



Housing Assessment Tool (HAT) Sharable Document

City of Haysville | December 2023

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Disclaimer

This study was conducted by the PPMC at Wichita State University. The PPMC is an independent research body unaffiliated with the City of Haysville. This report was prepared by the research team with data collected from external sources. PPMC's findings are based on assumption of data accuracy received from internal and external sources. The findings represent the views, opinions, and conclusions of the research team alone. The report does not express the official or unofficial policy of Wichita State University.

Introduction

The following document contains information gathered between September and December 2023 to be inputted in the Kansas State Department of Commerce's Housing Assessment Tool (HAT). The purpose of a HAT is to assess local housing needs to prioritize and strategize future housing investments. In addition to data-gathering, the process engages relevant stakeholders and the community, so their input is considered.

Kansas state agencies that offer funding for housing projects require communities prioritize their greatest housing needs when applying for funding. Because the process highlights housing priorities, the HAT can inform a community's eligibility for a range of funding opportunities.

Part 1: Housing Committee

Please provide the name of the representative and/or organization that took part in the committee or process.

The following committee members met monthly for three months to guide the work:

- Danielle Gabor, Haysville Economic Development Director
- Tim Aziere, Chairman, Haysville Planning Commission
- Dan Benner, City Council, City of Haysville
- Jesse Foreman, Credit Union of America, Community Member
- Carol Neugent, former Haysville City Administrator, Community Member
- Bob Rardin, City Council, City of Haysville
- Gordon Ritthaler, Farm Bureau Financial Services, Community Member
- Jonathan Tardiff, Planning and Zoning Administrator, City of Haysville

The committee received input on stakeholder engagement. Specifically, which participants should be invited, and regarding the questions used to guide the discussion. The committee was also responsible for completing the following:

- Housing physical condition assessment (see part 2E for more)
- Final assessment and setting priorities (see part 4 for more)

Part 2: Collecting and Analyzing Local Data

Part 2A: Past Housing Initiatives, Infrastructure, and City Services Inventory

Past Housing Initiatives – Identify any housing activity that has taken place in the last five years (include grants/programs, pending applications, private new construction, rental development, etc.). Explain what parties initiated the change. What has it done to improve or worsen the housing issues in your community?

Between 2015 and 2018, the New Build Home Tax Rebate initiative offered a significant incentive for homeowners constructing new properties. Facilitated by the City, this program provided an Ad Valorem tax rebate on City taxes over a ten-year period. During the first year, homeowners enjoyed a 100 percent rebate. The rebate gradually decreased over the subsequent years:

- 80% reduction in years 2-4
- 60% in years 5-7
- 40% in years 8-10

This strategic tax incentive eased the financial burden on those building homes. The City also offers a free tree to home builders.

New Construction Incentives – Has your community currently or previously offered incentives to developers, contractors, and occupants to spur new development? If yes, briefly describe the incentive program and its usefulness in your community.

Through the Assisted Living Incentive, the City sold property for a new assisted living and memory care facility at the nominal price of \$1. This initiative included a 10-year tax abatement through Industrial Revenue Bonds (IRB) and a sales tax discount during the construction phase. The project is delayed until Spring 2024.

The City recently (2022-23) invested in the Copper Tail Addition. The City invested in paving, curb, gutter, storm sewer, water distribution, and sanitary sewer improvements

to serve the Addition. The City also offered a five-year Ad Valorem tax rebate on City taxes:

- 100% reduction in year 1
- 80% in year 2
- 60% in year 3
- 40% in year 4
- 20% in year 5

Home Rehabilitation – Has your community currently or previously had any rehabilitation programs to assist homeowners to repair and improve their older homes? If yes, briefly describe the program and its usefulness in your community.

No.

Code Enforcement – What is the extent and effectiveness of code enforcement in your community? Is your community without codes?

The City has a robust code enforcement system. The City's GIS website maintains an active dashboard of public code enforcement statistics. Through the City's website, residents can:

- View City code
- Report an issue
- Review commonly asked questions about codes

The most common code violations are weeds and grass, nuisances, trees and shrubs, nuisance vehicles, and property maintenance.

Homeownership Support – Are there any incentives or financial support to encourage homeownership in your community (down payment assistance, local employer incentives, etc.)? If yes, how much are they utilized?

None at this time.

Infrastructure – Describe the infrastructure system (water, streets, sewer, storm drainage, internet service, natural gas distribution and electrical distribution) as it relates to housing needs. Are the operating systems mostly updated and efficient with minimal service interruptions? Are there large updates expected?

Water

- Haysville’s water supply system is robust, drawing from reliable sources and maintaining high water quality.
- Haysville is currently performing a Water Supply and Treatment Study. This information will guide the City to acquire future water rights.
- Service interruptions are rare and when they occur, they are generally confined to small areas and brief periods.

Sewer

- The completion of the Sanitary Sewer Master Plan has identified future improvements to accommodate new developments.
- Currently, a significant sanitary sewer project on the west end of the City is in progress, designed by engineer consultants to support further developments.

Streets

- Haysville’s streets are regularly evaluated, and a maintenance plan is implemented based on these assessments and available funds.
- In 2023, approximately \$600,000 in maintenance improvements were completed, contributing to overall street quality.
- Ongoing and completed street improvement projects enhance accessibility for our residents.

Storm Drainage

- Haysville’s storm drainage system is effective in managing rainwater.
- A FEMA grant has been awarded to study three areas of concern related to storm drainage, and consultants will soon initiate this project.

Overall Efficiency and Service Interruptions

- Haysville’s infrastructure systems exhibit high efficiency in meeting housing needs.

- Service interruptions are infrequent and when they occur, they are typically localized and of short duration.

Expectations for Large Updates

- Anticipated large-scale updates, such as the ongoing sewer project and the FEMA-funded study, align with Haysville’s commitment to meeting the growing housing needs of the community.
- The City is proactive in preparing for and implementing updates to ensure the continued efficiency and reliability of our infrastructure systems.

Environmental Impacts – What are the environmental issues in your community that could affect new housing decisions and locations? Examples include flood zone, wetlands, railroad tracks, major roadways, brownfields, farmland, forest, endangered species, etc.

- There is a floodplain west of Broadway between 79th and 95th
- The local flooding concern is currently being addressed through the joint City of Haysville and Sedgwick County D-21 project.

Disasters – If applicable, describe any persisting natural disaster impacts on your community’s housing. Disaster examples include flooding, tornado, fire, windstorm, etc.

Haysville does not have any persisting natural disasters that impact the community’s housing.

Homelessness Prevention – What are the community’s homelessness prevention efforts? What assistance does the community provide or need for households near homelessness?

Haysville itself does not have many homelessness prevention efforts but have established connections with many Wichita resources. For example, local churches (Haysville United Methodist and Haysville Christian Church) coordinate with Wichita’s Family Promise to provide temporary shelter and other resources for those facing homelessness. Other partners include St. Anthony’s Family Shelter, Wichita Family

Crisis Center, and Wichita Center of Hope (rent and utility assistance). One local service for households near homelessness is Haysville Hope which provides utility assistance.

Basic Services – Select the services in your community.

- | | |
|----------------------------|--------------------|
| ✓ Grocery store | ✓ Medical clinic |
| ✓ Public High School | ✓ Gas station |
| ✓ Public Middle School | ✓ Public library |
| ✓ Public Elementary School | ✓ Senior center |
| ✓ Private school | ✓ Childcare |
| ✓ Bank | ✓ Community center |

Other notable services include:

- Haysville ReSTORE – clothing assistance for USD 261 students
- Parents as Teachers Program through USD 261 – homelessness and poverty prevention programming for parents and their kids, ages birth through school
- West Haysville Baptist Church and Haysville Community Outreach (HCO) – food pantry, monthly food bags, and holiday assistance
- Haysville Senior Center – food assistance
- USD 261/KU School Based Health Clinic – comprehensive healthcare available to any children with an address within USD 261

Part 2B: Housing Needs Assessment

Demographics

Estimated Population

Using the current population estimate and change since 2010, how do you predict the population to change over the next 20 years?

- Significantly increase
- Increase
- No change
- Decrease
- Significantly decrease

Using the data and local knowledge, how do you anticipate population change to impact your community's future housing need?

Haysville's population is currently estimated at 11,262 (U.S. Census Bureau, 2020: ACS 5-Year Estimates). Using additional estimates from the Center for Economic Development and Business Research (CEDBR) at Wichita State University, slight population increases are estimated through 2030 to **11,925** and through 2040 to **12,361**. The estimates are based on an age-cohort survival model for the Wichita Metro Area. The population present in the starting year (2020) is aged up through the model over time and is subject to mortality and fertility. Migration is also considered. Table 1 contains population estimates from the age-cohort model.

Table 1: Population Estimates Using Age-Cohort Model

Year	Population	Increase
2020	11,262	
2030	11,925	5.9%
2040	12,361	3.7%
2050	12,701	2.8%

A second set of estimates provided by representatives from the City of Haysville were produced using the geometrical increasing method, which assumes the percentage increase in the population is constant. Table 2 contains estimates from the geometrical increasing method.

Table 2: Population Estimates Using Geometrical Increasing Method

Year	Population	Increase	Increase
1960	5,836		
1970	6,483	647	11.1%
1980	8,006	1,523	23.5%
1990	8,364	358	4.5%
2000	8,502	138	1.6%
2010	10,826	2,324	27.3%
2020	11,262	436	4.0%
2030	12,613	1,351	12.0%
2040	14,127	1,514	12.0%
2050	15,822	1,695	12.0%

The age-cohort model provides detailed insights into different age groups, allowing for a more nuanced understanding of population dynamics; however, implementation can be challenging due to the need for intricate demographic data and a more sophisticated modeling approach. On the other hand, the geometrical increasing method is relatively straightforward to implement, requiring only initial population data and a growth rate assumption, but it assumes a consistent growth rate, which may not reflect real-world fluctuations in fertility, mortality, or migration.

Poverty Level and Trend

Using the poverty estimate graph and local knowledge, describe how the poverty level in your community could influence your housing needs.

Following a significant decrease in poverty between 2011 (14.2%) and 2016 (8.3%), the previous four years have seen an increase in poverty to 11.0 percent in 2021. However, relative to the current state and national averages, poverty in Haysville is currently low.

Share of the Population with a Disability

Using the disability data and local knowledge, describe how the share of population with disabilities in your community could influence your housing needs.

The share of Haysville residents with a disability is slightly higher (15.0%) than the state (13.2%) and national (12.6%) levels. This rate includes both physical and non-visible disabilities. Based on this information, the community may need more physically accessible and financially affordable housing for this significant population.

Rental Affordability

Share of Households Who Rent

How did the share of households who rent in your community change from 2010 to 2020?

- Increase
- Little to no change
- Decrease

While there was an increase in the share of households who rent between 2011 (25.9%) and 2016 (31.9%). In 2021, the rate had decreased to near 2011 levels (25.3%). From 2010 to 2020, there was little to no change in the share of households who rent.

Which age cohorts are MOST likely to rent?

- | | |
|---|--------------------------------|
| <input checked="" type="checkbox"/> 15-24 (89.9%) | <input type="checkbox"/> 55-64 |
| <input checked="" type="checkbox"/> 25-34 (31.8%) | <input type="checkbox"/> 65-74 |
| <input checked="" type="checkbox"/> 35-44 (36.2%) | <input type="checkbox"/> 75-84 |
| <input type="checkbox"/> 45-54 | <input type="checkbox"/> 85+ |

Although they are not in the top three age cohorts most likely to rent, a significant share of the population age 85 and over rent (27.2%).

Share of Renter Households Cost Burdened

How has the share of rental households that are moderately or severely cost-burdened changed from 2010 to 2020?

- Increase
- Little to no change
- Decrease

Comparison of Trends in Rent and Income (Indexed)

What is the monthly median rent in 2020?

\$878.00

What is the annual median family income in 2020?

\$73,629.00

Did the annual median income keep up with the change in monthly median rent from 2010 to 2020?

The annual median family income nearly doubled the rate of the increase in monthly median rent. The monthly median rent increased by 10.7 percent, from \$788 in 2011 to \$872 in 2021. The annual median family income increased by 21.8 percent, from \$60,448 to \$73,629.

Analysis: Rental Affordability

Using the data and local knowledge, what are the rental housing needs in your community?

Given that, as of 2021, households headed by an individual ages 15 – 44 were the most likely to rent, the most needed housing types would be:

- Small to midsize houses (two to three-bedrooms),
- Townhouse, duplex, or attached units, and
- Studio or one-bedroom apartments.

The U.S. Department of Housing and Urban Development (HUD) standard which describes a household paying more than 30 percent of their income towards housing as “housing burdened” should be considered when determining appropriate rents. The share of renter households with incomes of less than \$20,000 (86.1%) had the highest incidence of cost burden in 2021. Between 2016 and 2021, the share of cost burdened renter households with incomes \$35,000 – \$50,000 increased from 11.9 percent to 25.9 percent.

Homeownership Affordability

Homeownership Rate

How did the homeownership rate change in your community from 2010 to 2020?

- Increase
- Little to no change
- Decrease

Homeownership Rate by Age

Which age cohorts are MOST likely to own?

- | | |
|--------------------------------|---|
| <input type="checkbox"/> 15-24 | <input checked="" type="checkbox"/> 55-64 (81.9%) |
| <input type="checkbox"/> 25-34 | <input checked="" type="checkbox"/> 65-74 (87.8%) |
| <input type="checkbox"/> 35-44 | <input checked="" type="checkbox"/> 75-84 (91.5%) |
| <input type="checkbox"/> 45-54 | <input type="checkbox"/> 85+ |

Comparison of Trends in Median Home Values and Median Income

What is the median home value in 2020?

\$125,800.00

What is the median family income?

\$73,629.00

Did the annual median family income keep up with the change in median home value from 2010 to 2020?

Yes, it did. However, the median home value increased slightly more than the median family income, by 4.0 percent.

Distribution of Reported Home Values (2020)

Which home values are MOST prevalent in your community?

- Less than \$60,000
- \$60,000 - \$79,999
- \$80,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 - \$199,999
- \$200,000 - \$299,999
- \$300,000 - \$399,999
- \$400,000 - \$499,999
- \$500,000 - \$749,999
- \$750,000 - \$999,999
- \$1,000,000 or more

Which home values are LEAST prevalent in your community?

- Less than \$60,000
- \$60,000 - \$79,999
- \$80,000 - \$99,999
- \$100,000 - \$149,999
- \$150,000 - \$199,999
- \$200,000 - \$299,999
- \$300,000 - \$399,999
- \$400,000 - \$499,999
- \$500,000 - \$749,999
- \$750,000 - \$999,999
- \$1,000,000 or more

Share of Owner Households Moderately or Severely Cost Burdened

Are owner households more moderately or severely cost-burdened?

- Moderately Cost-Burdened
- Severely Burdened
- Same

The share of moderate to severely cost burdened owner households increased slightly from 2016 (19.8%) to 2021 (20.7%). The share of cost burdened owner households in 2021 is higher in Haysville compared to the greater Wichita, Metro area (16.2%).

Analysis: Homeownership Affordability

Using the data and local knowledge, what are the owner-occupied housing needs in your community?

- Entry and middle level single family homes, and
- Senior housing for those wanting to downsize (patio/slab homes, accessory dwelling units, other independent living, and retirement/assisted living).

Dedicated Affordable Housing

Does your community have subsidized housing? If yes, when is it expiring?

Haysville has 279 federally subsidized housing units as of 2021. These units make up 27.8 percent of Haysville's total rental stock. None of these units are HUD public housing units, rather they are all privately owned and receive federal subsidies. Out of the 279 units, 219 units make up four LIHTC (Low Income Housing Tax Credit) properties. Below are the number of LIHTC units in each property and the year service began:

- 64 units – 2001 (LITCH program compliance not being monitored)
- 48 units – 2005 (LITCH program compliance not being monitored)
- 59 units – 2006
- 48 units – 2010

According to [HUD](#), LIHTC units must remain affordable for 30 years. During the first 15 years, owners have no choice but to maintain affordability. During the second 15 years, owners could go through a “relief process” to leave the program. According to a database tracking LIHTC properties, just two of the four Haysville properties are still being monitored for LITHC program compliance. This suggests the other two are either expired or no longer being monitored for other reasons. It does not, however, indicate whether the units remain affordable.

One Haysville property with 60 units is under a Multifamily Assistance & Section 8 contract. According to [HUD data](#), the property's contract was established in April of 2014 and will expire March 2034.

Not included in the 279 number are approximately 30 Housing Choice Vouchers which are assigned to tenants directly who may use them on their choice of housing, so long as it meets voucher program criteria.

Describe how the subsidized housing and expiration dates impact your community's housing needs.

Over half (155 units) of Haysville's federally subsidized housing units are set to expire by 2025. The remaining 60 will expire in 2034. At this time, whether an owner decides to renew subsidy contracts or not will determine how many affordable units remain. One hundred and fifty-five units is not insignificant, and will surely impact many Haysville residents. This should be considered when planning future housing projects.

According to [HUD's Picture of Subsidized Households](#) from 2020, Haysville households who rent federally subsidized units have the following characteristics:

- Average people per unit: 1.4
- Average family expenditure per month: \$370
- Household income per year: \$16,210
- Households where welfare is a major source of income: -1%
- Households with other major sources of income: 89%
- Female head of household: 78% (16% with children)
- With disability, among head, spouse, co-head, aged 61 years or less: 39%
- Aged 62+ (head or spouse): 72%
- Average time on waiting list: 22 months
- Average time since moving in: 70 months

Alignment of Housing Supply and Demand

Is crowded housing high in your community?

No. No Haysville households report living in a severely crowded home.

If yes, is the crowded housing more severe in owner or rental households in your community?

- Owner
- Renter
- Same
- N/A

Analysis: Alignment of Housing Supply and Demand

Using the data and local knowledge, how does the share of crowded housing impact your community's overall housing need? – N/A.

Housing Stock Characteristics

Age of Housing Stock

When was the majority of the homes in your community built?

- | | |
|---|--|
| <input type="checkbox"/> Pre-1940 | <input type="checkbox"/> 1980 - 1989 |
| <input checked="" type="checkbox"/> 1940 - 1969 | <input type="checkbox"/> 1990 - 1999 |
| <input type="checkbox"/> 1970 - 1979 | <input checked="" type="checkbox"/> 2000 + |

Describe the age of your community's housing stock and how that impacts your community's housing need.

Older homes have aged infrastructure and systems which require potential upgrades and are generally less energy efficient. These homes also require special attention during the renovation process because they may have issues like asbestos.

Fortunately, those homes built after 2000 have newer infrastructure and systems

contributing to energy efficiency. The homes are likely built using more sustainable materials and practice.

Flood Risk

Describe the areas in or near your community with moderate to high flood risk.

There is land near Haysville with moderate to high flood risk that is not in the projected growth area.

- High: Some areas west of Broadway between 79th and 87th
- Moderate: Some areas west of Broadway between Berlin and 95th

Describe how this impact housing investment in your community.

Being located in or near a flood zone can impact housing investment in several ways.

Properties located in flood zones may:

- Incur increased insurance costs to cover potential damages,
- Be valued lower compared to similar homes in non-flood-prone areas,
- Struggle to resell,
- Have more limited financing options, and/or
- Require additional maintenance and repairs.

Housing Stock for Older Adults

Share of Households Headed by a Senior

How did the total share of senior households in your community change from 2015 to 2020?

- Increase
- Decrease
- No change

Which age cohort is more prevalent in the total share of senior households in your community?

- 65-74
- 75-84
- 85+

What is the potential housing need for new services or housing types for older adults?

Based on the age cohort, the most needed housing types include:

- Transitional housing like patio/slab houses, accessory dwelling units, or other independent living options, and
- Retirement or assisted living.

More assisted living options will require professionals who can provide necessary services to residents.

Analysis: Housing Stock for Older Adults

Considering the share of senior households and the largest senior age cohort in your community, how does this impact your community's housing needs?

Most seniors in Haysville are homeowners. The largest group of senior renters are those ages 85+. Senior renters are significantly more likely to be cost burdened (63.9%) compared to all other household types (26.5%). Considering most seniors are on fixed incomes, affordability is of the utmost importance.

Haysville has approximately 120 studio and one-bedroom units and 133 renter households headed by an adult aged 65 or older. *If* all seniors lived alone and in single units, there would not currently be enough housing available for them. Instead, seniors may be living in homes more suitable for families or other occupants.

Part 2C: Stakeholder Interviews

Local Business/Employers

How many businesses did you interview?

- 1
- 2
- 3
- 4
- 5

Using this data and local knowledge, what are the common trends for housing needs for the largest employers in the region? Are there anticipated future housing needs for the workforce? If so, what price range and housing type are needed?

One of the largest employers in Haysville is USD 261. In speaking with the superintendent, he explained that potential staff have major concerns about finding housing in the community. The most needed type of housing is single family affordable housing, between \$150,000 and \$250,000. Most of the staff the district looks to hire are young with families. The superintendent believes Haysville is a unique community offering great amenities to its residents but lacks some of the same development similar, nearby, communities have attracted. Housing is certainly a significant contributing factor.

The other large employer in Haysville is Weckworth Manufacturing. Multiple attempts were made to get in contact with HR or company leadership to discuss how housing impacts their staff and overall business. However, the company denied an interview, believing they did not have anything useful to contribute on the topic. Other attempts were made to contact small businesses in the City, but coordinating meetings or interviews proved unsuccessful.

Realtors

How many realtors did you interview?

1

2

According to the local realtors, what are the local and regional housing needs?

The realtor believes the most needed types of housing are:

- Entry level, \$125,000 – \$150,000
- Middle range, \$170,000 – \$200,000

The realtor frequently cited continued fallout from the 2008 housing crisis as a main contributor to the current housing shortage in Haysville. Post-crisis, it was difficult for local builders and artisans to maintain their businesses contributing to the current day shortage of skilled labor. This, coupled with general inflation, means builders can no longer afford to build affordable entry level homes without assistance or extremely tight margins. The realtor believes incentives should be targeted to those willing to build affordable entry level homes to combat this problem.

According to this realtor and at the time of this report, Haysville is sitting at a one-and-a-half months' supply of housing. While a balanced months' supply of homes for sale is four to six months, Haysville's low housing supply is in line with the rest of the state. Currently, all of Kansas is at or below two months' supply (Center for Real Estate, WSU). While typically a months' supply under four indicates a sellers' market, this realtor has noticed Haysville sellers are too nervous to sell due to the lack of supply for them to re-purchase.

Part 2D: Regional Housing Analysis

List the "Housing Opportunities & Challenges" for your region (located at the end of each region chapter).

Haysville is located in Sedgwick County. The state's regional analysis separated and analyzed the largest counties in the state separate from their region. The following are the housing opportunities and challenges for Sedgwick County specifically:

Challenges

- Housing variety – limited construction other than single-family detached homes
- Valuation gap – gap between the cost to build or rehabilitate a home and the value of existing housing
- Neighborhood building – subdivision development versus neighborhoods with housing variety and services contributing to a sense of community

Opportunities

- Community amenities – regional investment is strong
- Strong job market – a labor shortage exists
- Housing demand – population growth and pent-up demand have maintained housing demand in the region

Describe how these regional housing challenges continue to impact your community's housing.

Haysville continues to be impacted by the previously listed challenges. Neighborhood building will likely be a continued challenge for Haysville due to perceptions of the City as a "bedroom community." Commonly referred to as a limiting perception in interviews and community engagement for this assessment, many still perceive Haysville as simply a place to live without any other services or amenities. The valuation gap was also commonly discussed by stakeholders as a deterrent to development. Haysville has made recent efforts related to housing variety. At the time of this report, a new duplex/quadplex development is in the final stages of construction; however, more diversified housing will be a continued need.

Part 2E: Housing Physical Condition Assessment

Describe the focus area of your housing assessment (entire community, neighborhood, etc.) and information collected.

The attached housing physical condition assessment encompasses data for all homes within the city limits. The housing committee divided the work amongst themselves at collected data by ward:

- Ward 1: 978 data points
- Ward 2: 1117 data points
- Ward 3: 881 data points
- Ward 4: 945 data points

Housing Condition Assessment data in Appendix B.

Housing Condition Analysis Questions

What are the primary housing challenges observed from the physical condition assessment?

- Minor maintenance or repairs
- Trash or vehicles in yard
- Deteriorated homes (2 major structural problems)
- Dilapidated homes (3 + major structural problems)
- Vacant homes
- Neighborhood development (lack of lighting, streetscape, etc.)
- Infrastructure deterioration (streets, sidewalk)
- Other:

Are there neighborhoods or parts of town with higher concentrations of deteriorated or dilapidated homes?

Yes.

- To the south of Grand: Wire to Delos, more concentrated on Spencer, Delos, and Wayne – Ward 3
- Off of 63rd - North side of the Ditch between Broadway and the ball diamond in Wards 4th addition – Ward 2

If collected, is there a higher concentration between owner- vs. rental-occupied units deteriorated or dilapidated?

Not able to determine with assessment data.

What are the key takeaways from the housing condition assessment?

Haysville needs more homes of all types.

Part 3: Community Engagement

Describe your community engagement method and target audience? Approximately how much of the community did you engage?

Approximately 20 participants were invited to participate in two focus group meetings to discuss housing in Haysville, guided by a set of questions the housing committee approved. The housing committee determined who should be invited to participate. Participants were local property and landowners and community members and advocates.

What are the identified housing needs and concerns by community residents?

Community residents identified the following as the most needed types of housing in Haysville:

- Affordable rentals
 - \$600 – \$1,000
 - More rental options for large, intergenerational families, 3+ bedrooms
- Affordable senior housing
 - For those on fixed incomes
 - Always waiting lists for independent living for the older members of the community
- Starter homes, \$125k – \$150k
 - Above starter \$150k – \$200k
- High end homes, \$400k

When asked about their concerns, the following themes emerged:

Not unique to Haysville

- General economy – inflation, interest rates, and taxes
- Low housing supply – sellers are nervous to sell
- Cost to build
 - Utilities
 - Post 2008 lost many affordable/starter home builders
 - Shrinking margins for developers
- Affordability
 - Costs for landlords have gone up causing raised rents
- Property tax increases

Unique to Haysville

- Community perception
 - Blue collar
 - Bedroom – work and play elsewhere. Come home to Haysville
 - Resistance to growth
- Competing with other nearby communities with comparable socioeconomic statuses
 - Like Park City and Valley Center
 - Other communities offer incentives like no downpayment or delayed property taxes
 - Haysville residents cannot qualify for USDA rural development loan/downpayment assistance
- Perception that there have been changes to the flood plain, flood zone insurance
- Landlords are struggling to fill twin home rentals for \$1000 – \$1300 per month
- Land for new development
 - Constrained geographically
 - Property owners resistant to selling
 - Current lack of buildable lots

- Some people attracted to the community have credit issues, evictions, and other issues that make it hard to secure properties
 - Properties that are more accessible are very poorly managed
 - Landlords struggle more with tenants in Haysville relative to properties in neighboring communities
 - The City could have more policies and requirements for landlords, owners, etc.

What are the identified housing needs and concerns by builders and/or developers? (or N/A if not applicable) - N/A.

What are the key takeaways from the community engagement initiative?

Community engagement revealed that residents believe the current housing situation in Haysville – generally unaffordable and scarce – is affecting the local economy and quality of life of residents. Many felt the community was losing out on potential residents to other nearby communities for lack of affordable or appropriate housing options. This, in turn, affects the community’s growth potential.

When asked to imagine what it would look like if Haysville residents had access to adequate housing and what the community would gain, common responses were:

- Diversified housing
- More rentals
 - Good tenants
 - Well managed properties
- Affordable starter homes
- Overall quality of life improvements
 - Access to other essential community services
 - Changing community mindset and perception
 - Continued community investment
- Maintain current housing stock *and* grow sustainably

Part 4: Final Assessment of Data, Input and Setting Priorities

In addition to the answers below, see Appendix A for tables scoring Haysville housing initiatives, types, attributes, and supporting services as a housing asset, neutral, or a housing need.

Top Three Housing Assets

City Services

Haysville has great city services, which are a housing asset in several ways. They contribute to the overall livability, value, and attractiveness of Haysville. The City proactively develops and maintains structures such as roads, bridges, water supply, sewage systems, and public transportation. Public safety services are reliable and responsive. The Haysville Police Department is under the City of Haysville. The Fire Department is maintained by Sedgwick County and operates Station 34 on Main Street. Haysville has a state-of-the-art recreation facility and many parks, all maintained by the City. Finally, the City has community programs such as a library, a senior center, and many community events fostering a sense of community and belonging, which influences the housing market positively.

Schools

Haysville students have access to high-quality education facilitated by USD 261, catering to students grades Pre-K-12. Known for its educational excellence, the district has earned National Blue Ribbon recognition and houses the International Baccalaureate Program. Additionally, the district provides opportunities for high school students to acquire college credits at reduced fees, alongside a myriad of other commendable programs. Haysville is also the home of the Haysville Learning Café, a program that offers:

- Adult learning opportunities for high school diplomas,

- English classes for speakers of other languages,
- Citizenship classes,
- Industry-recognized certification options,
- Workforce-ready training, and
- Career and technical education courses.

Wichita State University also has an off-site location in Haysville, offering general education classes, non-credit community classes, and study facilities for online WSU students. These educational offerings serve as compelling attractions, contributing to the community's appeal for families seeking exceptional educational opportunities.

Land

Haysville has land available, allowing growth to the south and west of town that possess the characteristics that make it a valuable housing asset. The proximity to Haysville amenities and the potential for infrastructure expansion make land an asset to the community and the region.

Top Three Housing Needs

New construction of single-family homes

The construction of new single-family homes plays a crucial role in meeting the housing and investment needs of individuals, communities, and the broader economy. New construction of single-family homes would:

- Address the growing demand for housing,
- Stimulate economic activity,
- Enhance community development, and
- Provide investment opportunities.

Because of these reasons, single-family home construction is a crucial component of a well-functioning housing market and economy for Haysville.

Senior housing

Senior housing is a housing need for Haysville, especially considering:

- Senior healthcare requirements,
- The importance of community support and the desire to preserve community connections,
- The need for accessibility features,
- The financial burden and potential economic impact, and
- The ability of our aging population to stay in the community they currently reside.

Planning for senior housing ensures the town remains inclusive and supportive of all its residents across various life stages.

Owner-occupied housing

Owner-occupied housing is a need in Haysville and the region. It contributes to community stability, economic development, social cohesion, and overall well-being. It plays a crucial role in shaping the character and resilience of small communities. There is demand for more owner-occupied housing. Homes do not stay on the market because of demand.

Four Final Committee Questions

Are there specific regions or neighborhoods in your community that need concentrated effort?

Haysville can grow to the west and south, and there is land. The City is landlocked on the east and north sides except for some land north of the Mitch Mitchell Floodway.

Describe the community's timeline for addressing the priorities.

In the process of addressing more housing, however, more homes will still be needed. There is a current need to add more new family home construction.

Identify the local stakeholders who will be involved in addressing priorities.

City, developers, engineering for new infrastructure, citizens to understand the need for various housing and the funds to make it happen.

What are the largest obstacles in addressing the priority areas?

- Landowners willing to sell,
- Developers willing to develop, and
- Cost to develop for those landowners and developers that are willing.

Appendix A: Scoring Tables

Occupancy	Housing Asset	Neutral	Housing Need
Owner-occupied housing			✓
Renter-occupied housing			✓
Temporary housing			✓
Housing Type	Housing Asset	Neutral	Housing Need
Entry-level single-family housing			✓
Mid-level single-family housing			✓
High-level single-family housing		✓	
Large, lot acreage housing		✓	
Townhomes/row houses			✓
Duplexes			✓
Multi-family apartments		✓	
Condominiums (condos)		✓	
Manufactured/mobile homes		✓	
Senior (independent) housing			✓
Senior care facilities			✓
Downtown housing (above commercial)		✓	
Temporary housing			✓
Population	Housing Asset	Neutral	Housing Need
Young professional housing			✓
Family housing			✓
Senior housing			✓
Workforce housing			✓

Disabled housing			✓
Low-to-moderate income housing		✓	
Moderate income housing			✓
High income housing		✓	
Housing Initiatives	Housing Asset	Neutral	Housing Need
New construction			✓
Rehabilitation			✓
Infill development		✓	
Demolition		✓	
Homeownership incentives			✓
Developer incentives			✓
Code enforcement	✓		
Regional collaboration			✓
Homelessness prevention		✓	
Housing Factors	Housing Asset	Neutral	Housing Need
Affordability			✓
Demand			✓
Land availability			✓
Historic homes		✓	
Housing type variety			✓
Housing price variety		✓	
Housing quality			✓
Aging housing stock		✓	
Construction costs			✓
Worker shortage		✓	

Vacancy		✓	
Flood zones		✓	
Infrastructure/Amenities	Housing Asset	Neutral	Housing Need
Water distribution			✓
Stormwater drainage			✓
Sanitary sewer			✓
Sidewalks/trails	✓		
Streets	✓		
Parks/open space	✓		
Reliable internet	✓		
Childcare			✓
Schools	✓		
City services (library, pool, etc.)	✓		
Emergency/safety (fire, police)	✓		
Health services	✓		
Retail/restaurants			✓
Jobs/employment		✓	
Proximity to urban areas	✓		
Transportation services	✓		
Community Center	✓		

Appendix B: Housing Assessment Data

See separate document.