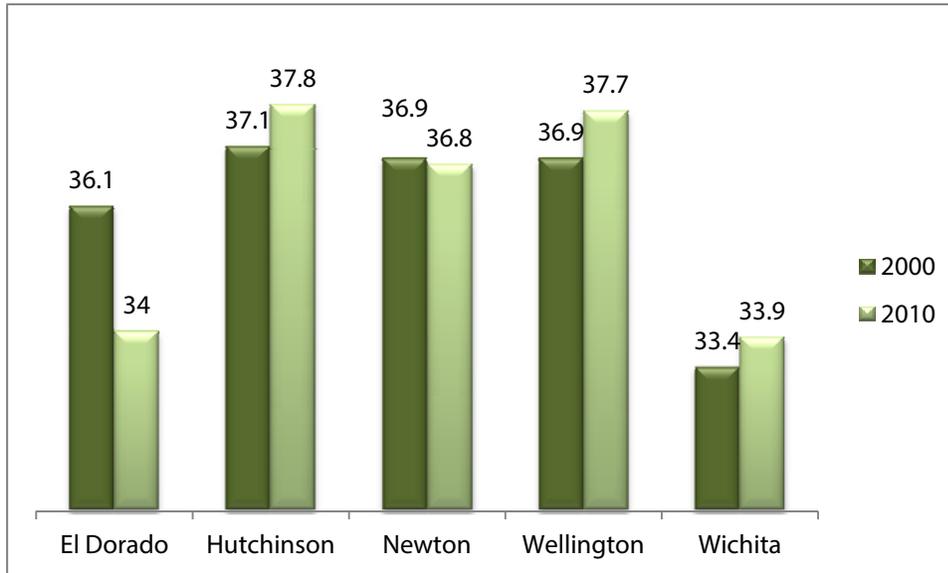
Source: U.S. Census 2010 Census Summary File 1

An Urban Land Institute survey on neighborhood preference suggests that desirable characteristics vary by generation³. Similar to seniors, younger residents demonstrate long-term preferences for housing types and community settings. Young people (defined as the Millennial generation born between 1980 and 2000) are likely to trade larger lots and housing sizes for safe neighborhoods, walkable environments, the flexibility of rental units, and access to schools, work, and recreation. The Millennial age group comprises approximately 28 percent of the region’s total population or 193,810 residents. While unclear if these distinct attitudes will persist and come to reflect a permanent shift in housing demand, the variability in preferences by age group still emphasizes the need to diversify the region’s housing and community choices to meet the needs of current and future residents.

³ Urban Land Institute Community Survey

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Figure 4. Median Age by City, 2010



Source: U.S. Census 2010 Census Summary File 1

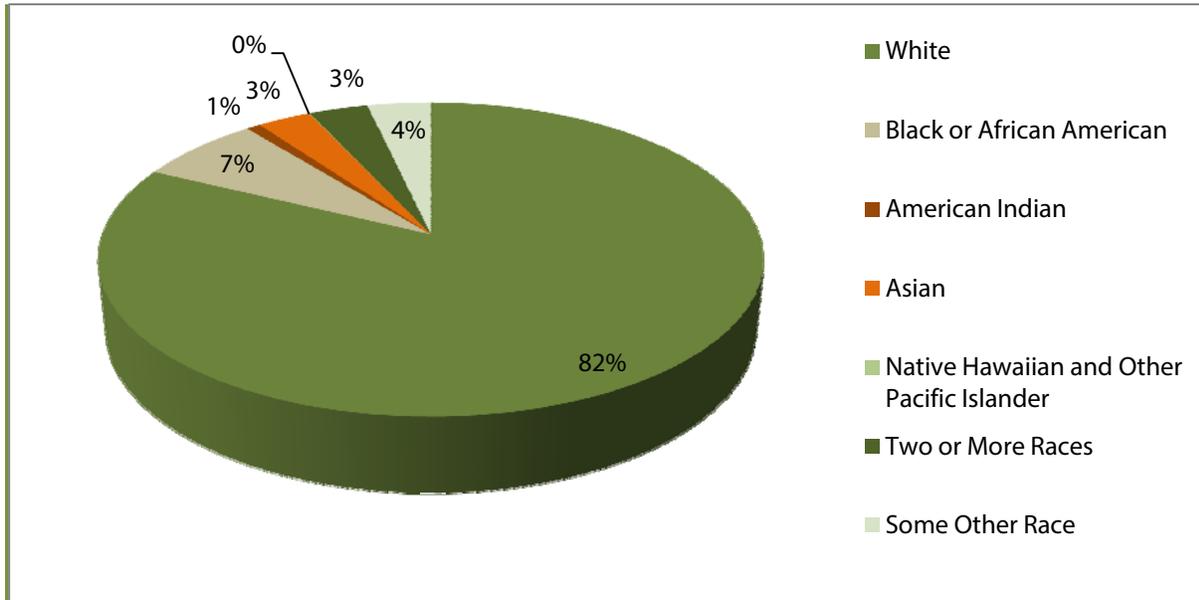
Race/Ethnicity Composition

In 2012, the 5-county region was over 80 percent white; however, the region is becoming more diverse (see **Figure 5**). Between the years 2000 and 2010, the region's share of minorities rose sharply. As illustrated in **Figure 6**, the share of individuals self-identifying as Two or More Races rose by over 40 percent in the past decade. The Hispanic/Latino and Asian population also saw significant increases between the years 2000 and 2012.

As outlined in **Table 3**, Sedgwick County is the most diverse county in the region, with African-Americans comprising nine percent of the population. In contrast, the other five counties are more than 90 percent white. The highest concentrations of minority populations are in the City of Wichita and Sedgwick County (see **Figure 3 in Figure Book**). The analysis of Racial/Ethnic Segregation and Racially Concentrated Areas of Poverty in **Section 5** further explores patterns of segregation and disparities in access to neighborhood opportunity.

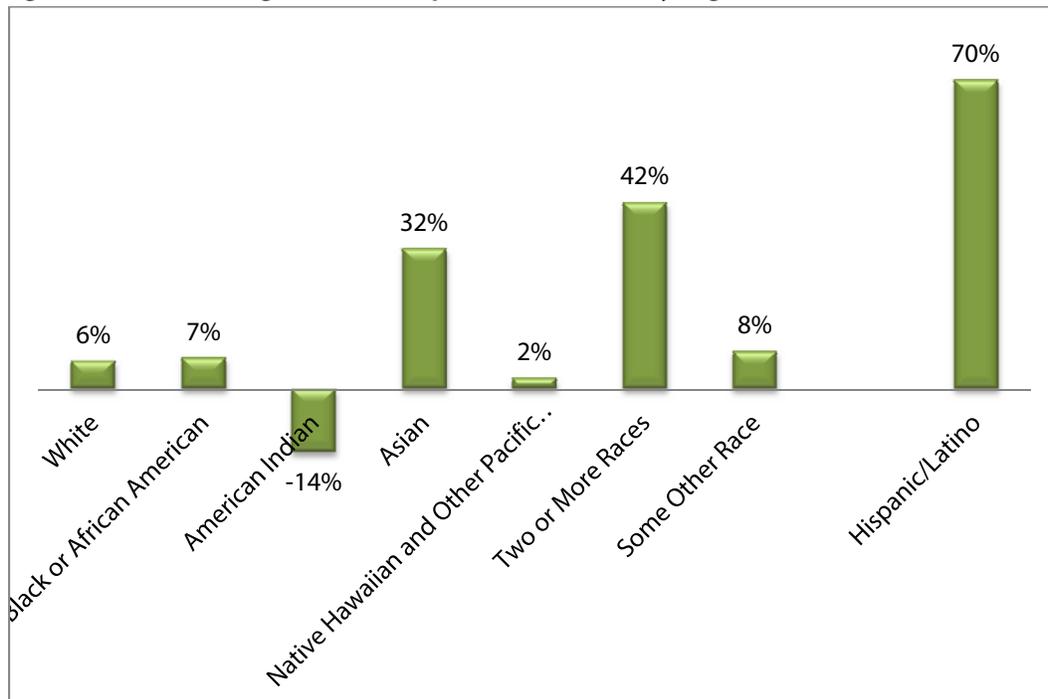
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Figure 5. 2012 Race Composition for 5-County Region



Source: U.S. Census Bureau, 2008-2012 American Community Survey

Figure 6. Percent Change in Race Composition for 5-County Region, 2000 to 2012



Source: U.S. Census Bureau, 2008-2012 American Community Survey

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Table 3. Race/Ethnicity by County, 2012

	Butler	Harvey	Reno	Sedgwick	Sumner
White	93.1%	92.3%	91.2%	78.2%	95.3%
Black or African-American	1.6%	1.2%	3.1%	8.9%	0.6%
American Indian	0.7%	0.7%	0.6%	1.1%	1.6%
Asian	0.7%	0.7%	0.5%	4.0%	0.1%
Native Hawaiian and Other Pacific Islander	0%	0%	0%	0%	0%
Two or More Races	2.9%	2.4%	2.2%	3.7%	2.1%
Some Other Race	0.9%	2.9%	2.4%	4.3%	0.3%

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Household Type

Approximately two out of three households in the 5-county region are family households, which include related persons living together. Fair housing law protects familial status. Single parents can be particularly vulnerable to housing discrimination and affordability challenges due to lower incomes and the need for more bedrooms. Approximately 10.2 percent of households in the region are single parent households and 71.5 percent of these households are single females with children under 18.

Household Income

Figure 7 compares the median household income for each county within the region to the statewide median. Butler County, with a median income of \$57,424, has the highest income level and outperforms the state median of \$51,273. **Figure 7** also illustrates the 5-county region’s average living wage, calculated using the Massachusetts Institute of Technology Living Wage Calculator.⁴ The average living wage for South Central Kansas is approximately \$17.78 per hour, or \$36,978 per year. The living wage shown is the hourly rate that an individual must earn to support a family, if that individual is the sole provider and is working full-time (2,080 hours per year). The \$17.78 average wage reflects an average of the five counties for a family of four (two adults, two children). The median annual household income for each of the five counties is higher than this living wage. However, the median income level for four of the five counties still lags the statewide median of \$51,273. The median household income in Reno County is particularly low.

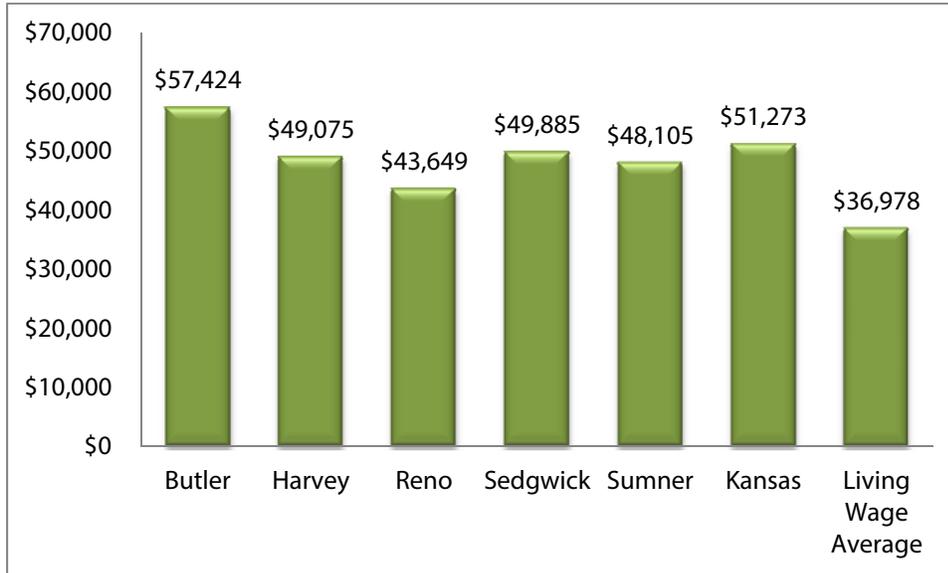
The lowest median incomes concentrate in the urbanized center of Wichita and in the most rural parts of the region (see **Figure 4 in Figure Book**). **Figure 8** compares individual poverty rates for each county to the statewide rate. In 2012, Sedgwick County had the highest poverty rates at 16.4 percent, followed by Reno County at 13.4 percent and Sumner County at 13.3 percent. The highest rates of individual poverty are in

⁴ <http://livingwage.mit.edu/counties/20015>

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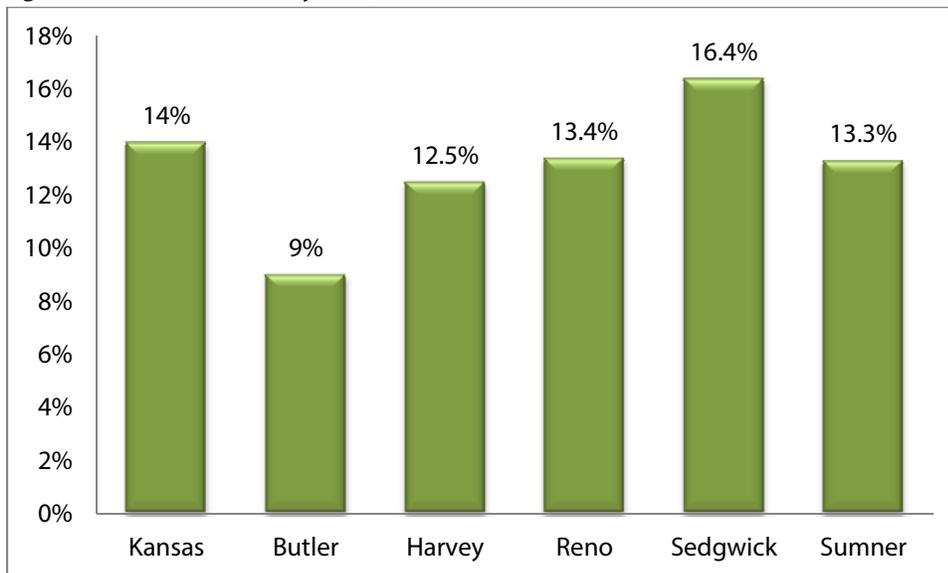
Wichita's core neighborhoods and correlate with the minority population concentrations (see **Figure 5 in Figure Book**).

Figure 7. Median Income, 2012 by County



Source: U.S. Census Bureau, 2008-2012 American Community Survey

Figure 8. Individual Poverty Rate, 2012



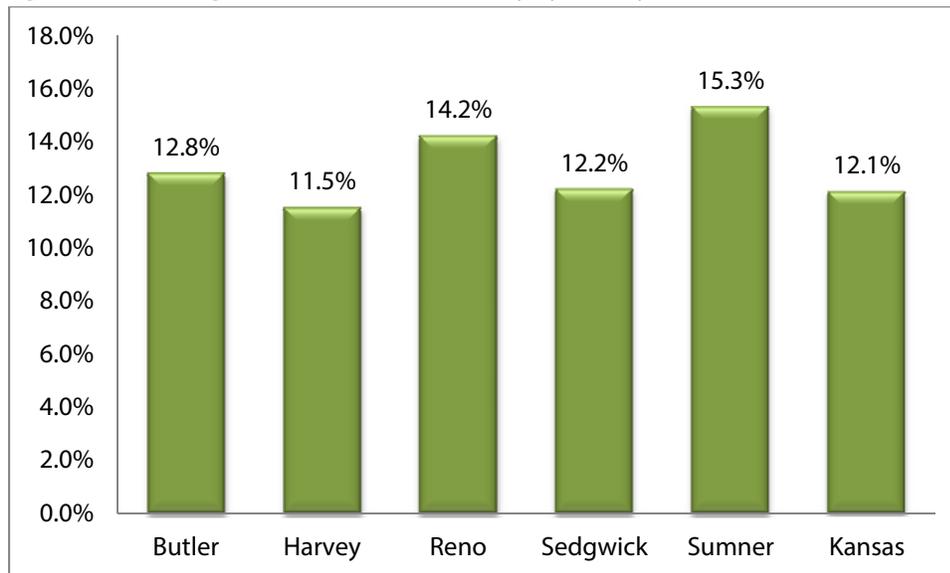
Source: U.S. Census Bureau Small Area Income and Poverty Estimates, 2012

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Persons with Disabilities

The U.S. Census defines a person with a disability as having a “long-lasting physical, mental, or emotional condition, which can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering” or “impede a person from being able to go outside the home alone or to work at a job or business.” Persons with disabilities are particularly vulnerable to housing discrimination and are more likely to confront challenges in obtaining housing options that meet their unique needs. In 2012, Sumner and Reno Counties had the highest rates of disability among residents, exceeding the state average (see **Figure 9**).

Figure 9. Percentage of Persons with Disability by County, 2012



Source: U.S. Census Bureau, 2008-2012 American Community Survey

Employment

Industries and Wages

Aviation and manufacturing have traditionally been the foundation of the South Central Kansas economy; however, recent losses in manufacturing jobs prompted jurisdictions to diversify the local economic base, while continuing to recover and expand the jobs lost in recent years. Similar to a national trend in which the United States lost approximately 1.7 million manufacturing sector jobs between 2008 and 2011 (12.5 percent decline), the Wichita Metropolitan Statistical Area (MSA) also experienced a 22.7 percent decline in manufacturing with 15,300 jobs lost. The MSA did not begin to regain manufacturing jobs until 2012.⁵

⁵ Center for Economic Development and Business Research (CEDBR), Wichita State University Economic Outlook Conference 2013

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However, even with the recent contraction of the manufacturing sector, as of 2013 aerospace products and parts jobs represented more than half of all manufacturing jobs in the region.⁶ Additionally, in 2012, approximately 39 percent of all employed persons in the MSA worked in five sectors, which generated close to half of all earnings.⁷

Table 4 outlines the industry breakdown for the 5-county region in 2000 and 2010. As shown, manufacturing had the highest industry share in 2000 at 24 percent, but decreased to 20 percent in 2010. Educational services/health care/social assistance captured the highest industry share at 23 percent. In 2012, the average weekly wages within the 5-county region ranged from \$599 per week to \$856 per week, representing a difference of approximately \$250 between Sumner and Sedgwick Counties (see **Table 5**). While wages are higher in Sedgwick County due to the concentration of jobs in the area, many residents commute from other parts of the region to jobs in the Wichita/Sedgwick County. Approximately one-quarter of all commuters from Harvey County travels to Sedgwick County for their jobs. About one in three commuters drive from Sumner County into Sedgwick County, while nearly half of all workers from Butler County make the trip. Major employment centers tend to concentrate in the city centers of each county and along major interstate corridors (see **Figure 6 in Figure Book**).

Table 4. Industry Mix, 2010

Industry	2000	2010
Educational services, and health care and social assistance	21%	23%
Manufacturing	24%	20%
Retail trade	11%	11%
Arts, entertainment, and recreation...	7%	8%
Construction	6%	7%
Professional, scientific, and management...	6%	7%
Finance and insurance, and real estate...	5%	5%
Other services...	5%	4%
Public administration	3%	4%
Transportation and warehousing...	4%	4%
Wholesale trade	3%	3%
Agriculture, forestry, fishing...	2%	2%
Information	2%	2%

Source: 2008-2010 American Community Survey 3-Year Estimates

⁶ Center for Economic Development and Business Research (CEDBR), Wichita State University Economic Outlook Conference 2013

⁷ Center for Economic Development and Business Research, Measuring Economic Diversity - Four-Year Comparison 2009 through 2012. (July 2013)

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Table 5. 2012 Quarterly Census of Employment and Wages

Area Name	Average Establishments	Average Employment	Total Wage	Average Weekly Wage
Butler County	1,381	18,230	\$595,214,649	\$628
Harvey County	820	13,355	\$457,831,509	\$659
Reno County	1,682	27,754	\$907,188,603	\$629
Sedgwick County	12,284	239,672	\$10,671,917,162	\$856
Sumner County	548	7,010	\$218,438,802	\$599

Source: Source: Labor Market Information Services, Kansas Dept. of Labor in cooperation with BLS, U.S. Dept. of Labor

Employment Participation and Growth

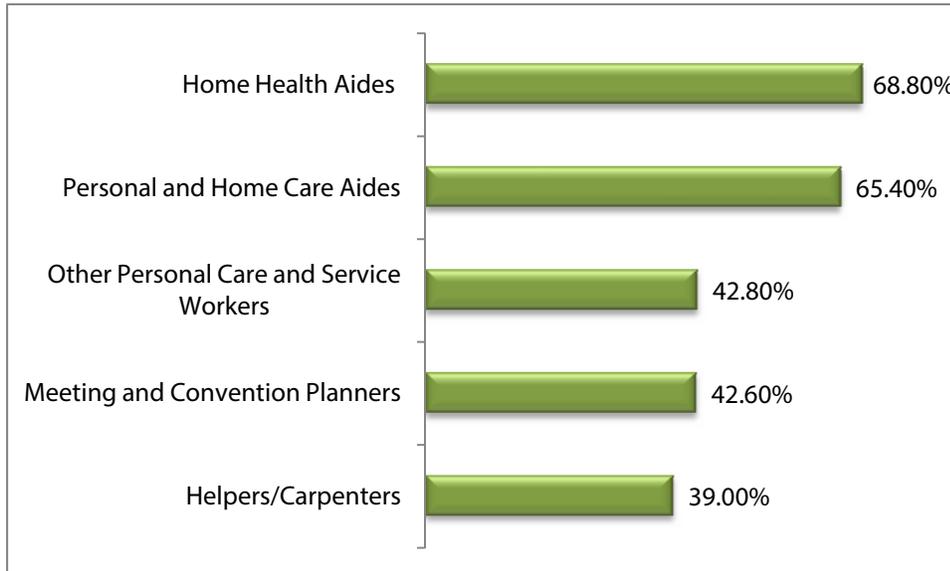
Employment projections for South Central Kansas anticipate a modest annual employment growth rate of 1.1 percent through the year 2020, with a total estimated increase of 11.3 percent. Projections indicate that manufacturing jobs will grow through 2014⁸, but then decrease 9 percent by 2018. Other sectors, such as health care, finances, and professional service jobs are likely to expand at higher rates.⁹ Of the top five fastest growing occupations in the next decade (home health aides, personal and home care aides, other personal care and service workers, meeting and conventional planners, and helpers/carpenters) three are health care related (see **Figure 10**). This trend reflects the expansion of the health care industry within the region, as well as the increasing demand for medical services and care, particularly for an aging population. Since wages in these industries have traditionally been below that of jobs in the manufacturing and professional sectors, the projected mix of jobs also indicates the need for strategies to attract, retain, and expand higher paying employment opportunities.

⁸ Center for Economic Development and Business Research, Measuring Economic Diversity - Four-Year Comparison 2009 through 2012. (July 2013)

⁹ National Bureau of Labor Statistics, 2011 and Source: Kansas Labor Information Center Labor Market Information Services, Kansas Dept. of Labor; U.S. Dept. of Employment and Training

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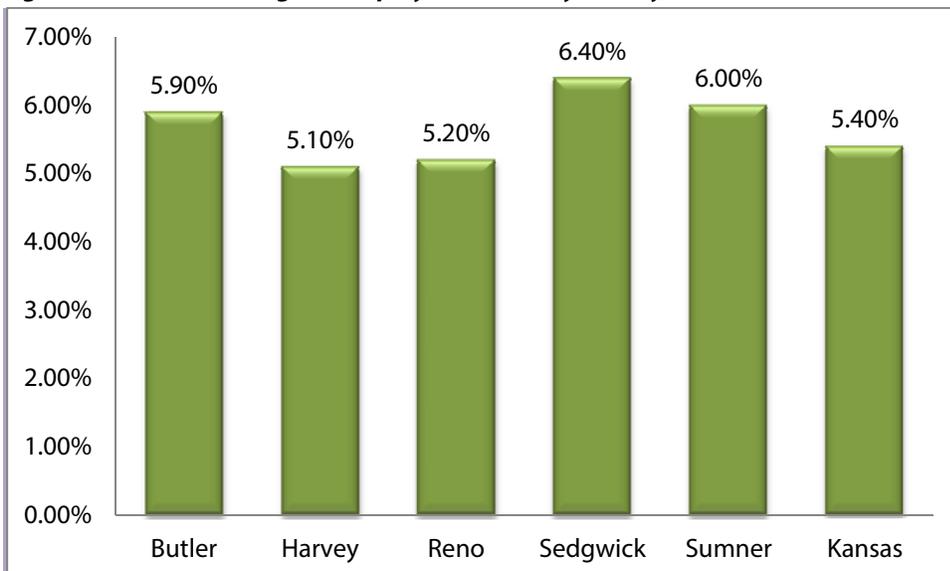
Figure 10. Top 5 Fastest Growing Occupations, 2010 - 2020



Source: Kansas Labor Information Center Labor Market Information Services, Kansas Dept. of Labor; U.S. Dept. of Employment and Training

Figure 11 shows the annual average unemployment rate by county for 2013. Unemployment rates in the region have historically been low and did not spike in the wake of the recession in contrast to other manufacturing-oriented economies in the Midwest. The region overall was near or above the state unemployment rate. The highest rates of unemployment are found in Wichita's core and in Sumner County (see **Figure 7 in Figure Book**).

Figure 11. Annual Average Unemployment Rate by County, 2013



Source: Bureau of Labor Statistics, Local Area Unemployment Statistics

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Shifting Demographics and Aging Workforce

A prepared and skilled workforce is critical to building and sustaining a strong economy. South Central Kansas, however, faces modest rates of population growth and challenges in retaining and attracting young residents. The region is losing young people to outmigration, while its current workforce ages rapidly. Employment projections for Sedgwick County, for example, anticipate that by 2018, employees aged 55+ will comprise 24 percent of the total labor market, yet approximately 20 percent of young adults (25-40 yrs.) in the metropolitan area will move each year to other communities in the country. This loss of the young workforce base represents an estimated net annual lost investment of \$595 million for the region and can lead to gaps in the availability of educated, skilled employees.

Workforce Training and Job Development

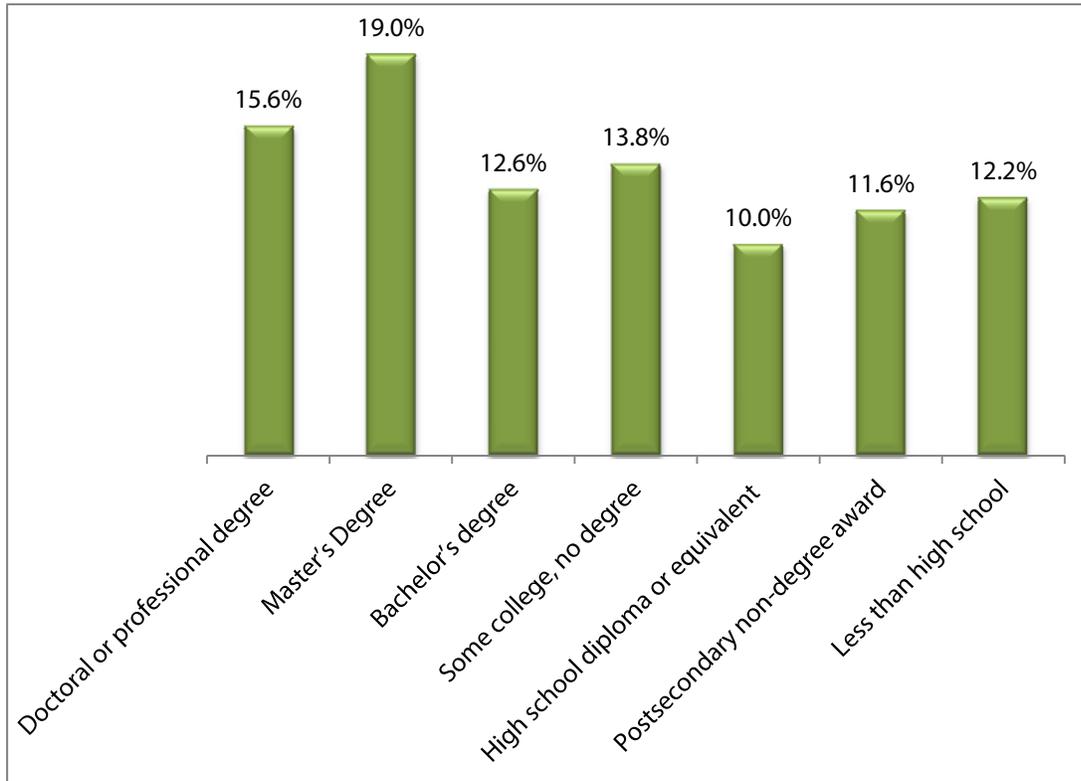
South Central Kansas has multiple regional and local organizations working to establish a prepared workforce and to align training opportunities with the skills needed by existing and emerging industries. The anticipated shift in industry mix to a more balanced economic base of service and professional jobs will produce a corresponding change in educational and skill set requirements. By the year 2020, jobs requiring a bachelor's degree or higher will rise by 47.2 percent¹⁰ (see **Figure 12**). However, just under one in four South Central Kansas residents currently holds a bachelor's degree or higher and the rate of higher educational attainment falls below that of the state (see **Figure 13**), indicating an ongoing gap in workforce preparation.¹¹

¹⁰ Source: Kansas Labor Information Center Labor Market Information Services, Kansas Dept. of Labor; U.S. Dept. of Employment and Training

¹¹ Source: 2008-2010 American Community Survey 3-Year Estimates

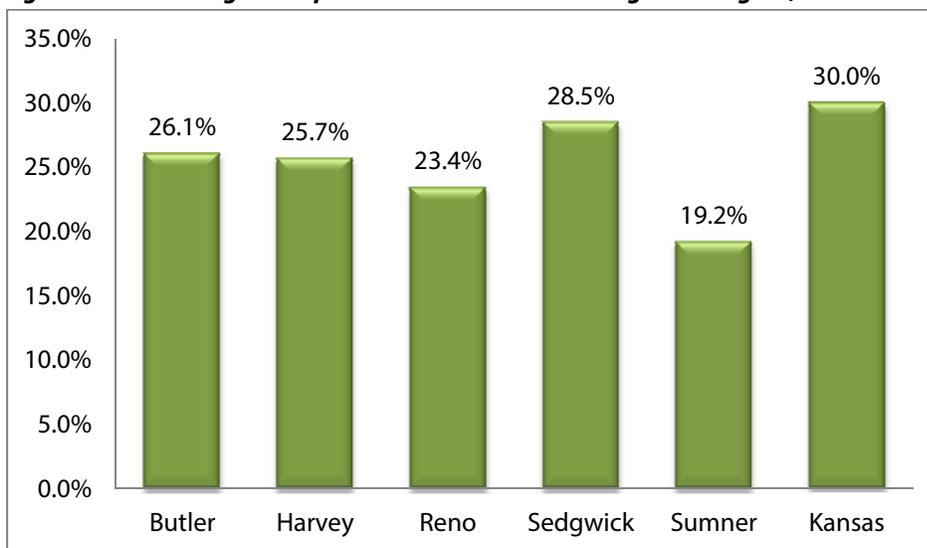
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Figure 12. Projected Job Growth by Education (Local Area IV also including Harvey County) 2010-2020



Source: Kansas Labor Information Center Labor Market Information Services, Kansas Dept. of Labor; U.S. Dept. of Employment and Training

Figure 13. Percentage of Population with Bachelor's Degree or Higher, 2012



Source: U.S. Census Bureau, 2008-2012 American Community Survey

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Housing Characteristics

Housing Units

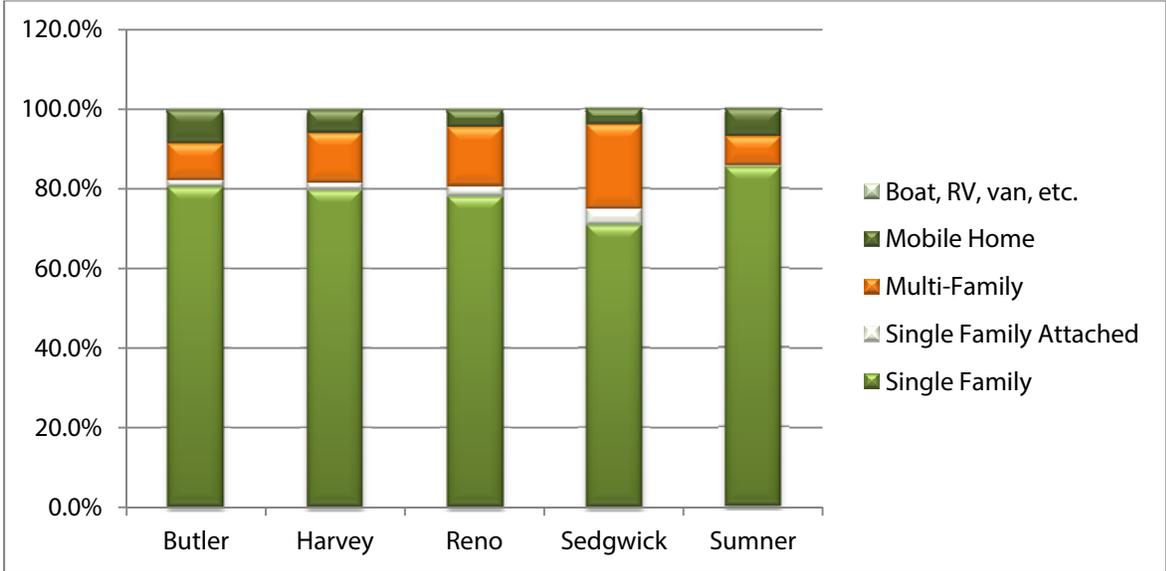
As of 2012, the 5-county region residential inventory totaled more than 290,000 housing units (see **Table 6**). As illustrated in **Figure 14**, the region’s housing stock is not diverse. Approximately three in four housing units are a single family detached home. Sedgwick County offers the highest share of multi-family housing options at approximately 21 percent.

Table 6. Total Housing Units, 2012

County	Number of Housing Units
Butler	26,060
Harvey	14,517
Reno	28,281
Sedgwick	211,361
Sumner	10,865
Total	291,084

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Figure 14. Housing Mix, 2012



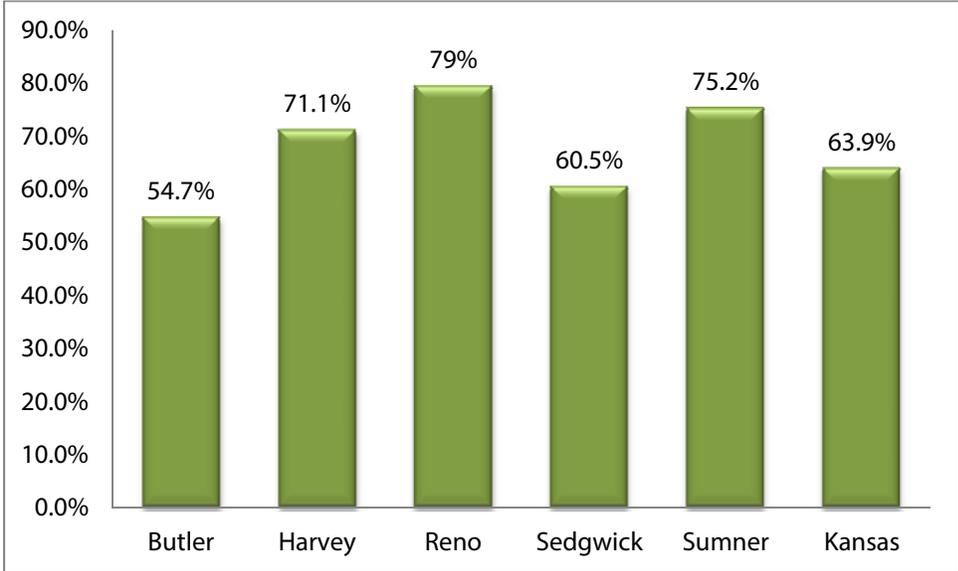
Source: U.S. Census Bureau, 2008-2012 American Community Survey

The housing stock in the region is aging, particularly in Sumner, Reno, and Harvey Counties (see **Figure 15**). The prevalence of older housing as a percentage of the overall residential inventory reflects lower rates of population growth in these areas and contributes to the previously cited challenge of attracting new residents and workers to some of the region’s smaller rural communities. Though older houses do not necessarily exhibit declining structural conditions, the overall age of housing generally correlates with an increased need for repairs and lower energy efficiency, which can in turn produce higher ownership costs. Lower income levels and higher

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rates of poverty in some communities can limit the resources available to maintain and periodically upgrade older houses, contributing to specific pockets of disinvestment. As noted in **Section 8**, several local housing studies and comprehensive plans in the region cite deteriorating structural conditions as a major housing issue.

Figure 15. Percentage of Housing Stock Built Prior to 1980

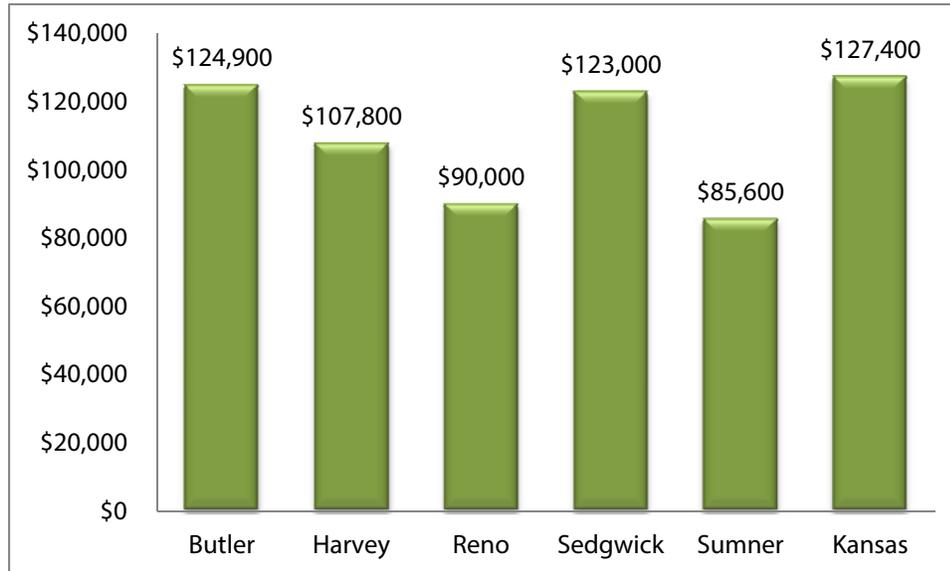


Source: U.S. Census Bureau, 2008-2012 American Community Survey

Figure 16 illustrates the 2012 median value of homes across the 5-county region and **Table 7** outlines the share of home values for each county. Sumner and Reno Counties have the highest percentage of houses with a value below \$100,000. Butler and Sedgwick Counties have the highest median home values in the region though all counties fall below the statewide median housing value. The highest home values are in the suburbs surrounding the City of Wichita and the lowest values are found in the urban core and in rural communities (see **Figure 8 in Figure Book**).

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Figure 16. Median Home Value by County, 2012



Source: U.S. Census Bureau, 2008-2012 American Community Survey

Table 7. Owner Occupied Housing Value, 2012

	Butler	Harvey	Reno	Sedgwick	Sumner	Kansas
Less than \$50,000	10.8%	12.1%	20.0%	9.2%	24.5%	14.4%
\$50,000 to \$99,999	26.8%	32.7%	36.5%	28.9%	34.3%	24.2%
\$100,000 to \$149,999	23.1%	30.3%	21.3%	26.5%	18.8%	20.1%
\$150,000 to \$199,999	19.5%	13.0%	11.8%	16.1%	11.9%	17.1%
\$200,000 to \$299,999	13.2%	8.6%	5.6%	12.1%	7.2%	14.7%
\$300,000 to \$499,999	4.3%	2.2%	2.9%	5.5%	2.3%	6.8%
\$500,000 to \$999,999	1.4%	1.0%	1.0%	1.5%	0.5%	2.1%
\$1,000,000 or more	0.9%	0.2%	0.8%	0.3%	0.5%	0.5%

Source: U.S. Census Bureau, 2008-2012 American Community Survey

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As shown in **Table 8**, homeownership rates in the region are generally above that of the state, reflecting the overall affordability of housing in South Central Kansas.

Table 8. Housing Tenure, 2012

	Butler	Harvey	Reno	Sedgwick	Sumner	Kansas
Owner Occupied	77.20%	73.50%	68.20%	65.50%	76.80%	68.20%
Renter Occupied	22.80%	26.50%	31.80%	34.50%	23.20%	31.80%

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Vacancy

Four of the five counties in the region have a vacancy rate that falls below that of the state (see **Figure 17**). However, almost 14.8 percent of Sumner County’s housing units were vacant in 2012. The highest rates of housing vacancy are around the cores of each county, as well as in the rural areas of Harvey, Reno, and Sumner Counties (see **Figure 9 in Figure Book**).

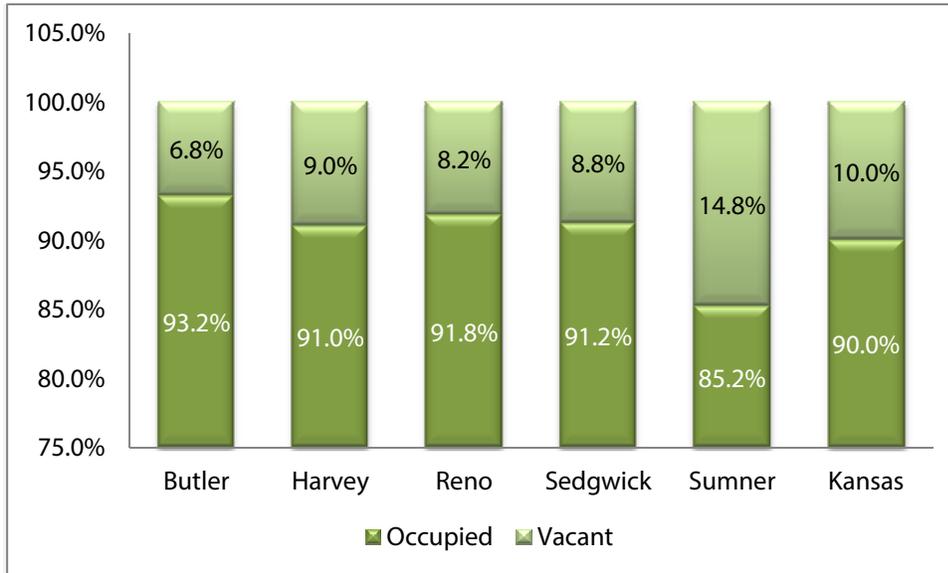
A local housing market must have some units available for rent or sale to provide consumers with an adequate range of choices in housing type, price and location. Vacancy rates can help to assess whether the supply and demand for housing is roughly equal. High vacancy rates, for example, can reflect systemic issues in a community’s housing stability, including a lack of neighborhood investment, a sluggish post-recession recovery, and ongoing foreclosures. Persistent housing vacancies can also dampen adjacent home values and slow new residential construction and reinvestment. In contrast, very low vacancy rates can cause housing prices to escalate due to limited supply. Economists and housing policy advocates commonly cite a five percent vacancy rate as indicative of relative balance between housing demand and supply¹². If the vacancy rate is much lower than 5 percent, however, people may have difficulty finding housing. Conversely, a rate in excess of 10 percent may begin to destabilize the community, indicating a possible over-supply of units or a lack of market interest and growth.

As shown in **Figure 18**, the regional housing market has regained some momentum following the housing crisis of 2008. In 2013, the five counties issued a total of 1,223 building permits for single family homes with the highest level of activity in Sedgwick and Butler Counties. Residential development remained modest in Sumner and Harvey Counties. Multi-family residential construction also increased in the region in 2013, particularly in Sedgwick County (see **Figure 19**).

¹² Eric S. Belsky, Rental Vacancy Rates: A Policy Primer, Housing Policy Debate, Volume 3, Issue 3

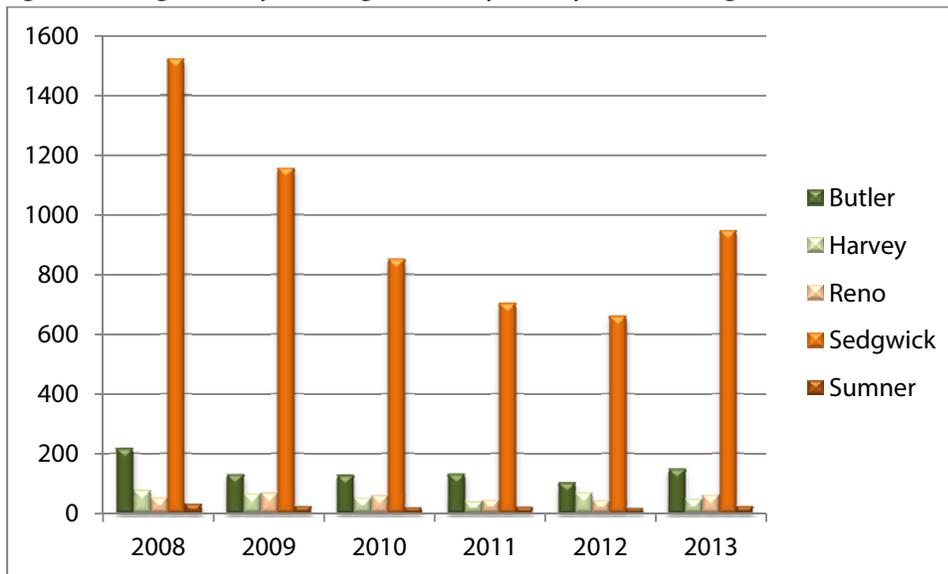
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Figure 17. Housing Occupancy by County, 2012



Source: U.S. Census Bureau, 2008-2012 American Community Survey

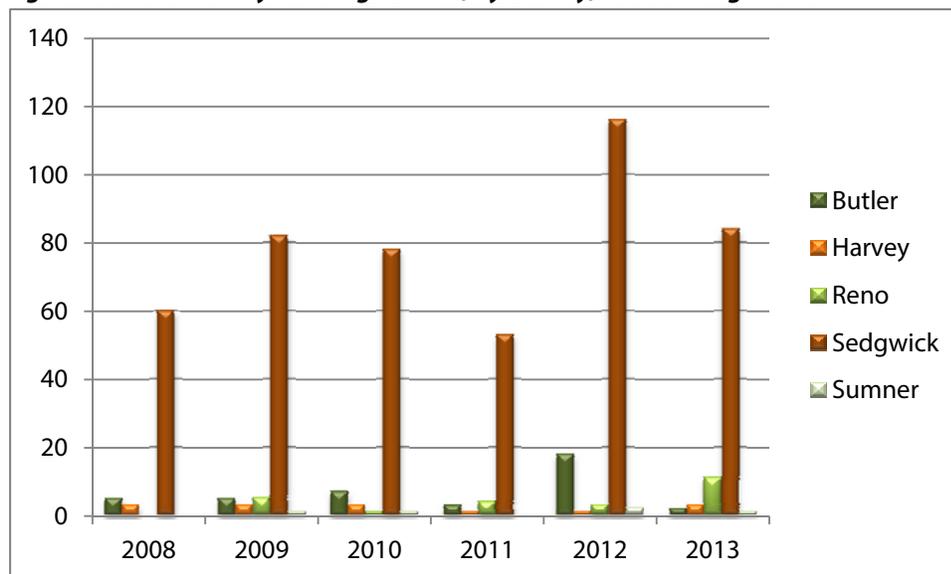
Figure 18. Single Family Building Permits by County, 2008 through 2013



Source: U.S. Census Building Permits Survey

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Figure 19. Multi-Family Building Permits, by County, 2008 through 2013



Source: U.S. Census Building Permits Survey

Median and Gross Rent

As of 2012, median rents in the 5-county region ranged from a low of \$592 in Sumner County to a high of \$700 in Butler County (see **Table 9**). The region's median rent is lower than the statewide median of \$715. As shown in **Table 10**, most renters in the region pay between \$500 and \$749 in gross monthly rent. More than 60 percent of all renters in the five counties pay between \$500 and \$1,000 in gross monthly rent.

Table 9. Median Rent by County, 2012

Butler	Harvey	Reno	Sedgwick	Sumner	Kansas
\$700	\$669	\$610	\$688	\$592	\$715

Source: U.S. Census Bureau, 2008-2012 American Community Survey

Table 10. 5-County Region Gross Rent, 2012

Gross Rent	Butler	Harvey	Reno	Sedgwick	Sumner	Kansas
Less than \$200	1.9%	2.2%	2.3%	1.0%	5.8%	1.8%
\$200 to \$299	5.2%	3.9%	4.9%	2.6%	7.6%	3.8%
\$300 to \$499	14.2%	18.0%	26.5%	17.0%	18.6%	14.8%
\$500 to \$749	36.1%	39.3%	36.7%	38.8%	44.5%	34.3%
\$750 to \$999	21.6%	28.1%	21.8%	26.0%	15.6%	24.9%
\$1,000 to \$1,499	16.7%	8.0%	5.7%	11.6%	7.9%	15.6%
\$1,500 or more	4.4%	0.4%	2.1%	3.0%	0.0%	4.7%

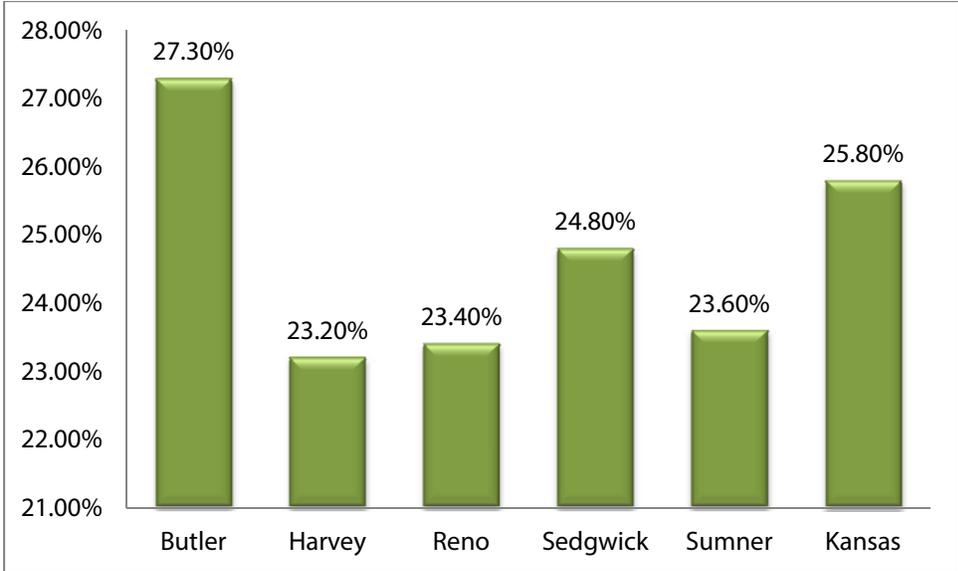
Source: U.S. Census Bureau, 2008-2012 American Community Survey

SECTION 4: HOUSING AFFORDABILITY AND HOUSING PROBLEMS

Housing Costs as Percent of Total Income

One measure of housing affordability is the amount a household spends on rental or owner costs as a percent of total income. According to HUD, housing is affordable if it costs less than 30 percent of a household’s budget¹³. Households that allocate 30 percent or more of income to housing are cost burdened. As of 2012, about one in four owner households (with a mortgage) in the region spent 30 percent or more of total household income on housing costs, a rate of housing cost burden that is comparable to the state overall (see **Figure 20**).

Figure 20. Percentage of Owner Households that are Cost Burdened (Housing Costs Totaling 30% or more of Total Household Income)



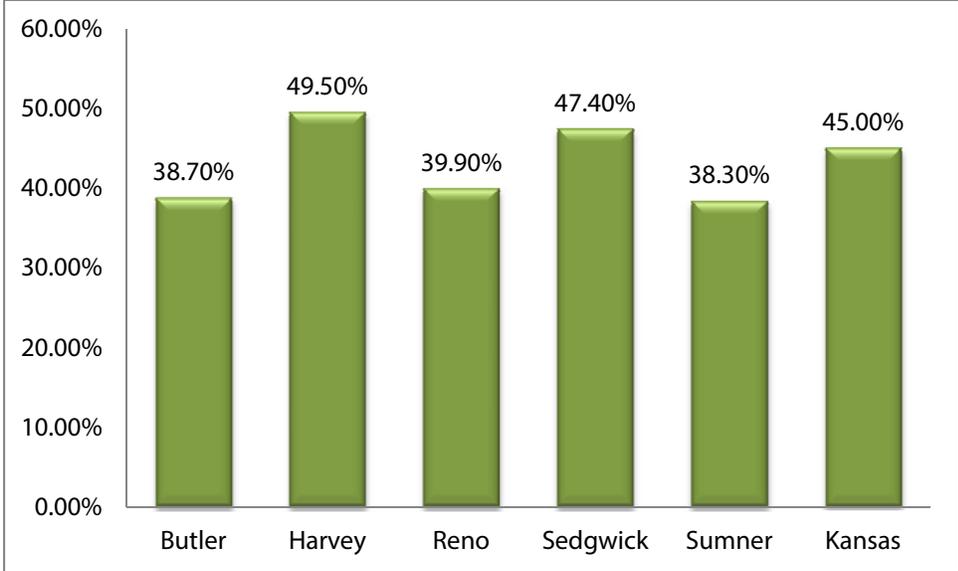
Source: U.S. Census Bureau, 2008-2012 American Community Survey

In general, renters spend a higher percentage of their income on housing costs than homeowners do. Approximately 42 percent of renter households in the region spend 30 percent or more of their income on housing costs, a rate of cost burden that is slightly less than the state overall. As illustrated in **Figure 21**, affordability issues affect more renters in Harvey and Sedgwick Counties than in other parts of the region.

¹³ AFFORDABLE HOUSING: In general, housing for which the occupant(s) is/are paying no more than 30 percent of his or her income for gross housing costs, including utilities. Please note that some jurisdictions may define affordable housing based on other, locally determined criteria, and that this definition is intended solely as an approximate guideline or general rule of thumb.

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Figure 21. Percentage of Renter Households that are Cost Burdened (Housing Costs Totaling 30% or more of Total Household Income)



Source: U.S. Census Bureau, 2008-2012 American Community Survey

Affordable Housing Units

Another measure of housing affordability is the percentage of total rental and owner units that are affordable to a household earning 80 percent of the region’s median family income. The average median income for the 5-county region was \$47,789 in 2010 and 80 percent of this median income equals approximately \$38,231.

As of 2010, 71.2 percent of the rental housing units in the 5-county region were affordable to households earning 80 percent of the area’s median family income. For households earning 50 percent of the area’s median income, approximately 35.1 percent of rental units were affordable.¹⁴ **Table 11** outlines the percent of housing units affordable to households earning 30, 50, 80, and more than 80 percent of the region’s median income. Based on this measure, rental housing is generally affordable to most residents except for individuals with the lowest relative incomes. However, only 26.3 percent of owner units are affordable to owner households earning 80 percent of the area’s median family income.¹⁵ This indicator suggests an opportunity to increase the supply of for-sale housing for low- to moderate-income households in the region.

¹⁴ HUD Consolidated Plan and Continuum of Care Planning Tool <http://egis.hud.gov/cpdfigures/>

¹⁵ HUD Consolidated Plan and Continuum of Care Planning Tool <http://egis.hud.gov/cpdfigures/>

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Table 11. Percentage of Units Affordable to Households Earning 30, 50, 80, & 100 % of Area Median Family Income

Income	Owner	% of Owner Units	Renter	% of Renter Units
30% HAMFI*	No Data	No Data	5,000	6.1%
50% HAMFI	17,930	9.9%	28,530	35.1%
80% HAMFI	47,785	26.3%	57,940	71.2%
100% HAMFI	68,245	37.5%	No Data	No Data

Source: 2006-10 Comprehensive Housing Affordability Strategy (CHAS) and HUD Consolidated Plan and Continuum of Care Planning Tool <http://egis.hud.gov/cpdfigures/>

* **Housing Urban Development Area Median Family Income**

Housing-Transportation Affordability

Traditionally, housing is affordable if it costs less than 30 percent of a household’s budget. Transportation, however, is also a major component of a household’s annual expenses. While housing is generally affordable within the region, long daily commutes to employment centers in the core and limited public transportation options can result in higher transportation costs for many households throughout the region.

The Housing-Transportation Affordability Index (H+T) is a measure of affordability that combines the cost of housing with the cost of transportation associated with the location of the home. The index illustrates the trade-off inherent in housing that is less costly but also requires longer and more expensive commutes due to its rural location.

According to the Center for Neighborhood Technology¹⁶, households that allocate more than 45 percent of their annual income to both housing and transportation experience affordability challenges. Based on this definition, Sedgwick County households have the highest level of affordability in the region. Two out of three households in Sedgwick County spend more than 45 percent of total income on housing and transportation costs. The lower housing-transportation cost in Sedgwick County is due to proximity to jobs and services. However, the majority of Sedgwick County households still exceed the affordability threshold.

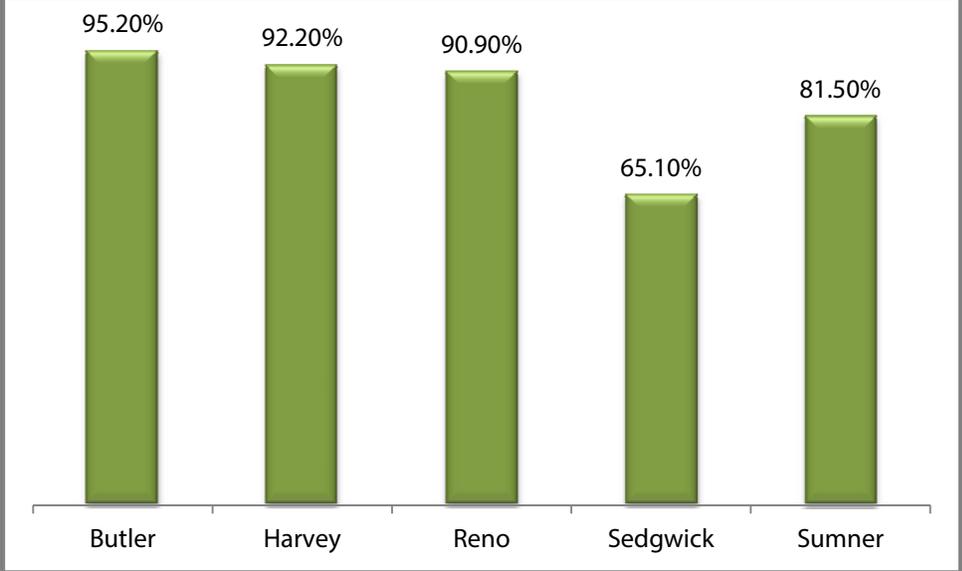
Approximately three out of four employed people in South Central Kansas work in Sedgwick County. Many of these workers travel to their jobs from communities across the region. As a result, as shown in **Figure 22**, upwards of 90 percent of households in the other four counties spend more than 45 percent of income on housing and transportation costs. In South Central Kansas, residents often choose where to live based on quality of life and then commute as necessary to work. There are not enough jobs spread throughout the region to enable everyone to live close to employment. The higher combined costs of transportation and housing, however, still suggest opportunities to improve the jobs-housing balance in parts of the region, adding more employment in those counties from which workers are currently commuting and increasing the availability,

¹⁶ The Center for Neighborhood Technology (CNT) is a non-profit research group that works across disciplines and issues, including transportation and community development, energy, and water.

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affordability, and attractiveness of housing near existing employment centers. Although many residents will continue to value the quality of life found in rural communities and smaller towns, bringing jobs and housing together in appropriate areas expands choice for residents who prefer greater accessibility. Reduced travel distances can also lower costs for low- and moderate-income households.

Figure 22. Percentage of Households Spending 45% + on Housing and Transportation Costs



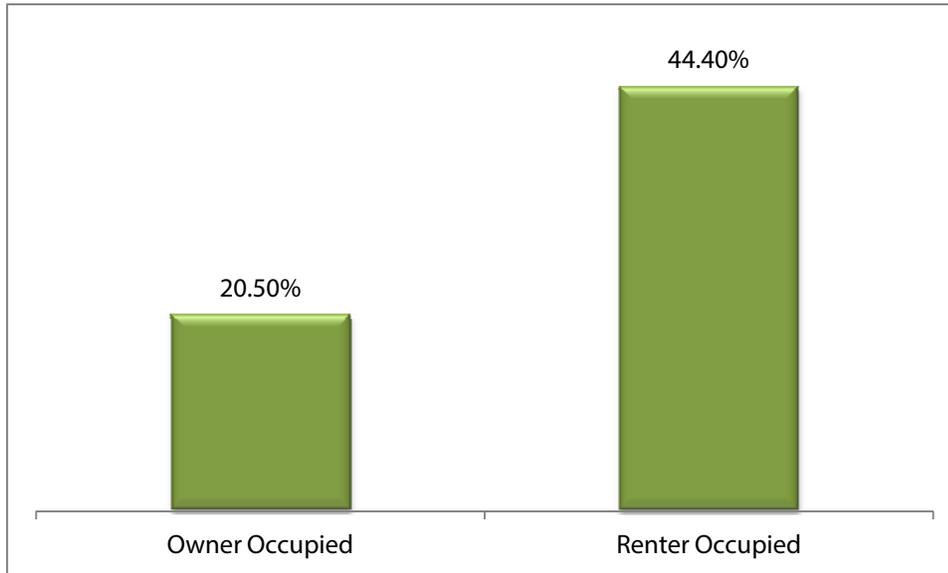
Source: <http://htaindex.cnt.org/>

Housing Problems

This section of the FHEA evaluates cost burden and housing quality for renters based on 2006-2010 Comprehensive Housing Affordability Strategy (CHAS) data. A high rate of households region wide experience 'housing problems,' which HUD defines as either lacking a kitchen or plumbing, having more than one person per room, or experiencing a cost burden greater than 30 percent of total household income. Region wide, approximately 20.5 percent of all owner-occupied households reported having one or more housing problems (see **Figure 23**). Housing problems are more prevalent among renters, with 44.4 percent of all renter households citing one or more housing problems. **Table 12 and Table 13** show housing problems for owner and renter households. The highest rates of housing problems relate to cost and renter households have higher rates of cost burden than owner households.

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Figure 23. Percentage of Households Reporting One or More Housing Problems (5-County Region)



Source: Comprehensive Housing Affordability Strategy (CHAS) 2006 - 2010

Table 12. Housing Problems by Type for Owner Households, 2006-2010

	Lacking complete plumbing or kitchen facilities	> 1.5 persons per room	> 1 but < or = to 1.5 persons per room	Cost burden > 50% of AMI	Cost burden > 30% < or = 50% of AMI	Housing cost burden not computed	None of the 3 housing problems
Butler	0.5%	0.1%	0.7%	6.9%	13.4%	0.3%	78.2%
Harvey	0.7%	0.0%	0.9%	5.3%	11.6%	0.2%	81.4%
Reno	0.7%	0.1%	1.4%	6.3%	11.7%	0.2%	79.6%
Sedgwick	0.5%	0.2%	1.4%	6.5%	12.1%	0.4%	78.9%
Sumner	0.7%	0.0%	1.0%	5.8%	10.6%	0.6%	81.3%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006 - 2010

Note: AMI = Area Median Income

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Table 13. Housing Problems by Type for Renter Households, 2006-2010

	Lacking complete plumbing or kitchen facilities	> 1.5 persons per room	> 1 but < or = to 1.5 persons per room	Cost burden > 50% of AMI	Cost burden > 30% < or = 50% of AMI	Housing cost burden not computed	None of the 3 housing problems
Butler	2.9%	0.5%	1.2%	12.0%	18.4%	0.5%	64.3%
Harvey	3.3%	0.0%	1.0%	16.4%	22.4%	2.8%	54.1%
Reno	2.0%	0.4%	2.5%	16.9%	15.1%	1.1%	62.0%
Sedgwick	1.5%	1.1%	2.5%	20.5%	20.8%	1.3%	52.3%
Sumner	3.3%	0.2%	1.4%	12.9%	18.3%	1.2%	62.9%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006 – 2010

Note: AMI = Area Median Income

Housing Problems and Cost Burden

Tables 14 and 15 outline the rates of housing problems for owner and renter households by income level. Housing problems are more common for lower income and renter households. The rate of self-reported problems is especially high for renters earning 30 percent or less of area median income.

Table 14. Housing Problems by Income Level for Owner Households, 2006-2010

	Yes to Housing Problems	Less than or equal to 30% of Area Median Income	Greater than 30% but less than or equal to 50% of Area Median Income	Greater than 50% but less than or equal to 80% of Area Median Income	Greater than 80% but less than or equal to 100% of Area Median Income	Greater than 100% of HAMFI
Butler	8.1%	31.0%	38.0%	14.9%	8.3%	7.9%
Harvey	6.9%	27.4%	29.6%	25.2%	11.1%	6.7%
Reno	8.5%	36.3%	25.2%	17.2%	9.2%	12.1%
Sedgwick	8.5%	36.7%	26.3%	19.9%	7.0%	10.0%
Sumner	7.6%	38.5%	30.3%	14.7%	11.0%	5.5%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006 - 2010

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Table 15. Housing Problems by Income Level for Renter Households, 2006-2010

	Yes to Housing Problems	Less than or equal to 30% of Area Median Income	Greater than 30% but less than or equal to 50% of Area Median Income	Greater than 50% but less than or equal to 80% of Area Median Income	Greater than 80% but less than or equal to 100% of Area Median Income	Greater than 100% of HAMFI
Butler	16.7%	57.3%	21.3%	7.3%	8.4%	5.6%
Harvey	20.8%	66.4%	20.3%	7.7%	0.0%	5.6%
Reno	21.9%	67.1%	23.0%	7.8%	1.9%	0.2%
Sedgwick	25.6%	68.3%	19.1%	7.6%	2.4%	2.6%
Sumner	16.7%	57.3%	21.3%	7.3%	8.4%	5.6%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006 - 2010

Tables 16 through 19 outline the rates of housing problems for owner and renter households by income level, as well as race. Again, the findings reinforce that housing problems are more prevalent for lower income and renter households. Rates of housing problems are also very high for African-American and Hispanic households with the lowest income levels.

Table 16. Households Reporting Yes to Housing Problems by Race and Income Level for Owner Households Earning 30% or Less of Area Median Income, 2006-2010

Earning Less than or equal to 30% of Area Median Income	White	Black/African-American	Asian	American Indian or Alaska Native	Pacific Islander	Hispanic	Other
Butler	94.7%	0.0%	0.0%	0.0%	0.0%	4.3%	0.0%
Harvey	94.6%	0.0%	0.0%	0.0%	0.0%	5.4%	0.0%
Reno	86.0%	7.9%	0.0%	0.7%	0.0%	6.1%	0.0%
Sedgwick	71.1%	9.3%	3.1%	1.4%	0.0%	11.3%	4.0%
Sumner	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006 - 2010

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Table 17. Households Reporting Yes to Housing Problems by Race and Income Level for Owner Households Earning between 30% and 50% of Area Median Income, 2006-2010

Earning Less than or equal to 50% of Area Median Income	White	Black/African-American	Asian	American Indian or Alaska Native	Pacific Islander	Hispanic	Other
Butler	89.6%	4.3%	0.0%	0.0%	0.0%	1.7%	3.5%
Harvey	72.5%	0.0%	0.0%	0.0%	0.0%	27.5%	0.0%
Reno	88.6%	5.1%	0.0%	0.0%	0.0%	7.6%	0.0%
Sedgwick	62.0%	11.9%	3.1%	1.0%	0.0%	20.2%	1.7%
Sumner	93.9%	0.0%	0.0%	6.1%	0.0%	0.0%	0.0%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006 - 2010

Table 18. Households Reporting Yes to Housing Problems by Race and Income Level for Renter Households Earning 30% or Less of Area Median Income, 2006-2010

Earning Less than or equal to 30% of Area Median Income	White	Black/African-American	Asian	American Indian or Alaska Native	Pacific Islander	Hispanic	Other
Butler	89.2%	3.9%	0.0%	3.9%	0.0%	0.0%	2.0%
Harvey	81.1%	8.4%	0.0%	0.0%	0.0%	10.5%	0.0%
Reno	60.2%	14.4%	0.0%	0.0%	0.0%	21.8%	3.7%
Sedgwick	52.1%	26.8%	3.4%	1.3%	0.0%	12.8%	3.5%
Sumner	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006 - 2010

Table 19. Households Reporting Yes to Housing Problems by Race and Income Level for Renter Households Earning between 30% and 50% of Area Median Income, 2006-2010

Earning Greater than 30% but less than or equal to 50% of Area Median Income	White	Black/African-American	Asian	American Indian or Alaska Native	Pacific Islander	Hispanic	Other
Butler	94.7%	0.0%	0.0%	0.0%	0.0%	5.3%	0.0%
Harvey	55.2%	0.0%	0.0%	0.0%	0.0%	37.9%	6.9%
Reno	78.4%	5.4%	0.0%	0.0%	0.0%	8.1%	8.1%
Sedgwick	59.6%	16.4%	1.5%	0.1%	0.0%	18.8%	3.4%
Sumner	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006 - 2010

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Overcrowding

Overcrowded conditions occur when there is more than one household member per room. Overcrowded housing can be indicative of a need for more affordable housing options and can result in negative public health outcomes. As outlined in **Table 20**, only a small fraction of total housing units in the 5-county region has more than one occupant per room. Reno, Sedgwick, and Sumner Counties have the highest rates of overcrowding.

Table 20. Percentage of Households with 1.5 Persons per Room or More

	Butler	Harvey	Reno	Sedgwick	Sumner
Occupied Housing Units	24,552	13,176	25,991	192,910	9,283
1.01 to 1.5 Persons per Room	0.70%	0.70%	1.40%	1.60%	1.40%
1.51 or More Persons per Room	0.50%	0.00%	0.10%	0.60%	0.10%

Source: Comprehensive Housing Affordability Strategy (CHAS) 2006 - 2010

High Cost Loans and Foreclosures

According to 2004-2006 Home Mortgage Disclosure Act (HMDA) data, high cost loans¹⁷ were prevalent throughout South Central Kansas. The HMDA requires most lending institutions to report mortgage loan applications, including the outcome of the application, information about the loan, and location of the property. In 2004, the Federal Financial Institutions Examination Council (FFIEC) expanded the data to include structure type, lien status, and if the loan had high interest rates. The FFIEC collects the data to determine whether financial institutions are meeting a community's housing credit needs and to identify possible discriminatory lending patterns.

The years 2004-2006 are significant because this period represents the height of the lending boom prior to the recession and the percentage of high cost loans can indicate the likelihood of subsequent foreclosures.¹⁸ **Table 21** outlines the rate of high cost loans for each county between 2004 and 2006. More than 20 percent of loans in each county qualified as high cost according to HMDA standards. In Reno and Sumner Counties, more than 30 percent of all loans were high cost. Statewide 24 percent of loans during the period were high cost. The most recent 2010 HMDA data show a sharp drop in the rate of high cost loans though Sumner County continues to experience the highest regional share of such loans at 8.2 percent (see **Table 22**).

¹⁷ HMDA defines high cost loans as follows: Count of loans for which lenders must report the spread between the annual percentage rate (APR) on the loan and the rate on Treasury securities of comparable maturity. For first-
 lean loans, the threshold for reporting is 3 percentage points above the Treasury security; for second-lien loans,
 the threshold is 5 percentage points above the Treasury security. The High Cost category is intended to flag
 loans that are likely to be subprime.

¹⁸ foreclosure-response.org

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Table 21. 2004 – 2006 High Cost Loans

	High Cost Loans	High Cost Loan Rate
Butler	1,354	23.5%
Harvey	572	22.7%
Reno	1,226	30.1%
Sedgwick	10,918	25.9%
Sumner	611	35.9%
Kansas	56,004	24.1%

Source: 2004-2006 Home Mortgage Disclosure Act (HMDA) data

Table 22. 2010 High Cost Loans

	High Cost Loans	High Cost Loan Rate
Butler	93	5.8%
Harvey	37	4.1%
Reno	44	3.5%
Sedgwick	429	3.9%
Sumner	35	8.2%

Source: 2010 Home Mortgage Disclosure Act (HMDA) data

Table 23 compares the average foreclosure rate for each county. As shown, the average foreclosure rate was more than five percent in Reno and Sumner Counties in 2008 in excess of the state’s foreclosure rate of 3.5 percent. As of 2013, the foreclosure rate for the Wichita metropolitan statistical area fell to 3.3 percent, ranking it 194 in major U.S. metropolitan areas. The rate of serious delinquency was at 6.0¹⁹, a decrease of 0.6 percent from the peak of 2009. The data indicate that the foreclosure crisis was never particularly acute in the region²⁰.

Table 23. 2008 Total Foreclosures and Average Foreclosure Rate (Average by Census Tract)

	Foreclosures	Foreclosure Rate
Butler	446	3.6%
Harvey	176	2.8%
Reno	438	5.1%
Sedgwick	3,768	4.7%
Sumner	214	5.4%
Kansas	19,669	3.5%

Source: 2008 Home Mortgage Disclosure Act (HMDA) data

In 2008, just after the peak of the housing boom, there were an estimated 5,042 foreclosures in South Central Kansas. The foreclosure rate by U.S. census tract ranged from 0.3 percent to 9 percent across the five counties.

¹⁹ Percent of all mortgages either 90 or more days delinquent or in the foreclosure inventory

²⁰ September 2013 Metropolitan Delinquency and Foreclosure Data

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The highest foreclosure rates occurred in the urbanized core of the City of Wichita and in Reno and Sumner Counties (see **Figure 10 in Figure Book**).

Table 24 outlines the denial rate by race and county for conventional home purchase mortgages for 1 to 4 family dwellings and manufactured homes. Overall, the application denial rates were highest in Butler and Sumner Counties. Denial rates were also higher for minority applicants in most counties although the total number of loan applications was also significantly less among the region’s Black/African-American, Hispanic, Asian and Mixed Race residents.

Table 24. Denial Rate of Conventional Home Purchase Loans by Race & County, 2010

	Total Denial Rate	White	Black	Asian	Hispanic	Mixed Race
Butler	20.6%	20.0%	-	40.0%	20.0%	12.5%
Harvey	14.4%	14.3%	-	50.0%	23.1%	0.0%
Reno	16.3%	12.8%	75.0%	28.6%	28.6%	41.7%
Sedgwick	16.4%	14.4%	37.3%	19.5%	40.7%	20,5%
Sumner	23.3%	25.6%	-	0.0%	0.0%	0.0%

Note: - = no applicants

Source: 2010 Home Mortgage Disclosure Act (HMDA) data

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SECTION 5: AREAS OF RACIAL/ETHNIC SEGREGATION AND RACIALLY CONCENTRATED AREAS OF POVERTY

Racially Concentrated Areas of Poverty

Whites represent the racial majority in South Central Kansas, comprising 80.7 percent of the 5-county region’s total population. Although the region is predominantly white, minority populations have experienced significant increases between the years 2000 and 2012. Minority populations and high rates of individual poverty are within the Wichita core. According to HUD, a Racially Concentrated Area of Poverty (RCAP) is an area in which the racial composition is more than 50 percent non-white and more than 40 percent of families live below the poverty line. Five U.S. census tracts in Wichita qualify as RCAPs (see **Figure 11 in Figure Book**)²¹. This concentration of poverty can result in underperforming public schools, poor housing and public health conditions, and limited access to services and job opportunities.

In total, 12,776 residents live in the five RCAP census tracts, equaling 3.4 percent of the City of Wichita’s population. **Table 25** summarizes selected housing, economic, and educational indicators for each census tract. All areas perform considerably below the Kansas state benchmarks for the selected indicators, highlighting significant challenges in housing affordability, neighborhood vacancy, poverty, and educational attainment.

Table 25. Selected Housing, Economic and Education Indicators for RCAPs, 2008-2012

State/Census Tract	Foreclosure Rate	Vacancy Rate	Renters Spending 30% + of Household Income on Rent	Median Household Income	People Living Below Poverty	People 25+ with a High School Degree or Higher
State Benchmark	3.5%	2%	45%	\$51,273	13.2%	89.7%
20173000100	6.8%	0%	63.3%	\$29,618	20.9%	45.2%
20173000800	9.0%	18.7%	66.8%	\$16,223	53%	79%
20173000900	6.5%	0%	80.3%	\$19,375	43.1%	85.3%
20173001800	8.8%	7%	61.7%	\$19,573	41%	66.1%
20173003700	6.9%	3.3%	46.7%	\$28,224	33%	69.8%

Source: Kansas Health Matters

²¹ (Census Tracts 20173000100; 20173000800; 20173000900; 20173001800; and 20173003700)

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Segregation

This section evaluates the level of racial segregation within the five counties using two HUD measures of racial and ethnic segregation – the Dissimilarity Index and the Isolation Indices. **Table 26** outlines these measures across the region and compares racial and ethnic minority groups with the white population.

The Dissimilarity Index is based on the number of people in any two groups living in different neighborhoods within a city or region. The analysis uses block groups to represent these different neighborhoods. An index of 0 (no segregation) would mean that every neighborhood would have the same mix of the two groups as the region as a whole. For example, if a region were 60 percent white and 40 percent African-American, a segregation index of zero would mean that every block group would be 60 percent white and 40 percent African-American or the same mix as the entire region. An index of 100 means total segregation in which every neighborhood is racially homogeneous or either all white or all African-American. In reality, most neighborhoods fall in between these two extremes of complete integration or segregation.

A Dissimilarity Index score above 50 percent (as highlighted in red in **Column 4**) indicates that particular groups—in this case Black/African-American and Asian residents—are spread unevenly across the region. The Dissimilarity Index has slightly decreased in the past ten years for each racial/ethnic group, signifying a small reduction in segregation in the 5-county region.

Table 26. Dissimilarity Index and Isolation Index, 5-County Region

Race or Ethnicity	Share of Population		Dissimilarity Index		Isolation Index	
	5-County Region (2000)	5-County Region (2010)	5-County Region (2000)	5-County Region (2010)	5-County Region (2000)	5-County Region (2010)
	(1)	(2)	(3)	(4)	(5)	(6)
Non-White/White	19%	25%	0.45	0.42	0.21	0.17
Black-African-American/White	7%	7%	0.63	0.60	0.32	0.23
Hispanic/White	7%	11%	0.44	0.44	0.14	0.13
Asian/White	2%	3%	0.54	0.53	0.06	0.07
Pacific-Islander/White	1%	1%	0.31	0.29	0.00	0.00
Native-American/White	0%	0%	0.00	0.00	0.00	0.00

Source: HUD *These index values are calculated using block group 100% count data from the 2000 and 2010 Decennial Census SF1.

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HUD's Isolation Index compares a racial or ethnic group's share of the overall population within the 5-county region to the average neighborhood share for members of that racial or ethnic group. To understand the Isolation Index, HUD provides the following example: suppose a jurisdiction has a Hispanic/Latino population of 20 percent overall, but the average Hispanic/Latino resident lives in a neighborhood that is 60 percent Hispanic/Latino – the Isolation Index for Hispanics would equal 0.4 (0.6 minus 0.2). The higher the Isolation Index value, the more segregated the community.

Though comparable to the Dissimilarity Index, the Isolation Index provides a better measure of segregation for small minority groups. **Table 26, Column 6** indicates that the isolation index is highest for the Black/African-American population, meaning that Black/African-American tend to live in neighborhoods with other Black/African-American residents. The Isolation Index for each racial/ethnic group has decreased in the past decade, with the exception of 'Asian/White,' which increased by 0.01 points.

Moderate to high levels of Black/African-American /white racial segregation, and lower but still significant Hispanic/Latino/white segregation, are evident in many U.S. metropolitan areas and these persistent patterns contribute to diminished economic opportunity for those residents living in segregated neighborhoods²². Beyond the negative impacts on individuals, however, research indicates that segregation can also affect the economic performance of the broader region. Racial and skill segregation (the separation of people by educational levels and work experience) can hinder short- and long-term economic growth by making it more difficult and less efficient to match employers with needed labor and by dampening innovation sparked through interaction among people of diverse backgrounds and skill sets²³.

²² Economic Consequences of Segregation, Racial Segregation as a Cause of Systematic Economic Disadvantage

²³ Residential Segregation, Spatial Mismatch and Economic Growth across US Metropolitan Areas, Huiping Li, Harrison Campbell, Steven Fernandez, and Huiping Li

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SECTION 6: AREAS OF HIGH OPPORTUNITY

Summary

This section addresses how well the region's neighborhoods perform on HUD's "opportunity" indicators, which include:

- Elementary school performance (school proficiency index)
- Poverty rate (poverty index)
- Employment rate (labor market engagement index)
- Distance to jobs (job access index)
- Exposure to environmentally hazardous areas (health hazards exposure index)
- Access to transit (transit access index)

These indicators are a way to illustrate the neighborhood opportunity concept. Certain neighborhood characteristics correlate with the long-term well-being of the individuals who live there. In this framework, opportunity for residents is more than the ability to secure affordable, quality housing. Healthier, positive life outcomes are likelier when people live in safe, clean neighborhoods that offer good schools, jobs, and transportation options. HUD defines these places as "areas of high opportunity."

The indicators are one way to measure if the people in South Central Kansas can connect to broader social, educational, and economic opportunities. The scores can help to identify patterns in which people with certain demographic characteristics, including race or income status live in areas that lack important resources—higher performing schools, a healthy job market, and transit choices. The scores can also help to assess whether certain groups are likelier to live in places that have known stressors or adverse conditions, such as higher concentrations of poverty or environmental risks.

The full analysis describes these indicators for the entire region, and then compares the relative scores of different groups overall. It also features data for children and children in poverty. The scores in the analysis can assist in answering the following types of questions:

- *Do most residents in the region live in neighborhoods that offer opportunity?*
- *Are areas of opportunity evenly spread around the region?*
- *Do certain groups such as racial and ethnic minorities tend to live in neighborhoods that offer less overall opportunity?*
- *Do people with lower incomes tend to live in neighborhoods that offer less overall opportunity?*
- *Are children especially vulnerable to living in areas that lack full opportunity?*

Results

The 5-county area has relatively low scores for all indices, indicating that areas of high opportunity overall are not evenly spread across the region. The results also show that disparities in access are more significant for residents of ethnic/racial minorities. Whites have higher scores for all indices except job and transit access, likely because rural areas have a higher concentration of white residents. Residents of racial and ethnic minority groups are more likely to live in neighborhoods with higher levels of poverty, lower performing schools, and less employment.

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Income also affects access to opportunity. For residents with low incomes, scores are lower than for the five-county region. Transit access and elementary school performance are the lowest, and for most indices, Hispanics and African-American residents fare worse than white residents. Similarly, for children, regional scores are relatively low, but African-American, Hispanic, and Asian children have lower scores than whites for most categories.

This analysis reveals that low-income residents have less access to jobs and educational opportunities than other residents of the region, and non-white adults and children have less access than white residents.

Policy Implications

The results indicate that there are existing geographic disparities in access to opportunity across the region overall, as well as within specific groups. Racial and ethnic minorities tend to live in neighborhoods that offer fewer social, educational, and economic resources. Income also plays a role in lowering residents' access to more stable and prosperous neighborhoods. Strategies to address these disparities can fall broadly into two categories:

- Increasing the ability of lower income and/or non-white residents to live in areas of higher opportunity within the region (e.g. more diverse housing styles, better mobility options, housing assistance)
- Bringing more opportunity to neighborhoods that face ongoing socio-economic challenges (e.g. improving school performance, increasing investment in neighborhoods, creating jobs and connecting residents to those jobs)

Opportunity Indicators

This section evaluates access to opportunity, such as jobs, schools, and transportation options in 5-county region. **Tables 27 through 32** represent HUD's measures of neighborhood opportunity. To analyze disparities in access to opportunity, the planning team followed a two-step process:

1-Quantifying the degree to which a neighborhood offers features commonly associated with opportunity or creates exposure to adverse conditions and then using metrics that rank each neighborhood along a set of key dimensions

2-Combining these dimension rankings with data on where people in particular subgroups live to develop a measure of that group's general access or exposure to each opportunity dimension

HUD's key dimensions of neighborhood opportunity include:

- *School Proficiency* - uses school-level data on student performance on state exams to describe which neighborhoods have high-performing elementary schools
- *Poverty* – uses family poverty rate and public assistance to measure depth of poverty
- *Labor Market Engagement* – measures relative intensity of labor market and human capital; it is based on the level of employment, labor force participation, and educational attainment in that neighborhood
- *Job Accessibility* – measures distance to job locations, with larger employment centers weighted more heavily

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- *Health Hazards Exposure* – measures potential exposure to harmful toxins at neighborhood level
- *Transit Access* – measures access to amenities via buses or trains

In **Tables 27 through 32**, Columns (1) through (7) provide a weighted average neighborhood ranking for each opportunity indicator by race and ethnic group. The rankings are on a scale of zero to 100 with higher values always indicating that a neighborhood performs better on a given dimension. In general, scores that fall below 50 are less favorable, while values above 50 are more favorable. A score well below 50, for example, indicates that a particular group tends to live in a neighborhood that performs poorly relative to one of the opportunity indicators. Conversely, a score considerably above 50 shows that a group tends to live in neighborhoods that offer better access to opportunity as defined through the indicator.

Columns (8) through (12) then calculate the differences across average neighborhood conditions between whites and other groups. Positive values imply that whites are in a higher ranking or better scoring neighborhood on average than the particular non-white group for the given index. Negative values imply the reverse—that the given racial/ethnic group is in a better scoring neighborhood relative to whites along the given dimension. A larger value indicates a greater difference between the groups in average neighborhood conditions. Overall, the results show that:

- South Central Kansas has relatively low scores for all indices, indicating that many residents across the region, regardless of race/ethnicity or income do not live in neighborhoods that offer easy access to social, educational, and economic resources;
- Residents of racial/ethnic minority groups and lower income residents tend to live in neighborhoods with less favorable social, economic, and physical conditions; and
- Poverty linked to limited job opportunities and poor educational outcomes remains a significant barrier to equitable access for South Central Kansas residents.

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Table 27. Opportunity Indicators – All Persons (Family Households)

Opportunity Dimensions	All Persons (Family Households)							Disparities				
	All	White	Black	Latino	Asian	Nat Amer	Pac Islldr.	White-Black	White - Hisp	White - Asian	White - Nat Amer.	White - Pac Islldr.
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Poverty Index	55	62	35	36	55	48	51	27	25	7	14	10
School Proficiency Index	46	53	24	33	37	42	43	29	20	16	11	10
Labor Market Engage Index	55	61	40	39	58	47	52	21	22	3	14	9
Job Access Index	52	50	50	52	53	50	51	0	-2	-3	0	-1
Transit Access Index	10	1	1	1	1	1	1	0	0	0	0	0
Health Hazards Exposure Index	16	18	4	10	3	11	8	14	8	15	7	10

Source: HUD

Table 27 outlines the disparity in access to opportunity indicators for All Persons in Family Households in the region by race. The 5-county region has relatively low performing scores for each index, with only poverty, labor market engagement, and job access scoring higher than 50 for All Persons. As shown, all races and ethnic groups perform very low for transit access due to the region’s limited public transportation network. Whites have favorable (higher) scores across all indices, except for job and transit access. The lower performance of white households on these dimensions likely reflects the predominance of white households in rural areas and conversely the concentrations of minority residents in urbanized areas where large employment centers and transit services are more readily available. White residents score significantly better than African-Americans and Hispanics for all indices except transit access and jobs access. Overall, the data in **Table 27** show that racial and ethnic minorities tend to live in neighborhoods that have higher rates of poverty, lower performing schools, and lower rates of employment.

Table 28 outlines the disparity in access to opportunity for residents in poverty. The data show that lower income residents in general have less access to opportunities as measured through the indices. White residents in poverty tend to fare better than non-white residents in poverty across all indices except for transit.

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Table 28. Opportunity Indicators – Persons in Poverty

Opportunity Dimensions	Persons in Poverty							Disparities				
	All	White	Black /Afr Amer	Latino	Asian	Nat Amer	Pac Islldr.	White -Black	White - Hisp	White - Asian	White - Nat Amer.	White - Pac Islldr.
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Poverty Index	35	42	20	26	37	40	0	23	16	5	2	0
School Proficiency Index	27	33	15	18	27	35	0	18	15	6	-2	0
Labor Market Engage Index	37	43	22	31	40	48	0	22	12	4	-5	0
Job Access Index	52	52	47	53	56	58	0	5	0	-4	-6	0
Transit Access Index	10	10	10	10	10	10	0	0	0	0	0	0
Health Hazards Exposure Index	44	48	35	39	36	52	0	13	9	12	-3	0

Source: HUD

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Table 29 outlines the disparity in access to opportunity for All Households. White residents show higher levels access to all opportunity indicators except for job access. The data reinforce that Black/African-American and Hispanic households tend to live in neighborhoods that face greater challenges with poverty, schools performance, and unemployment.

Table 29. Opportunity Indicators – All Households

Opportunity Dimensions	All Households							Disparities				
	All	White	Black	Latino	Asian	Nat Amer	Pac Islr.	White -Black	White - Hisp	White - Asian	White - Na Amer.	White - Pac Islr.
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Poverty Index	55	60	34	38	53	49	49	26	22	6	11	10
School Proficiency Index	46	51	25	34	36	42	39	26	17	15	9	12
Labor Market Engagement Index	55	59	38	40	57	48	51	22	19	3	12	9
Job Access Index	52	51	51	53	54	51	56	0	-2	-3	1	-4
Transit Access Index	10	1	1	1	1	1	1	0	0	0	0	0
Health Hazards Exposure Index	16	18	6	11	4	13	9	12	7	14	6	10

Source: HUD

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Table 30 outlines the disparity in access to opportunity for All Children. White children have better access than children in other race/ethnic groups across all indices except for job access. Children of other race/ethnic groups are likelier to live in neighborhoods affected by poverty, low school proficiency, and low participation in the labor market.

Table 30. Opportunity Indicators – All Children

Opportunity Dimensions	All Children							Disparities				
	All	White	Black	Latino	Asian	Nat Amer	Pac Islr.	White -Black	White - Hisp	White - Asian	White - Nat Amer.	White - Pac Islr.
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Poverty Index	54	61	34	35	56	46	0	27	26	5	15	0
School Proficiency Index	47	54	24	32	38	41	0	30	21	15	13	0
Labor Market Engage Index	55	61	38	37	59	45	0	22	23	2	15	0
Job Access Index	51	51	51	52	53	50	0	0	-1	-2	0	0
Transit Access Index	1	10	1	1	1	1	0	9	9	9	9	0
Health Hazards Exposure Index	15	18	4	9	3	11	0	14	8	14	6	0

Source: HUD

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Table 31 outlines the disparity in access to opportunity for Children in Poverty. The data show that all children living in poverty are likely to live in neighborhoods that face economic and educational barriers. For African-American and Hispanic children in poverty, the gap in neighborhood performance is even greater, suggesting deeper and more systematic challenges.

Table 31. Opportunity Indicators – All Children in Poverty

Opportunity Dimensions	Children in Poverty							Disparities				
	All	White	Black	Latino	Asian	Nat Amer	Pac Islr.	White -Black	White - Hisp	White - Asian	White - Nat Amer	White - Pac Islr.
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Poverty Index	34	43	19	26	0	0	0	23	17	0	0	0
School Proficiency Index	35	44	21	28	0	0	0	23	16	0	0	0
Labor Market Engage Index	37	44	23	31	0	0	0	22	13	0	0	0
Job Access Index	50	50	46	52	0	0	0	4	-2	0	0	0
Transit Access Index	1	1	1	1	0	0	0	0	0	0	0	0
Health Hazards Exposure Index	14	19	9	11	0	0	0	10	8	0	0	0

Source: HUD

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Opportunity Indicators Results

Table 32 compares the results across all five population groups: All Persons in Family Households, All Persons in Poverty, All Households, All Children, and All Children in Poverty. The results yield low scores for each opportunity index across all population groups, regardless of race, household status, or income. The transit access and health hazards exposure indices score the lowest for all groups.

Table 32. Opportunity Indicators – Combined Results

	All Persons in Family Households	All Persons in Poverty	All Households	All Children	All Children in Poverty
	(1)	(2)	(3)	(4)	(5)
Opportunity Dimensions					
Poverty Index	55	35	55	54	34
School Proficiency Index	46	27	46	47	35
Labor Market Engagement Index	55	37	55	55	37
Job Access Index	52	52	52	51	50
Transit Access Index	10	10	10	1	1
Health Hazards Exposure Index	16	44	16	15	14

Source: HUD

The job access index ranges in the low 50s across all groups, indicating geographic barriers to job access for many South Central Kansas residents and likely reflecting the relatively rural, low density character of parts of the region. The labor market engagement index has a steady mid-50s score among all groups; however, the Persons in Poverty score is considerably lower. Although the school proficiency index displays a wide spread among population groups, ranging from a low of 27 to a high of 47, each score is relatively low, indicating a need for improved access to quality schools and educational resources across the region. In general, the poverty, school proficiency, and labor market engagement indices had the highest disparities among race and ethnic groups, with the biggest gaps being between whites and African-Americans. Overall, the results of the indicators analysis reinforce that poverty linked to limited job opportunities and poor educational outcomes remains a significant barrier to equitable access for South Central Kansas residents.

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SECTION 7: MAJOR PUBLIC INVESTMENTS

Many communities in South Central Kansas have shown an interest in revitalizing established neighborhoods and downtowns, a policy that complements the provision of quality, diverse, affordable housing choices. The designation of neighborhood revitalization or stabilization areas is a common mechanism to direct numerous incentives and improvements to specific neighborhoods with ongoing socio-economic and housing challenges. This section summarizes major capital projects and neighborhood redevelopment initiatives implemented by cities and counties, along with general economic development efforts designed to increase jobs and regional and community investment.

City of Hutchinson/Reno County

The City of Hutchinson uses its Neighborhood Revitalization Program to grant an annual tax rebate for structural improvements to eligible businesses and houses south of 11th Street. Through the Neighborhood Stabilization Program, the city has contracted with New Beginnings, Inc. to purchase and rehabilitate foreclosed or abandoned residential properties. The city and New Beginnings, Inc. also formed a partnership to redevelop about one acre of publically purchased land along West 5th Avenue, on which the city had previously demolished blighted properties.

The city has established the Healthy Hutch Neighborhood Initiative, which includes efforts to engage residents, repurpose vacant lots and remove dilapidated and run-down properties, repair and extend the network of sidewalks, and improve communication on housing-related issues. The city has been active in removing blighted properties, increasing its demolition budget to \$100,000 in 2014. Hutchinson established the region's first land bank in 2013 to promote the acquisition and reuse of abandoned land and properties.

The City of Hutchinson owns the 250-acre Kansas Enterprise Industrial Park (KEIP). KEIP is home to the Siemens wind turbine manufacturing facility.

According to the City of Hutchinson's 2014 Capital Improvement Plan, significant planned projects are:

- Reconstruction and widening of Waldron Street
- Downtown streetscapes
- Hike and Bike Trail Extension from Grandview Industrial Ditch to 43rd Avenue
- Roadway repair for K61
- Railroad crossing at Washington Street
- 43rd Avenue Park – Phase II

Reno County uses a Neighborhood Revitalization program to encourage investment and redevelopment.

City of South Hutchinson

In 2013, the City of South Hutchinson adopted a Neighborhood Revitalization Program. The area of focus includes much of the central portion of the city between Plum and Madison Streets.

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City of Newton/Harvey County

The City of Newton has prioritized three geographic districts for new development and investment:

- Downtown — bounded in general by 9th and 1st Streets to the north and south, and by Walnut and Ash Streets to the east and west
- South Side — land south of U.S. Highway 50
- Kansas Logistics Park and adjacent industrial areas

The city has also established a Neighborhood Revitalization Program that encompasses the Central Business District and areas north and south along Highway 15 and Main Street, and east and west along 1st Street and Broadway. The municipalities of Burrton, Halstead, Hesston, and Sedgwick in Harvey County have also implemented the Neighborhood Revitalization Program.

According to the City of Newton's Capital Improvement Plan, which sets priorities for 2012 through 2017, planned major projects include:

- Wastewater Treatment Plant Phase 1 improvements to increase influent pumping capacity to handle projected flow rates and replace old equipment
- I-135 Sanitary Sewer Interceptor, which extended approximately 2.5 miles of sewer interceptor under I-135 and up to the Kansas Logistics Park to open up new acreage for industrial development on the east side of the interstate
- Ash Street Bridge Replacement
- 36th Street interchange project

Many of the city's capital improvements focus on preparing the Kansas Logistic Park (KLP) for future economic development. In partnership with other public and private entities, the city set aside over 400 acres for development for the KLP, which serves as a hub to integrate manufacturing, research and development, logistics, and workforce development.

City of El Dorado/Butler County

According to the City of El Dorado's Capital Improvement Plan, which sets priorities for public expenditures through 2017, the following are major planned investments in the community:

- Pedestrian/Bicycle Path Phase III
- Pedestrian/Bicycle Path Phase III
- Improvements along 6th and Main
- Downtown Drainage Improvements
- Paving of Topeka
- Paving of Marmaton
- Water Treatment Plant Expansion
- Water Distribution Transmission System to S & W
- West Water Tower
- Wind Generation
- Water Treatment Improvements - Frontier Refinery
- Airport improvements
- Activity Center Expansion

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The city has also established a Neighborhood Revitalization District with an emphasis on areas north of the Central Business District.

Major projects in Butler County's 2012-2016 Capital Improvement Plan include:

- Haverhill Road reconstruction
- NW 30th Street - NW Butler Road intersection reconstruction
- NW Butler Road - K-196
- SW 70th Street Butler Road to Ohio St
- NSW Butler Road - SW 150th Street intersection reconstruction
- SW Sante Fe Lake Road SW 210th to US400
- Fourmile Creek bridge on Butler Road
- New EMS Stations

City of Wichita/Sedgwick County

The City of Wichita offers numerous incentives to spur private investment, and develop and maintain affordable housing in its core areas. Specific geographic designations qualifying for assistance are the Redevelopment Incentive Area, Neighborhood Revitalization Area (NRA), and the Local Investment Areas (LIA). The LIAs include the neighborhoods of Orchard Breeze, Planeview, Hilltop, North Central, Northwest, Delano, and South Central. Available programs and incentives include:

- Industrial Revenue Bonds
- Tax Abatement
- EDX Abatement
- Tax Increment Financing
- SBA Microloan Program (Wichita E-Community targets loans to particular areas of the city)
- NRA Tax Rebate Program
- Facade Improvement Program
- Permit Fee Waiver
- Redevelopment Infill Waiver and/or Modification Consideration
- Water/Sewer Tap and Plant Equity Fee Waiver
- Special Assessment Financing for Asbestos and Lead Paint Management
- Permit Fee Waiver
- Special Assessment Hardship Deferral Program
- HOME 80 Downpayment and Closing Cost assistance for First Time Homebuyers
- Housing Development Loan Program
- Neighborhood Improvement Services Programs
- Deferred Loan Program
- Direct Loan Program
- Home Improvement Loan Program
- Historic Deferred Loan Program
- Rental Rehab Loan Program; and
- Community Development Block Grant

As discussed in **Section 5** of the FHEA, five U.S. census tracts in and around the City of Wichita qualify as RCAPs. The Wichita Housing Authority's Housing Needs Assessment further notes that concentrations of minority groups live between West Street and Oliver Street. African-Americans concentrate east of Interstate 135,

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between 29th Street North and East Central Avenue and persons of Hispanic origin are west of Interstate 135, north of West Central Avenue, and south of West 37th Street North. These neighborhoods fall within the geographic areas designated for financial incentives and redevelopment tools to foster private investment. The city has also allocated public funds to enhance infrastructure in targeted areas, including sidewalk repair, park facilities, and infill housing development. The city's inventory of scattered public housing sites is also within these low-income neighborhoods.

The City of Wichita has embraced a broader set of policy initiatives to reduce systemic poverty through neighborhood revitalization and individual and family capacity building. The New Communities-Investing in People and Property program focuses federal and other resources in four to six block areas in the NRA or LIA to promote concentrated, visible investment. In 2013, the city also announced the creation of an Individual and Family Development program, which engages public housing residents and Section 8 recipients in goal setting. The program promotes economic stability through activities such as establishing savings accounts. Other community building efforts include the Westside Promise Neighborhood Initiative, which directs a continuum of support services to children living in an area that feeds into a currently underperforming public high school.

The City of Wichita has more than 80 current major projects underway, including drainage, sanitary sewer rehabilitation and reconstruction, street and sidewalk repair and maintenance, and new water distribution systems. Significant current and recently completed capital projects in Sedgwick County include the Lake Afton Spillway, the Clifton Drainage Channel, and emergency communications and facility improvements.

Additionally, the City of Wichita and Sedgwick County are in the process of updating their comprehensive plan. This effort—The Community Investments Plan initiative— primarily focuses on guiding decision-making and priority setting on future community infrastructure and public facility investments.

City of Wellington/Sumner County

The City of Wellington constructed sidewalks around four elementary schools as part of a Safe Routes to Schools grant. Both the City of Wellington and Sumner County participate in a Neighborhood Revitalization program to encourage investment and redevelopment.

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SECTION 8: FAIR HOUSING COMPLAINTS, ISSUES, AND LOCAL PROGRAMS

Summary of Fair Housing Education and Advocacy Organizations

South Central Kansas has multiple organizations and programs working to ensure affordable and equitable housing opportunity for all residents. The following list includes examples of major housing service providers and advocacy organizations operating within the region or across the State of Kansas:

- City of Hutchinson Housing Commission
- City of Newton Housing Authority
- City of Wichita Housing Authority
- Community Housing Development Organizations
- Cowley County Housing Authority (Reno/Kingman/Sumner)
- Habitat for Humanity
- Independent Living Resource Center
- Interfaith Housing Services, Inc.
- Kansas Elks Training Center for the Handicapped, Inc.
- Kansas Department of Commerce
- Kansas Consumer Credit Counseling Services
- Kansas Housing Resources Corporation
- Kansas Human Rights Commission
- Mennonite Housing Rehabilitation Services, Inc.
- New Beginnings
- Sedgwick County Housing Authority (Sedgwick/Butler/Harvey)
- South Central Kansas Economic Development District
- South Hutchinson Public Housing Authority
- Training and Evaluation Center of Hutchinson
- Urban League of Kansas

City of Hutchinson Housing Commission

In 1999, the City Council created a Housing Commission “to identify housing problems and opportunities in the Hutchinson area and to develop, promote and support comprehensive solutions.”

City of Newton Housing Authority

The Newton Housing Authority manages the city’s public housing units and administers Section 8 federally subsidized housing vouchers for privately owned housing. The authority owns and operates two income restricted rental properties totaling 36 dwelling units.

City of Wichita Housing Authority

The City of Wichita Housing Authority (WHA) provides city-owned rental properties for low to moderate-income individuals. The WHA has 578 units, consisting of 226 apartments and 352 single-family homes. The WHA Section 8 Housing Choice Voucher program administers over 2,500 tenant-based vouchers, valued at approximately \$12 million. The City of Wichita and Sedgwick County also have emergency, transitional, and permanent shelters, offering a combined supply of 1,000 beds for homeless individuals.

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Community Housing Development Organizations

A Community Housing Development Organization (CHDO) is a private, nonprofit organization that focuses on delivering affordable housing to low-income households in a specific geographic area, such as a neighborhood or community. The HOME Rental Development Program, funded through the Federal HOME Investment Partnerships program, assists communities and developers with increasing the supply of affordable rental housing. At least 15 percent of annual HOME Investment Partnership Program funding is set-aside for projects developed by CHDOs.

CHDOs operating in the five-county region include:

- Community Economic Resources, Inc. in Sedgwick County
- H.O.P.E., Inc. in Butler, Sedgwick, and Sumner Counties
- Interfaith Housing Services, Inc. in Ford, Harper, Reno Counties
- Mennonite Housing Rehab Services in Sedgwick County
- Mid-Cap Inc in Butler, Harvey, Greenwood, Marion, Chase Counties
- New Beginnings, Inc. in Reno County
- Power CDC in the City of Wichita

Cowley County Housing Authority

Cowley County Housing Authority provides housing assistance to low income residents through management of the Section 8 Housing Choice Voucher Program in Reno, Kingman, and Sumner Counties.

Habitat for Humanity

Wichita Habitat for Humanity offers homeownership opportunities to families who are unable to obtain conventional house financing. Generally, these families earn between 30 to 60 percent of the area's median income. In most cases, homeowner families pay \$1,800 in closing costs at mortgage signing, and make monthly mortgage payments averaging \$425 a month. Additionally, families contribute 250 to 400 hours of "sweat equity" on the construction of their home or someone else's home. Habitat houses remain affordable because the organization uses donations of land, material, and labor.

Habitat Villages in Wichita include Edgebrook Village, a 42-home development and Stewart Village, which at completion will feature 45 homes. Habitat for Humanity also builds numerous single-site residences. Wichita Habitat for Humanity has served nearly 200 families in the community.

Harvey County Habitat for Humanity and Wellington Habitat for Humanity are also active in constructing affordable houses for eligible applicants.

Independent Living Resource Center

The Independent Living Resource Center (ILRC) assists people with disabilities by offering information, peer support, advocacy, independent living skills training, and de-institutionalization. The ILRC also assists with home modifications for individuals with physical disabilities.

Interfaith Housing Services, Inc

Formed as a non-profit in 1991, the original purpose of Interfaith Housing Services, Inc (IHS) was to provide housing repair and rehabilitation for low-income homeowners in Reno County. The organization has since

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expanded its services to offer customized financial counseling and matched savings through Individual Development Accounts to support homeownership; build affordable housing in partnership with the Hutchinson Correctional Facility and the Southeast Kansas Educational Service Center; provide weatherization services; address emergency housing needs; and conduct financial education and budget training.

Kansas Elks Training Center for the Handicapped, Inc.

The Kansas Elks Training Center for the Handicapped, Inc. or KETCH offers a comprehensive set of services, including daily life skills training, development of vocational skills, and assistance with in-home activities. Residential services include support for continued living at home, living in a group setting, or live independently in an apartment.

Kansas Department of Commerce

The Department of Commerce awards Housing Rehabilitation Grants of up to \$400,000 to cities and counties to support eligible activities such as homeowner and rental repairs. It also administers the federal Neighborhood Stabilization Program, which seeks to reverse the effects of foreclosures and abandonment on communities by purchasing and redeveloping vacant homes and residential properties. The department also offers the Housing Assessment tool (HAT) to assist communities in identifying strengths, weaknesses, opportunities, and priorities in their local housing markets.

Kansas Consumer Credit Counseling Services, Wichita, Kansas

Kansas Consumer Credit Counseling Services offers counseling programs to aid renters, home owners, and home buyers in financial decision-making. Programs include the following:

- Loss Mitigation
- Money Debt Management
- Mortgage Delinquency and Default Resolution Counseling
- HECM (reverse mortgage) counseling as required by HUD
- Wide variety of money management seminars

Kansas Housing Resources Corporation

The Kansas Housing Resources Corporation (KHRC) serves as the primary administrator of federal housing programs for the State of Kansas. Its mission is to increase the availability of affordable, quality, accessible housing for lower-income residents. The KHRC collaborates with lenders, developers, builders, real estate agents, service providers, homeless advocates, non-profit organizations and government agencies.

Its activities include:

- Down payment assistance to qualifying first time homebuyers;
- Rent assistance to low-income families and individuals;
- Energy efficiency improvements for owner-occupied and rental housing;
- Incentives to developers that finance the construction or rehabilitation of affordable rental housing in Kansas;
- Education for multi-family property managers and owners about program compliance to ensure renters have a safe, decent place to live; and
- Rehabilitation of existing housing.

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Kansas Human Rights Commission

The Kansas Human Rights Commission works to “prevent and eliminate discrimination and assure equal opportunities in all employment relations, to eliminate and prevent discrimination, segregation or separation, and assure equal opportunities in all places of public accommodations and in housing.” Residents can submit fair housing complaints alleging housing discrimination directly to the Kansas Human Rights Commission.

Mennonite Housing Rehabilitation Services, Inc.

Incorporated in 1977 as a community-based, non-profit organization, Mennonite Housing Rehabilitation Services, Inc. provides home repair and housing, conducts financial training and educational outreach, and offers affordable rental housing for low-income seniors and families in 17 apartment properties around the region.

New Beginnings

Created in 1986, New Beginnings provides transitional housing, permanent supportive housing for persons with disabilities, affordable housing, and job training and employment. New Beginnings has six housing locations in the City of Hutchinson. The organization also conducts workshops on household budgeting and landlord/tenant rights and responsibilities.

Sedgwick County Housing Authority

The Sedgwick County Housing Authority provides Section 8 rental assistance for the county outside of the city limits of Wichita.

South Central Kansas Economic Development District (SCKEDD)

SCKEDD’s mission is to advocate for economic growth within Butler, Chautauqua, Cowley, Elk, Greenwood, Harper, Harvey, Kingman, McPherson, Marion, Reno, Rice, Sedgwick, and Sumner Counties. SCKEDD also administers multiple housing-related grant and loan programs, including the CDBG, the HOME Housing Rehabilitation Program, the Housing Preservation Grant, the Rural Development Grant/Loan, and the Weatherization Grant.

South Hutchinson Public Housing Authority

The South Hutchinson Housing Authority owns and manages one housing development with 144 affordable rental units.

Training and Evaluation Center of Hutchinson

The Training and Evaluation Center of Hutchinson (TECH) assists individuals with disabilities of all ages to live full and productive lives through advocacy, education, and support services. The agency’s residential services offer adults with disabilities the choice to live in their own homes, rent an apartment, or live in a group home setting.

Urban League of Kansas

The Urban League of Kansas works to strengthen communities through educational, work force development, and housing programs. The Urban League’s housing center offers landlord-tenant and housing law counseling, as well as classes on home-buying, credit, financing and refinancing. Residents can submit landlord-tenant and/or discrimination complaints directly to the Urban League. The Urban League then investigates housing claims and forwards them to the Fair Housing Office of HUD.

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Fair Housing Complaints and Compliance

Residents in South Central Kansas who believe they have experienced discrimination in violation of the Federal Fair Housing Act or state fair housing laws may report their complaints to the following entities:

- HUD Office of Fair Housing and Equal Opportunity in Kansas City, Kansas
- Kansas Human Rights Commission, Wichita, KS
- Urban League of Kansas, Wichita, KS
- Kansas Legal Services
- HUD Online Complaints Portal
(http://portal.hud.gov/hudportal/HUD?src=/topics/housing_discrimination)

Kansas Human Rights Commission

According to the Kansas Human Rights Commission’s 2013 report, the agency received 15 housing discrimination complaints, including seven complaints in the City of Wichita and one complaint in the City of Hutchinson²⁴. Race and disability were the most common bases of cases.

Kansas Legal Services

According to its 2012 yearly report, Kansas Legal Services processed 1,862 housing-related cases, which included providing advice, representation or mediation for clients.

Department of Housing and Urban Development

Table 33 shows all fair housing cases filed in Butler, Harvey, Reno, Sedgwick and Sumner Counties since 2000 and includes the basis and status of the case. In total, HUD received 243 complaints of housing discrimination between 2000 and 2014. Sedgwick County had just over 200 of the cases filed, a figure that in part reflects the size of the county’s population and housing inventory relative to the other counties. A majority of cases revolved around alleged discrimination based on race or disability. HUD dismissed about one-third of the cases due to lack of cause, while two-thirds required further action.

Table 33. Fair Housing Cases in Butler, Harvey, Reno, Sedgwick, and Sumner Counties, 2000-2014

	Number of Cases by Type (Basis*)							Status of Cases			
	Race	Color	Nat Ori	Sex	Dis	Fam Status	Retal **	Closure	Settled	No Cause	Open
Butler Co	3	0	0	2	4	3	0	3	5	1	
Harvey Co	5	0	0	1	9	0	0	3	5	4	
Reno Co	3	0	0	1	7	1	1	1	9	2	
Sedgwick Co	91	1	9	13	88	20	13	38	85	73	6
Sumner Co	2	0	1	1	3	1	0	3	4	1	0

²⁴ Kansas Human Rights Commission Annual Report Fiscal Year July 1, 2012 - June 30, 2013

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* Cases may have more than one basis so the total may be less than the sum of the bases. **Retaliation
Source: Office of Fair Housing and Equal Opportunity, Department of Housing and Urban Development

Urban League of Kansas

According to the City of Wichita's 2010 Analysis of Impediments to Housing Choice, in 2009 the Urban League reported over 800 rental housing-related inquiries. Most were from people seeking information regarding their rights in landlord/tenant disputes, many of which reached the point of eviction.

Local Housing and Community Plans and Studies

City of El Dorado Comprehensive Plan

According to the City of El Dorado's Comprehensive Plan, the community's major housing issues are housing age, condition, and value. The city's codes also limit the flexibility of developers and homebuilders to develop a variety of housing types and styles.

Recent residential development trends in the community favor relatively small lots of 5,000 square feet or less and homes close to the street right-of-way. However, no zoning district in El Dorado currently permits smaller and street-oriented lots. Most residential land uses in the city are within the "R-1" Residential—Low Density zoning district, which calls for a minimum lot area of 8,000 square feet and minimum width of 70 feet.

The plan sets a goal of ensuring that all El Dorado citizens have access to affordable, quality housing opportunities and establishes the following strategies to support improved access:

- Expand the Neighborhood Revitalization Plan to include additional eligible areas
- Explore opportunities to increase funding for revitalization through HOME, CDBG and other state and federal programs
- Develop new tools and programs to facilitate the redevelopment of depressed residential areas
- Encourage rental property owners to maintain existing properties through proactive code enforcement activities
- Study the feasibility of creating a housing authority to monitor, license, and inspect residential rental properties
- Increase the supply of buildable lots and housing stock to improve housing opportunities at all price points
- Conduct periodic local builders' forums and/or assist in the formation of a local builders association
- Improve communications between the city and developers/home builders
- Identify opportunities to encourage the development of spec homes
- Explore options to expand affordable senior-occupied homes, apartments, assisted living, and nursing home facilities
- Identify barriers to providing additional housing choices, such as zoning issues, and recommend policies to reduce those barriers
- Conduct a needs assessment study to determine community deficiencies in existing and future housing
- Identify community-wide opportunities for group housing and care options integrated into neighborhoods for those residents with physical disabilities, mental illnesses and substance abuse issues and victims of domestic violence.
- Investigate the opportunity to create a grant or low interest loan program that would provide funding to low income families for exterior home improvements, such as paint, siding, windows, etc.
- Identify existing houses that are structurally unsound or dilapidated to the point that rehabilitation is not viable and determine the feasibility of demolishing uninhabited homes

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- Encourage the development of duplexes, townhouses and apartments in appropriate locations
- Proactively enforce codes that focus on maintaining housing and property conditions

Housing Needs Assessment for the City of Hutchinson

The 2009 study highlighted the following major housing issues in the City of Hutchinson:

- Housing in Hutchinson is generally affordable and attractive, although there are areas of concern
- There is considerable community concern about housing conditions south of 11th Avenue
- Community stakeholders identified the following niche housing needs: short-term furnished rental housing for potential residents and visiting physicians, market-rate rental housing priced above \$600 per month, for-sale housing priced between \$100,000 and \$130,000, and downtown apartments
- Housing conditions have generally deteriorated since 2001, with more than 5,000 properties receiving a higher (worse) structural rating
- Homeowner households can generally afford more than their home's value. About 45 percent of all homes have a value between \$50,000 and \$100,000, while about 45 percent of all households could afford homes priced, on average, between \$150,000 and \$220,000.
- There is a similar mismatch for rental housing: Only about ten percent of all renter households pay more than \$750 per month for rent, while about 30 percent could afford higher rents.

The city also conducted a community survey on housing. The results confirmed that unkempt and poorly maintained neighborhoods and houses and a lack of new middle-income housing and workforce housing are the primary weaknesses.

The plan also highlighted major housing-related strategies including:

- Adopt the 2006 International Property Maintenance Code (IPMC) to provide a more comprehensive framework to address property maintenance concerns through the building inspection and code enforcement process (The IPMC has since been updated to 2009)
- Implement a rental occupancy permit or rental licensing program to enable the Building Inspection Division to inspect the interiors of rental properties
- Create a "one-stop shop" for housing that will make it easy for residents, developers, and others to obtain any information about housing and the development process
- Focus public investment through "targeted area development"
- Identify and market housing development opportunities, including infill projects, opportunities for public/private partnerships, potential development adjacent to major public improvements, and prime housing sites
- Develop a housing marketing campaign
- Ensure quality development practices by providing development guides and prototypes for new and rehabilitated affordable housing, infill development, and by enhancing code enforcement
- Coordinate public services with housing investment
- Focus housing demolition on specific areas
- Develop a plan to deal with vacant residential lots to promote infill development in target areas and to prevent blight
- Continue to fund community improvement programs to encourage community participation and development, as well as housing maintenance
- Continue to fund existing housing programs and seek additional funds to expand

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In 2011, the Housing Task Force reviewed the 2009 study and made six recommendations.

- Adopt International Property Maintenance Code (IPMC)
- Establish Housing Office in City Hall
- Identify neighborhoods to target resources
- Create a Housing Trust Fund
- Address workforce housing
- Understand impact of poverty on housing

City of Newton Comprehensive Plan

The city's comprehensive planning effort—the ReNewton Project—identified several key goals for the existing housing stock and neighborhoods, including improving aging or substandard housing, promoting aging in place for senior citizens, and maintaining multi-generation neighborhoods to accommodate both older and younger residents.

The plan identifies a series of policies to support housing and neighborhood goals including:

- Encourage the improvement and maintenance of older housing stock
- Encourage landlords and developers to invest in and increase the inventory of rental units and apartments
- Invest in maintaining and upgrading the infrastructure in older neighborhoods
- Promote the use of city codes, rental inspection/registration, and rental standards to help at-risk neighborhoods
- Preserve neighborhood character, while supporting new development or redevelopment efforts that contribute to neighborhood desirability
- Provide maintenance or rehabilitation assistance to homeowners meeting low- and moderate-income guidelines
- Encourage homeowners, faith-based groups, and neighborhood organizations involved in improving housing and enhancing neighborhood character
- Support the removal of visual blight and substandard housing
- Support multi-generational housing
- Support incentives for infill development in established neighborhoods
- Adopt infill guidelines to ensure that development is compatible with the established neighborhood character
- Preserve historic structures, sites, and districts and offer incentives for the adaptive reuse of historic buildings
- Seek state and federal funding sources to fund home repair and weatherization, as well as housing modifications for senior citizens

Housing Demand Market Analysis for the City of Newton

In 2011, the city prepared a Housing Demand Market Analysis to quantify long-term housing demand in Newton and provide marketing strategy recommendations to capture and support new housing construction.

Findings related to the housing market are summarized below:

- Additional jobs are needed in Newton to increase the demand for new housing

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- While Newton offers a high quality of life, it lacks some big city amenities needed to attract current Wichita residents and people relocating to the area
- New home prices in Newton are similar to comparable new housing in Wichita
- Duplexes are becoming increasingly popular, particularly with first time home buyers and empty nesters
- The large and growing elderly population will require attracting new residents to absorb existing housing and generate population growth
- There remains a lack of quality market-rate rental housing in Newton
- There remains a reluctance of landlords to invest in their properties

Nearly one-quarter of Newton households earn less than \$25,000 per year, which creates considerable demand for subsidized and affordable housing. Affordable housing assistance takes the form of the Section 42 Tax Credit Program and HUD subsidized housing through the Section 8 Housing Choice Voucher Program.

The analysis highlights strategies that emphasize:

- Need for a greater mix and stock of quality market-rate rental properties and new for-sale housing priced under \$150,000 aimed at entry-level buyers and \$200,000+ targeting company decision makers and upper management
- Construction of rental duplexes targeting move-up renters
- Additional construction of tax credit and Section 8 rental properties
- More attached for-sale housing types such as garden homes, townhomes and condominiums

City of Wichita Analysis of Impediments to Fair Housing Choice (2010 Update)

The 2010 analysis evaluates barriers to housing for residents of the City of Wichita. The study included the following action items:

- *Housing Choice-Employment*
 - Action: Continue to promote Community Action programs to provide job training, counseling and placement for persons who are unemployed or under-employed, and address the housing limitations associated with low employment rates.
- *Housing Choice-Housing Conditions*
 - Action: Continue to dedicate resources for home repairs for persons who are low-income, and encourage continued enforcement of building codes for multi-family housing to ensure that a continued supply of safe housing is available for all incomes.
- *Education and Communication*
 - Action: Run fair housing informational spots on the city's public access TV station.
 - Action: Provide the Wichita Independent Neighborhood Association with fair housing information for inclusion in newsletters, and annual training workshops for neighborhood leaders.
 - Action: Provide a link on the city website to the FFIEC for lending information updates.
- *Tenant/Landlord Disputes*
 - Action: Encourage landlords to provide tenants with fair housing information in their native language, particularly in properties that are federally subsidized through tax credits, public housing, housing choice vouchers, etc.
- *Realtors and Lenders*
 - Action: Prepare informational public service announcements for broadcast.
- *Housing for Persons with Disabilities*

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- Action: Continue to waive market rate requirements in resolutions of support for tax credit projects, which will house persons with disabilities, and additionally explore the use of universal design in the development of private market housing.
- Action: Convene annual meetings with agencies involved in housing related services for persons with disabilities to share information and resources.
- *Funding for Affordable Housing and Related Services*
 - Action: Better coordinate job placement and employment enhancement services with access to affordable housing.
 - Action: Close the community's local and regional transportation gaps.
- *Citizen Surveys*
 - Action: Address citizen concerns that emerge from Wichita Citizen Survey data.
- *Housing Studies and Community Plans*
 - Action: Seek opportunities to distribute landlord tenant act information using the city's public access channel and neighborhood association newsletters, and require all city-funded rental programs and/or properties to provide tenants with information on tenant rights.

City of Wichita 2014-2018 Consolidated Plan and 2014-2015 Annual Action Plan

The Consolidated Plan assesses housing needs and establishes the framework for use of the City of Wichita's HUD funds. The plan's overarching theme is "Creating Communities of Choice," with a priority on meeting housing needs in the core of the city. It also promotes permanent housing solutions and supporting services for the homeless and capacity building for low- to moderate-income families.

According to the assessment conducted, the most common housing needs are cost related. The CHAS data report 37,305 households or 25 percent of the city's total households have a cost burden of 30 percent or more; 18,365 households have a cost burden greater than 50 percent. African-Americans, American Indian/Alaskan Natives, and Hispanics experience affordability issues at higher rates than the general population.

Single female head of household families with young children also have a disproportionately higher need of housing assistance followed closely by the elderly and married couples with children. The elderly make up one of the fastest growing population in the city. Approximately 11 percent of the city's population consists of individuals aged 65 years and older. There are approximately 4,700 households with at least one person aged 62 or older earning between 0-30 percent of the area median income. Thirteen percent of all persons housed in WHA programs are over the age of 62, the majority of whom are in or in need of units with special accommodations. This trend will continue as the population ages. The data underscore the importance of increasing supportive and affordable housing resources to meet the needs of older residents and promote aging in place.

Demand for public housing units is much greater than the WHA's current inventory of 578 units. As of December 31, 2013, 1,248 families were on the public housing waiting list. The plan also notes that the WHA lacks the financial capacity to acquire and maintain additional units to meet high demand. The WHA anticipates that the number of families and individuals on the waiting list will continue to be about 1,000. Demand for the Section 8 Housing Choice Voucher program was also so strong that the WHA closed the waiting list in 2010 after reaching over 4,000 applicants. The list reopened in January 2014.

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Persons with disabilities comprise about half of the total population on the wait list for Housing Choice (Section 8) Vouchers and 44 percent of the total population on the wait list for public housing. Other service providers also reported a lack of sufficient resources to address the specific housing needs of the elderly and individuals with severe mental illnesses, physical and developmental disabilities, or addictions to alcohol and/or drugs. Based on the Point-In-Time survey conducted in 2013, approximately 550 individuals experience homelessness on any given night in Wichita, with 86 percent of the homeless accessing shelter. African-Americans, Native Americans, and White Non-Hispanic persons experienced homelessness at a higher rate than other racial or ethnic groups.

The WHA noted the following housing characteristics as contributors to instability and an increased risk of homelessness: rent in excess of 50 percent of income, low wages, poor previous rental history, and high utility costs. Other non-housing characteristics that can lead to economic instability are untreated substance abuse and mental health conditions; domestic violence and abuse; and unexpected household expenses, such as home repairs, health problems, or transportation.

The assessment identified a need for the following specific housing types:

- Affordable housing that lowers cost burden
- Rental units with contract rent meeting the needs of households with income at 30 percent of area median income
- Home rehabilitation and repair programs focused on neighborhoods with low income households
- Housing with support services to meet the needs of persons who are transitioning out of homeless or are at risk for homelessness

The Consolidated Plan lays out both geographic and programmatic priorities to address housing and community-related issues. The city will continue focus its resources in the Neighborhood Revitalization Area, Local Investment Areas, and Redevelopment Initiative Area.

Programmatic efforts include promoting homeownership through downpayment and closing cost assistance programs for first time homebuyers, maintaining safe housing through home repair, and increasing the housing stock available to first time homebuyers. Actions planned to foster and maintain affordable housing for low to moderate income renters include maintaining high occupancy levels in public housing units, providing resources to repair rental properties for low to moderate income individuals or families, and encouraging and directly participating in the development of new affordable rental units. The city also plans to assist the homeless population by using available funds to support emergency shelter services and transitional housing programs, and developing affordable permanent housing to prevent homelessness.

Other planned actions include providing information to low to moderate-income homebuyers, homeowners, and renters on purchasing and maintaining homes and modifying structures to accommodate special needs.

A complementary strategy is to maintain safe and attractive neighborhoods. The city will continue to fund blight elimination, the acquisition and rehabilitation of blighted properties, and neighborhood infrastructure projects. Citizens participating in a survey conducted as part of the Consolidated Plan highlighted the demand for neighborhood revitalization efforts. Respondents identified parks, pedestrian and bike paths, community

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gathering spaces, emergency preparedness facilities and services, and the repair, replacement or installation of sidewalks and streets as high priorities.

Sumner County Comprehensive Plan

Though somewhat dated, the county comprehensive plan identifies the improvement and upgrading of the existing housing stock as being of primary importance along with a neighborhood improvement strategy to address needs for adequate utility services, vehicular and pedestrian circulation, stormwater drainage and recreational opportunity. The plan sets forth a series of policies including:

- Encouragement of affordable housing programs and opportunities
- Rehabilitation programs oriented toward improvement of buildings and surrounding environment
- Provision of street and road improvements, utilities and public services as necessary to maintain a quality living environment
- Continuing maintenance programs to prevent refuse accumulations, rodent infestation, inadequate surface drainage, and similar environmental deficiencies
- Adoption of basic building standards and codes for non-farm development
- Enforcement programs to encourage correction of building deficiencies
- Preservation and/or restoration of historic structures and sites worthy of special effort
- Continued cooperation with the policies and programs of the state and the incorporated cities of the county

Local Housing Developments and Initiatives

The region overall has a very limited number of publically owned housing units, mostly in the City of Wichita. Other housing providers in the 5-county region meet the needs of low-income residents through Section 8 rental assistance. Stakeholders indicate that the demand for public and subsidized housing currently exceeds available supply.

City of Wichita

The City of Wichita promotes neighborhood revitalization and stability goals through CDBG and HOME Investment Partnerships Program funds. While the Emergency Home Repair program is open to any very low-income (50 percent AMI) homeowner living within the city limits, Wichita focuses all other CDBG and HOME-funded programs in three overlapping concentrated geographic areas: the Redevelopment Incentive Area (RIA); the Neighborhood Revitalization Strategy Area (NRSA); and the Local Investment Areas (LIAs).

The city addresses chronic homelessness through its Housing First program and Homeless Prevention and Rapid Re-Housing funds and funds agencies that assist homeless persons seeking shelter and services. Public services and the Emergency Shelter Grant program are available throughout the city limits for any persons who meet eligibility requirements.

The WHA administers Section 8 and Public Housing programs within the City of Wichita. The city-owned housing inventory consists of 578 units, including 352 single-family houses and 226 apartment units. The demand for Section 8 vouchers is high. As of December 31, 2013, WHA's public housing waiting list had 1,248 families, including 550 families (or 44 percent) who indicated a member with a disability.

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The WHA funds its operations and activities through federal grants from HUD and tenant rent collections. City housing programs receive no fiscal support from the general revenue fund. As discussed earlier, the WHA lacks the financial capacity to acquire and maintain additional public housing units to meet continued high demand.

Sedgwick County Housing Authority

The Sedgwick County Housing Authority administers Section 8 rental assistance for those areas of the county outside of the city limits of Wichita, and all areas within Butler County and Harvey County. Currently, the waiting list for Section 8 housing is between 6 and 24 months.

City of Newton

The inventory consists of six income-restricted rental properties totaling 246 units. The authority manages two income-restricted rental properties with 36 units. Three income-restricted senior apartment properties provide 167 residential units. Collectively, the six properties operate at an occupancy rate of 96.3 percent.

City of Hutchinson

The city administers a HOME Homeowner Rehabilitation program funded through the Kansas Housing Resources Corporation. Hutchinson received a 2010 grant for \$250,000 to be matched with \$25,000 cash in local funds and \$27,000 in weatherization funding from the SCKEDD. The program directs funds to Income-qualifying owner-occupants living south of 17th Avenue.

The city also uses an Emergency Solutions Grant from the Kansas Housing Resources Corporation to assist two sub grantee organizations in providing permanent housing to prevent homelessness. Assistance is in the form of rent payments, utility payments, and other support.

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SECTION 9: MAJOR FINDINGS

This section summarizes major findings based on the preceding technical analysis, a review of existing plans and studies, and feedback from regional stakeholders and Fair Housing sub-committee members.

Affordable Housing Supply

Housing in South Central Kansas is generally affordable for households earning close to the area's median family income or higher (\$47,789 or more). The percentage of owner and renter households spending 30 percent or more of total household income on housing costs in the region is comparable to the state overall. However, more than 90 percent of households in Butler, Harvey, Reno, and Sumner Counties spend more than 45 percent of income on combined housing and transportation costs due to longer commutes (see **Figure 22**).

Analysis indicates that rental housing is generally affordable to most residents except for individuals with the lowest relative incomes. However, only about one-quarter of owner units are affordable to owner households earning 80 percent of the area's median family income. Even fewer affordable housing units are available to households below the 80 percent threshold (see **Table 11**). This finding is consistent with feedback from stakeholders citing the lack of quality mid-range housing in many communities.

Access to Opportunity Disparity – Geographic

RCAP

Five U.S. census tracts in and around the City of Wichita qualify as RCAPs. This concentration of poverty can result in underperforming public schools, poor housing and public health conditions, and limited access to services and job opportunities. In total, 12,776 residents live in the five RCAP census tracts, equaling 3.4 percent of the City of Wichita's population. These areas fare considerably below state benchmarks on indicators related to housing affordability, neighborhood vacancy, poverty, and educational attainment. The analysis clearly indicates geographic barriers to opportunity in these neighborhoods (see **Figure 11 in Figure Book** and **Table 25**).

Sumner and Reno Counties

Sumner and Reno Counties also experience an interrelated set of socio-economic and housing issues that can limit access to quality, affordable housing and overall opportunity. Both counties lost population over the previous decade and are likely to continue losing residents over the next two decades according to population forecasts (see **Table 1**). Household income falls below the regional average in both counties, particularly in Reno (see **Figure 7**). Reno County also has the region's highest percentage of residents 65 years old or older. Both counties have the highest rates of persons with disabilities among residents in the region, exceeding the state and regional average (see **Figure 9**).

These trends produce challenges for the housing market in both counties and create special housing needs for residents. Sumner County continues to show the highest percentage of high cost loans in the region. The average foreclosure rate in Reno and Sumner Counties also exceeded the state's foreclosure rate (see **Tables 21 through 23**). In the case of Sumner, foreclosure likely contributes to the county's high vacancy rate of 14.8 percent (see **Figure 17**). The housing stock is aging in both counties with a percentage of houses built before

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1980 that surpasses the rest of the region and the state. Stakeholders and local plans have identified specific pockets of deteriorating housing, such as the area south of 11th Avenue in the City of Hutchinson. Sumner and Reno Counties also have the highest percentage of houses in the region with a value below \$100,000.

As noted earlier this lack of quality housing can become a barrier to economic growth in some communities within the region. The 2014 Business Conditions Survey for Hutchinson and Reno County, for example, noted that the quality and diversity of available housing received the second lowest satisfaction score among rated dimensions of community quality and 11 percent of respondents identified housing as a recruitment obstacle. Survey participants identified new development, condition of existing inventory, and need for quality apartments as areas to address.

Access to Opportunity Disparity – Demographic

Prevailing residential patterns in the region point to the uneven distribution of racial and ethnic minorities. African-American residents in particular tend to live in more racially homogenous neighborhoods. The analysis also suggests that this concentration correlates with less access to opportunity for the region's minority residents.

The 5-county area has relatively low scores for all opportunity indices, highlighting that residents across the region regardless of race or ethnicity do not have equal access to resources such as jobs, high-performing schools, and transit (see **Table 32**). The results, however, also show that disparities in access are more significant for residents of ethnic/racial minorities (see **Table 27**). Whites have higher scores for all indices except job and transit access, likely because rural areas have a higher percentage of white residents. Residents of racial and ethnic minority groups are more likely to live in neighborhoods with higher levels of poverty, lower performing schools, and less employment.

Income also affects access to opportunity. For residents with low incomes, scores are lower than for the five-county region overall (see **Table 28**). Transit access and elementary school performance are the lowest, and for most indices, Hispanics and African-American residents fare worse than white residents do. Similarly, for children, regional scores are relatively low, but African-American, Hispanic, and Asian children have lower scores than whites in most opportunity categories (see **Table 30**).

Overall, low-income residents have less access to jobs and educational opportunities than other residents and non-white adults and children have less access than white residents. The results indicate that poverty linked to limited job opportunities and poor educational outcomes remains a significant barrier to equitable access for South Central Kansas residents.

Housing Needs

Several specific housing needs emerged through data analysis, plan review, and stakeholder input. Region-wide, approximately 20.5 percent of all owner-occupied households reported having one or more housing problems (see **Figure 23**). Self-reported problems were more prevalent among renters, with 44.4 percent of all renter households indicating one or more housing problems. The most cited housing problem was cost burden or spending more than 30 percent of household income on housing costs.

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Data findings and stakeholder feedback also highlighted several deficiencies in the current housing market. In most parts of the region outside of the City of Wichita, the housing stock is less diverse and features mainly single-family detached housing. The lack of alternative housing options leaves the region less prepared to meet changing needs and preferences related to demographic shifts. The trend of an aging population, for example, will increase demand for diverse housing types, including attached housing, rental housing, and independent and assisted living facilities. Younger people are also likely to prefer smaller housing units set in walkable neighborhoods with easy access to schools, work, and recreation. Housing analyses in Hutchinson and Newton specifically highlighted a lack of quality mid-level housing units for both renters and homeowners. Fair Housing sub-committee members also noted continued demand for housing to accommodate special needs populations, including the elderly and people with disabilities, mental illnesses or untreated addiction. Based on these findings, specific housing needs in the region are:

- New housing in the \$150,000 to \$175,000 range
- Workforce rental/ownership (\$600-\$800 per month rent)
- Alternatives to single-family detached units, including multi-family housing condominiums/town homes/patio homes (appropriate for individuals/families of all ages and income levels)
- Improved rental stock
- Mixed-use development
- Housing modified to accommodate seniors and people with disabilities
- Transitional housing (related to long-term shelter for low-income, ex-offenders, low-income individuals, etc...)
- Infill development

Public/Subsidized Housing Demand and Organizational Capacity

Housing providers indicate that the demand for public and subsidized housing currently exceeds available supply and wait lists for public housing in the City of Wichita and Section 8 housing in other parts of the region are long. Stakeholders have also cited funding challenges in fully assessing and adequately meeting housing needs in the community and in bridging continued resource gaps.

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SECTION 10: CONCLUSIONS AND RECOMMENDATIONS

Recommendations

Based on the FHEA findings, this section identifies housing strategies to narrow specific gaps in the availability of quality, affordable housing in South Central Kansas and promote broader access to opportunity for all residents in communities throughout the region. The strategies overlap and interact with many recommendations from other Work Team areas of the Prosperity Plan, particularly the Built Environment section, which features numerous actions related to housing, land use, and community development. Where appropriate, the Work Team sections further highlight the linkages between FHEA strategies and other recommendations designed to enhance the economic, physical, social, and natural environment of the region.

Housing Recommendation 1: Broaden the supply of quality, affordable housing types for all segments of the population.

The region, particularly outside of the City of Wichita offers limited choices beyond single-family detached housing. Local plans and stakeholder feedback have also cited strong demand for public and subsidized housing units among low-income residents and a continued need for additional quality market-rate rental properties and new mid-level for-sale houses. Stakeholders should explore strategies to increase the number of public and subsidized housing units for low-income households and widen the mix of market-rate housing types and prices, particularly for entry-level buyers (\$150,000 to \$200,000).

Strategies to expand the housing supply should be two-pronged: a continued collaboration among regional public housing authorities, non-profit entities, and the private sector to meet the needs of low-income households; and public-private partnerships to develop additional mid-range housing to accommodate low- to middle-income households. Tools should include the use of incentives such as down payment assistance, tax credits, and low-cost loans to encourage affordable and accessible housing development. Specific strategies include:

- Facilitate the construction of attached or multi-family housing options by:
 - Zoning adequate areas for smaller lot and more compact residential development with a focus on property near community cores that have established infrastructure and services
 - Using available tax rebates or other financial incentives to spur residential investment, particularly for garden homes, townhomes, condominiums and other alternatives to single-family detached units
- Construct additional rental properties that are affordable to low-income households.
- Develop additional workforce housing options that address the needs of middle to low income households. Specific strategies include:
 - Explore the use of incentives such as down payment assistance, tax credits, and low-cost loans to encourage affordable and accessible housing development.
 - Pursue public-private partnerships, including employers-based programs to construct additional workforce and mid-level housing near large employers.

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- Develop an affordable housing guidebook such as the City of Springfield, Missouri’s Affordable Housing Design Guidelines to provide a standard framework for the construction or rehabilitation of affordable single-family and duplex housing.

Housing Recommendation 2: Promote participation in housing and financial education programs.

While regional homeownership rates are comparable to or slightly higher than the state, analysis indicates some affordability challenges for owner households earning 80 percent or less of the area’s median family income. There are also persistent pockets of poverty in the region, especially in some census tracts in the City of Wichita, as well as Reno and Sumner Counties. The average foreclosure rate in Reno and Sumner Counties exceeded the state’s foreclosure rate, indicating that some residents lack the resources to sustain homeownership.

Stakeholders and partner agencies can address this challenge by expanding the reach of comprehensive financial and housing education programs. Improved access to financial education programs and counseling could assist residents in connecting with available home ownership resources and understanding the full costs of homeownership and property maintenance prior to purchase. Specific strategies include:

- Pursue a grant from HUD to certify additional local housing advocates in the region to conduct classes that focus on:
 - Home buying and renting
 - Reverse mortgages
 - Default and foreclosure prevention
 - Predatory lending
 - Repairs and improvements
- Conduct an annual housing fair in collaboration with faith-based institutions, public agencies, and non-profit organizations to raise awareness of home buying or rental assistance programs. Partners may include:
 - Habitat for Humanity
 - USDA Rural Development
 - Consumer Credit Counseling Services
 - American Dream Downpayment Initiative
 - Housing Choice Voucher Homeownership Program
- Create a broad partnership among financial institutions and community reinvestment entities to promote increased participation in comprehensive financial literacy programs that strengthen the economic stability of households and neighborhoods:
 - Promote use of the Federal Deposit Insurance Corporation sponsored Money Smart curriculum to improve personal financial management skills and explore partnerships with local schools and faith-based institutions to expand participation in young adult and train-the-trainer classes.
- Promote the availability of the Individual Development Accounts (IDA) program as a means to increase homeownership and expand access to educational and economic opportunity.
 - An IDA is a matched savings account designed to help families and individuals build wealth. Program participants make a one or two-year commitment to deposit a monthly minimum into an IDA savings account. For every dollar saved, participants receive matching funds.

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Participants may then use individual savings and matching funds to buy a home, invest in a business, or go to school.

Housing Recommendation 3: Align regulatory and land use policies to promote housing affordability.

Even when not designed explicitly to exclude affordable housing, local zoning, land use, and building regulations can sometimes restrict residential choices by influencing the location, site characteristics, and costs of housing in the private market. Large-lot zoning and large lot width and setback requirements for subdivisions are some of the most common local regulatory constraints on affordable housing. Many of the region's cities, including Wichita, Hutchinson, and Newton have actively embraced mixed-use, infill development, and neighborhood revitalization concepts that support affordable housing strategies. However, a review of local zoning codes in the region identified some larger minimum lot size requirements that can limit affordable housing opportunities. Communities should take steps to align their zoning and development processes with affordable housing goals. Specific strategies include:

- Consider adding a Small Lot Housing District to the zoning code to maximize site flexibility and reduce site and design requirements that increase housing costs. Example provisions for the district could include:
 - Minimum lot size: 4,200 square feet
 - Minimum lot width: 42 feet
 - Minimum setbacks
 - Front: 20 feet; or for 10 consecutive units with front vehicular access—1/3 at 15-17 feet; 18-20 feet; 21-23 feet; or with rear vehicular access—1/3 at 10-12 feet; 13-15 feet; 16-18 feet
 - Side: 5 feet or 10 feet with Zero Lot Line
 - Rear: 12 feet or 5 feet with vehicular access from rear
 - Minimum contiguous open space between front building line and rear lot line
 - 1,200 square feet with street access
 - 1,000 square feet with alley access
- Consider permitting accessory dwelling units in single-family zoning districts where setbacks would allow.
- Consider streamlining and easing the local regulatory process for projects that include affordable housing units. Efforts should focus on reducing plan submittal review and associated costs as a means to incentivize housing production:
 - Waiving development fees
 - Creating an fast-track approval process
 - Preparing site infrastructure

Housing Recommendation 4: Promote mixed-use development patterns along key corridors and in community cores around the region.

The region still has relatively few examples of mixed-use environments that combine housing, retail, and other community services and amenities. Communities should revisit and refine their zoning and land use policies to encourage additional mixed-use settings, particularly in existing community cores and downtowns, planned growth and reinvestment areas, and along major corridors. Specific strategies include:

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- Ensure that zoning promotes neighborhood scale amenities and services, provides housing options, and encourages walkability.
 - Accommodate mixed-use buildings with neighborhood-serving retail, office, service, and other uses on the ground floor and residential units above the non-residential space, at a scale appropriate for surrounding neighborhoods
 - Build upon the historic development patterns in existing downtowns to create attractive and walkable places
 - Encourage adaptive reuse of abandoned, vacant or underutilized buildings or parcels
 - Provide incentives to develop larger parcels at higher densities and in a coordinated, planned way
 - Consider retrofitting existing retail areas or large employment centers to incorporate a town center concept that includes housing, open space, and other community amenities
- Maintain a consistently high level of design quality throughout the mixed-use area:
 - Outline open space requirements
 - Encourage common gathering spaces and civic uses
 - Emphasize a mix of housing options and offer incentives for affordable units
- Mixed-use land use and zoning is appropriate for:
 - Downtowns and commercial areas
 - Small mixed-use districts in residential neighborhoods near downtowns
 - Clusters of mixed-uses in rural communities
 - Aging or underused commercial corridors or shopping plazas
 - Centers with large employers and institutional uses

Housing Recommendation 5: Establish housing and neighborhood design criteria to create living environments that are more responsive to the needs of residents.

Demographic trends, such as the aging of the population and higher percentages of residents with disabilities in parts of the region, particularly in Reno and Sumner Counties require more flexible, affordable, and accessible housing types. Communities should promote the design of housing units and neighborhood forms that can meet the varied needs of its residents. Aging in place concepts reflect the ability of all residents regardless of age, ability, or income to live at home and participate safely, independently, and comfortably in the community. Many of the accessibility concepts designed for the elderly can also better accommodate residents with mobility challenges. Specific strategies include:

- Form a partnership with developers and contractors to incorporate Universal Design features into new residential construction. Essential Universal Design elements include:
 - No-step entry
 - Single-floor living
 - Wide doorways and hallways
 - Reachable controls and switches
 - Easy-to-use handles and switches
- Consider requiring a minimum of 15 percent of the dwelling units in new residential construction to meet Universal Design criteria.

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- Explore service delivery strategies that target naturally occurring retirement communities (NORC). Although not planned specifically for seniors, these housing complexes or neighborhoods have a high concentration of older residents.
 - After identifying a NORC, develop a demonstration program that delivers senior-focused services such as field trips, exercise classes, health services, home safety assessments, and social work services
- Explore affordable housing options for non-elderly people with disabilities, including integrated supportive housing.
 - Strategies include creating small set-asides of supportive housing units in affordable housing developments and leveraging Medicaid to help provide needed services and support
- Focus the construction of housing for seniors and people with disabilities in neighborhood environments that combine retail, housing, walkability and health care, including existing downtowns and mixed-use areas

Housing Recommendation 6: Establish options to conventional skilled nursing facilities to expand residential choices for seniors and people with disabilities.

Stakeholders have cited gaps in the supply of affordable housing for residents with specialized needs, including the elderly and individuals with disabilities. To address this need, the region should examine community-based alternatives to skilled nursing facilities. Specific strategies include:

- Explore financing and delivery strategies to promote affordable assisted living (AAL). An AAL development combines efforts to provide lower cost housing units through subsidized rents or construction with services that meet the long-term care needs of aging individuals.
 - Establish a coalition of policy makers, providers, and experts in long-term care services, housing development, and finance to evaluate AAL models with a focus on:
 - Identifying possible financing streams to fund both housing construction and care delivery for seniors and people with disabilities, including Low Income Housing Tax Credits, HUD HOME funds, HUD Traveling Section 8 vouchers, Federal Home Loan Bank Affordable Housing Program Funds, Veteran’s Affairs Aid and Attendance Pension, private foundation grants and Medicaid
 - Evaluating successful AAL models to identify lessons learned
- Consider placing assisted living facilities in neighborhoods and mixed use areas to allow for social interaction and access to services and amenities.
- Explore options to accommodate structures such as temporary health care cottages. These structures can function as permitted accessory uses in single-family residential zoning districts for purposes of supporting the care of family members with physical or mental illnesses.

Housing Recommendation 7: Enhance the quality of housing stock and focus on challenged neighborhoods.

Preserving and enhancing existing housing is a critical component in efforts to provide affordable housing choices to residents. The region’s aging housing stock places greater maintenance burdens on residents and stakeholders have specially cited declining property conditions in some neighborhoods. Vacancy and blight can also combine in a cycle that dampens reinvestment and accelerates deterioration. Communities and housing

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advocates should continue to emphasize home repairs, structural rehabilitation, weatherization, and energy efficient improvements to increase the quality of current housing options, particularly in areas with deteriorating structural conditions and low housing values.

- Emphasize increased energy efficiency in both existing and new housing stock as part of an overall strategy to reduce homeowner costs and lower energy and water use:
 - Promote the incorporation of more energy efficient construction and design practices into new residential construction. Residential measures should focus on:
 - Heating, cooling, hot water, lighting, appliance efficiencies, and water-conserving fixtures
 - Form a partnership with local building officials, homebuilders, designers, building supply companies, and contractors for insulation, heating, and cooling equipment to review existing building codes, identify opportunities to enhance energy efficient measures, and develop demonstration projects that can be featured at housing fairs and other community events
 - Develop a guide for use by local builders and contractors that features innovative energy efficient practices
 - Identify an opportunity to feature an innovative energy efficient practice as part of the regular cycle of weatherization and energy improvements in public housing developments
 - Continue to connect homeowners to available informational and grant resources for repairs, weatherization, and other home improvements
 - Advocate for use of IDA matched savings for home repairs and weatherization
 - Explore opportunities to expand the use of Low Income Housing Tax Credits for green housing projects

- Continue to focus Neighborhood Revitalization Program incentives and other reinvestment and redevelopment policies in the five RCAP census tracts in the City of Wichita and other census tracts that have low median housing values (see **Figure 8 in Figure Book**)

- Host regular clean-up days in neighborhoods

- Promote a safe and healthy home environment through property code enforcement and minimum performance standards.
 - Adopt the 2009 International Property Maintenance Code (IPMC)
 - The IPMC establishes minimum maintenance standards for basic equipment, light, ventilation, heating, sanitation and fire safety
 - Explore use of policies in the National Healthy Housing Standard to complement the IPMC
 - National Healthy Housing Standard contains minimum performance standards in areas such as structures, facilities, plumbing, and space requirements, safety and personal security, lighting and electrical systems, and chemical and radiological agents
 - The standard seeks to integrate public health and building codes
 - Establish a rental inspection or registration program that requires a landlord or property owner to register a rental unit, which must pass inspection before occupancy.

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Housing Recommendation 8: Develop a community-based marketing campaign that includes housing, as well as broader amenities.

As noted earlier, the lack of quality housing can become a barrier to population growth and business investment in smaller cities within the region. Communities should emphasize the critical role of quality housing options as part of a broader economic development to retain and attract residents. Such strategies can assist in bolstering weaker local housing markets and addressing continued population losses and uneven regional growth. Housing investment thus becomes a tool for strengthening neighborhoods and improving the quality of life for residents of all income levels. Actions include:

- Develop a marketing strategy to promote the assets of the community, including the employment base, entertainment venues, a distinctive or affordable housing stock, or walkable access to downtown or a major employment center. Examples may include:
 - Maintaining a website with detailed information on neighborhoods and home buying incentives
 - Conducting targeted marketing of city neighborhoods
 - Building relationships with major employers and creating employer incentives for city living
 - Organizing homebuyer fairs and house tours
 - Recruiting real estate agents, title insurance companies and others to participate in marketing efforts
- Leverage available tools to strengthen understanding of market conditions and issues and develop data to inform marketing and investment strategies.
 - The Kansas Department of Commerce Housing Assessment tool (HAT) helps local communities identify strengths, weaknesses, opportunities, and priorities before allocating resources to implement strategies. HAT includes analysis of demographics, housing characteristics, and infrastructure.

Housing Recommendation 9: Use land banking as a tool to stabilize neighborhoods and promote revitalization.

Tax-delinquent, abandoned, and vacant properties can reduce surrounding property values and dampen investment in affected areas, thereby accelerating neighborhood decline. Land banking enables government or nonprofit entities to acquire, hold, and manage these properties for purposes of redevelopment or the production of affordable housing. The Kansas legislature has granted cities and counties the authority to form land banks. In 2013, the City of Hutchinson established a land banking program to strengthen neighborhoods by returning vacant, abandoned, foreclosed, and unwanted residential properties to productive use. Specific strategies include:

- Continue implementation of the City of Hutchinson Land Bank and share best practices and lessons learned with the region
- Explore the use of land banking in other communities, particularly urban areas such as the City of Wichita

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Housing Recommendation 10: Establish a housing trust fund.

Cities and counties can establish housing trust funds to support the construction, acquisition, and preservation of affordable housing and related services to meet the housing needs of low-income households. Housing trust funds can reduce funding uncertainty by identifying dedicated revenues to ensure a steady stream of funding, rather than reliance on general fund allocations. Specific strategies include:

- Explore funding sources, such as capital improvement project funds, tax increment financing, hotel occupancy taxes, real estate transfer taxes or permit fees
- Prioritize trust activities, including construction, acquisition, or rehabilitation, transitional housing, assistance for low- and moderate-income home buyers, counseling, emergency repairs or rental subsidies
- Establish administration or governance rules, including formation of a Board of Directors

Housing Recommendation 11: Create a regional housing collaborative forum.

Establish a regional mechanism, such as a housing roundtable, to promote information sharing and identification of partnership, funding, and consulting opportunities.

Conclusions

The FHEA is a regional study that highlights broad issues, challenges, and opportunities in the South Central Kansas housing market. Housing conditions will continue to vary across the diverse urban, suburban, and rural communities of the region. The purpose of this report is to identify tools, best practices, and informational sources that stakeholders can adapt for use in their local settings. Stakeholders should use the findings of the FHEA to promote public investment decisions and policy changes that support greater opportunity in areas of concentrated poverty and underinvestment and to build partnerships that address specific housing issues and expand access to opportunity across the region. The ultimate goal of the FHEA is to create "geographies of opportunity," or places that effectively connect people to jobs, quality public schools, essential services, and amenities.