Mayor Gregory N. Thompson
Commissioner Brenda K. Butters
Commissioner Scott M. Schoon

CITY COMMISSION MEETING
Winfield, Kansas

DATE: Monday, October 19, 2026
TIME: 5:30 p.m.
PLACE: Civic Center – Civic Room – 400 E 9th

AGENDA

CALL TO ORDER .....Mayor Gregory N. Thompson

ROLL CALL.....City Clerk, Tania Richardson

MINUTES OF PRECEDING MEETING.....Monday, October 05, 2026

MINUTES OF SPECIAL MEETING .....Tuesday, October 13, 2026

BUSINESS FROM THE FLOOR
-Citizens to be heard

NEW BUSINESS
Ordinances & Resolutions

Bill No. 26105 - An Ordinance – Amending Chapter 74, Sections 114,115,116,117,118, of the Winfield City Code.

Bill No. 26106 - A Resolution – Amending the Comprehensive Fee Schedule for services provided by the City of Winfield, Kansas.

Bill No. 26107 - A Resolution – Authorizing and directing the City Manager and Clerk of the City of Winfield, Kansas, to enter into an agreement with Lawrence Crushed Stone for the demolition and removal of the structure(s), Residential Building, Accessory Structure(s) on a tract of land legally described as; Lot 10, Block 74, McMullen Addition to City of Winfield, Cowley County, Kansas, commonly known as 1421 Menor St. Recorded in Book 904 page 277, in the Office of the Register of Deeds of Cowley County, Kansas, in the Office of the Register of Deeds of Cowley County, Kansas.

Bill No. 26108 - A Resolution – Authorizing and directing the City Manager of the City of Winfield, Kansas, to sign and execute a Development Agreement providing for the design, construction and financing of certain improvements for the development of baseball and softball fields and related improvements.

Bill No. 26109 - A Resolution – Authorizing the preparation and submission of an application to the Kansas Housing Resources Corporation (KHRC) for the Kansas Housing Investor Tax Credit (HITC) and Moderate-Income Housing (MIH) grant.

Bill No. 26110 - A Resolution – Establishing reinvestment housing incentive districts within the city and making certain findings in connection therewith

OTHER BUSINESS

ADJOURNMENT
-Next Commission work session 4:00 Thursday, October 29, 2026.
-Next regular meeting 5:30 p.m. Monday, November 02, 2026.

CITY COMMISSION MEETING MINUTES
Winfield, Kansas
October 5, 2026

The Board of City Commissioners met in regular session, Monday, October 05, 2026 at 5:30 p.m. in the City Commission-Community Council Meeting Room, City Hall; Mayor Gregory N. Thompson presiding. Commissioners Brenda K. Butters and Scott M. Schoon were also present. Also in attendance were Taggart Wall, City Manager; Tania Richardson, City Clerk; and William E. Muret, City Attorney. Other staff members present were Patrick Steward, Director of Public Improvements; and Pete Rowley, Interim Fire Chief.

Mayor Thompson noted all Commissioners present.

Commissioner Butters moved that the minutes of the September 14, 2026 meeting be approved. Commissioner Schoon seconded the motion. With all Commissioners voting aye, motion carried.

PROCLAMATION

-Mayor Thompson presented a Proclamation to Interim Fire Chief Rowley, proclaiming October 4th – October 10th, 2026, as Fire Prevention Week.

BUSINESS FROM THE FLOOR

Mayor Thompson noted there were no citizens present to bring business to the Commission.

NEW BUSINESS

Bill No. 2697 – An Ordinance – Amending Article 3 of the Zoning Regulations of the City of Winfield, Kansas, by changing the boundaries of certain districts referred to on an official map designated as the "Zoning District Map of Winfield, Kansas," which is made a part of Article 3 of the Zoning Regulations of the City of Winfield, Kansas. Director of Public Improvements Steward explains this Ordinance will approve a change to the zoning district from I-1 "Light Industrial" to C-3 "General Commercial." (3900 E 12th Ave.) Upon motion by Commissioner Butters, seconded by Commissioner Schoon all Commissioners voting aye, Bill No. 2697 was adopted and numbered Ordinance No. 4255.

Bill No. 2698 – A Resolution – Determining the existence of certain nuisances at 817 E 14th Ave in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Public Improvements Steward explains this Resolution will allow the City to take action to abate the nuisances at this property. Upon motion by Commissioner Schoon, seconded by Commissioner Butters all Commissioners voting aye, Bill No. 2698 was adopted and numbered Resolution No. 8626.

Bill No. 2699 – A Resolution – Determining the existence of certain nuisances at 709 Harter St in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Public Improvements Steward explains this Resolution will allow the City to take action to abate the nuisances at this property. Upon motion by Commissioner Butters, seconded by Commissioner Schoon all Commissioners voting aye, Bill No. 2699 was adopted and numbered Resolution No. 8726.

Bill No. 26100 – A Resolution – Determining the existence of certain nuisances at 1003 E 2nd Ave in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Public Improvements Steward explains this Resolution will allow the City to take action to abate the nuisances at this property. Upon motion by Commissioner Schoon, seconded by Commissioner Butters all Commissioners voting aye, Bill No. 26100 was adopted and numbered Resolution No. 8826.

Bill No. 26101 – A Resolution – Determining the existence of certain nuisances at 1114 E 11th Ave in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Public Improvements Steward explains this Resolution will allow the City to take action to abate the nuisances at this property. Upon motion by Commissioner Butters, seconded by Commissioner Schoon all Commissioners voting aye, Bill No. 26101 was adopted and numbered Resolution No. 8926.

Bill No. 26102 – A Resolution – Determining the existence of certain nuisances at 1019 Cherry St in the City of Winfield, Kansas, and authorizing further action pursuant to the City Code of said City. Director of Public Improvements Steward explains this Resolution will allow the City to take action to abate the nuisances at this property. Upon motion by Commissioner Schoon, seconded by Commissioner Butters all Commissioners voting aye, Bill No. 26102 was adopted and numbered Resolution No. 9026.

OTHER BUSINESS

- Consider approving a Temporary Alcohol License for Cowley County Humane Society Fundraiser, at the Edge Performing Arts Centre, 721 Main St. (October 17th, 2026). City Clerk Richardson presented an application for the Cowley County Humane Society Fundraiser Temporary Liquor license. Commissioner Butters moved to approve the application submitted by Cowley County Humane Society for a Temporary Liquor license. Commissioner Schoon seconded the motion. With all Commissioners voting aye, the motion carried.

- Consider appointing a voting delegate and alternate for the KPP Energy's Membership Committee. City Manager Wall asks that the Commission appoint Taggart Wall as voting delegate, and Gus Collins as alternate. Commissioner Butters made a motion to appoint Taggart Wall as voting delegate, and Gus Collins as alternate for the KPP Energy's Membership Committee. Motion was seconded by Commissioner Schoon. With all Commissioners voting aye, motion carried.

- Executive Session pursuant to the consultation with the City Attorney matter exception, which would be deemed privileged in the attorney-client relationship pursuant to the consultation with the City attorney matter exception, K.S.A. 75-4319 (b)(2). Mayor Thompson made a motion that the Commission recess into executive session for a period not to exceed 25 minutes pursuant to the consultation with the City Attorney matter exception. Motion was seconded by Commissioner Butters. With all Commissioners voting aye, motion carried.

Regular Session resumed at 6:00 p.m.

Mayor Thompson made a motion to extend the executive session by 35 minutes. Motion was seconded by Commissioner Butters. With all Commissioners voting aye, motion carried.

Regular Session resumed at 6:35 p.m.

ADJOURNMENT

Upon motion by Commissioner Butters, seconded by Commissioner Thompson, all Commissioners voting aye, the meeting adjourned at 6:38 p.m.

Signed and sealed this 9th day of October 2026.

Signed and approved this 13th day of October 2026.

_____

Tania Richardson, City Clerk

_____

Gregory N. Thompson, Mayor

CITY COMMISSION MEETING MINUTES
Winfield, Kansas
October 13, 2026

The Board of City Commissioners met in special session, Tuesday, October 13, 2026 at 4:00 p.m. in the Civic Center – Civic Room – 400 E 9th; Mayor Gregory N. Thompson presiding. Commissioners Brenda K. Butters and Scott M. Schoon were also present. Also in attendance were Taggart Wall, City Manager; and Tania Richardson, City Clerk; and William E. Muret, City Attorney.

City Clerk Richardson called roll and noted all Commissioners were present.

PUBLIC HEARING
-To consider comments related to an application to be submitted to the Kansas Department of Commerce for Community Development Block Grant (CDBG) funds under the Community Facilities – Large Grant category. Mayor Thompson opened a public hearing to consider comments related to an application to be submitted to the Kansas Department of Commerce for Community Development Block Grant (CDBG) funds.

-Rose Mary Saunders, Ranson Financial Group, LLC, Wichita, Kansas, appeared to explain the public hearing is a requirement for the CDBG application. The total cost of the project is $3,261,263, the City is asking for $1,500,000 from CDBG, and the balance will be the responsibility of the City.

With no one else appearing, Mayor Thompson closed the public hearing.

BUSINESS FROM THE FLOOR
-Mayor Thompson noted no citizens present to bring business to the Commission.

NEW BUSINESS
Bill No. 26103 – A Resolution – Certifying legal authority to apply for the 2026 Kansas Community Development Block Grant Program from the Kansas Department of Commerce and authorizing the Mayor to sign and submit such an application. Upon motion by Commissioner Butters, seconded by Commissioner Schoon, all Commissioners voting aye, Bill No. 26103 was adopted and numbered Resolution No. 9126.

Bill No. 26104 – A Resolution – Assuring the Kansas Department of Commerce that funds will be continually provided for the operation and maintenance of improvements to the Parks & Rec system to be financed with Community Development Block Grant funds. Upon motion by Commissioner Schoon, seconded by Commissioner Butters, all Commissioners voting aye, Bill No. 26104 was adopted and numbered Resolution No. 9226.

ADJOURNMENT

Commissioner Butters made a motion to adjourn. The motion was seconded by Commissioner Schoon. With all Commissioners voting aye, motion carried. Meeting adjourned at 12:05 p.m.

Signed and sealed this 15th day of October 2026.

_____

Tania Richardson, City Clerk

Signed and approved this 19th day of October 2026.

_____

Gregory N. Thompson, Mayor

Request for Commission Action

Date: October 14th, 2026

Requestor: Taggart Wall

Request for Commission Action

Date: October 19, 2026

Requestor: Taggart Wall, City Manager

Action Requested: Consider Approval of an ordinance allowing the operation of golf carts and worksite utility vehicles (UTVs) within the city limits.

Analysis:

The City of Winfield has previously adopted ordinances regulating the operation of golf carts, worksite utility vehicles (UTVs), micro-utility trucks, and all-terrain vehicles (ATVs) on public streets and City-owned property.

Over time, the popularity and availability of these vehicles have increased, particularly for recreational use and short-distance transportation. As their use has expanded, so too has the need to establish clear and consistent expectations regarding where these vehicles may be operated, the equipment necessary for safe operation, and the responsibilities of their owners and operators.

The proposed ordinance establishes regulations intended to balance the convenience and utility of golf carts and worksite utility vehicles with the City's responsibility to maintain safe public streets.

Golf Carts

The ordinance permits golf carts to operate on City streets with posted speed limits of 30 miles per hour or less, subject to certain restrictions. Golf carts are prohibited from operating on federal and state highways, although crossing at legal intersections is permitted.

Operators must possess a valid driver's license, register the vehicle with the City, and maintain liability insurance. Nighttime operation is permitted only when the golf cart is equipped with legally required motorcycle lighting and a properly mounted slow-moving vehicle emblem.

The ordinance also establishes passenger safety requirements, including the use of permanently attached seats, restrictions on carrying passengers on laps, and appropriate safety restraints for children under 14 years of age.

Worksite Utility Vehicles and Micro-Utility Trucks

The ordinance permits worksite utility vehicles and micro-utility trucks to operate on City streets, except for U.S. Highway 77 (Main Street), U.S. Highway 160 (9th Avenue), and the K-360 Bypass.

Operators must possess a valid driver's license and maintain liability insurance. Worksite utility vehicles must also be registered with the City.

Vehicles must comply with applicable equipment requirements established under Kansas law, including K.S.A. Chapter 8, Article 17. Operators are subject to the same applicable traffic laws and responsibilities as other motorists.

All-Terrain Vehicles

The ordinance continues to prohibit the operation of all-terrain vehicles (ATVs), mini motorcycles, mini choppers, pocket bikes, and mini scooters on public streets, roads, highways, and alleys within the City.

This distinction is important because vehicles commonly referred to as UTVs and ATVs may have different legal classifications under Kansas law.

Operation on City Property

The ordinance generally restricts the operation of these vehicles on City-owned property outside public streets and designated travel ways. Certain exceptions are provided for authorized activities and, in the case of golf carts, the Winfield Fairgrounds and Winfield City Lake. The City Manager may also authorize golf cart operation in other public parks and lands.

Registration and Enforcement

City registration requirements provide an opportunity to communicate applicable operating restrictions and safety expectations to vehicle owners.

Request for Commission Action

Violations of the ordinance are subject to penalties established by the City's adopted Standard Traffic Ordinance and applicable provisions of the City Code.

Financial Considerations

The ordinance provides for registration fees established through the City's Comprehensive Fee Schedule. We propose a $25.00 fee.

Administrative costs associated with registration and enforcement are anticipated to be managed through existing City operations.

Attachments: Proposed Ordinance Amending Chapter 74, Sections 74-114 through 74-118.

(First Published in The Cowley Courier Traveler Saturday, October 24th, 2026)

BILL NO. 26105 **ORDINANCE NO. 4256**

AN ORDINANCE

AMENDING Chapter 74, Sections 114,115,116,117,118, of the Winfield City Code.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WINFIELD, KANSAS THAT,

Section 1. Current Sec. 74-114- Sec 74-118, Chapter 74 of the Winfield City Code, shall be repealed, replaced and adopted as follows:

Sec. 74-114. Operation of vehicles on City property.

(a) No person shall operate a motor vehicle, motorcycle, motor-driven cycle, motorized bicycle, or all-terrain vehicle, golf cart, worksite utility vehicle, micro-utility truck as defined in the Standard Traffic Ordinance on property owned or leased by the City, including, but not limited to, the fairgrounds, public parks, cemeteries, flood protection levees, Winfield City Lake and power plant lands, except on a public street or other public way open to the use of the public and publicly maintained for purposes of vehicular travel. Nothing in this section shall be construed as prohibiting the regular authorities of the city, state, or federal government and their employees, contractors, authorized tenants and agents from having such vehicular access to such property. Violation of this section is a misdemeanor.

Sec. 74-115. Riding bicycles, skateboards and similar devices on sidewalks or parking lots.

(a) No person shall ride or operate a bicycle, motorized bicycle, skateboard, two-wheeled scooter or similar device on the sidewalks of the city in the following areas:

(1) On Main Street, from 6th Avenue to 12th Avenue;

(2) On Manning Street, from 8th Avenue to 10th Avenue;

(3) On Millington Street, from 8th Avenue to 10th Avenue;

(4) On Loomis Street, from 8th Avenue to 10th Avenue;

(5) On 9th Avenue, from Menor Street to Loomis Street;

(6) On 8th Avenue, from Manning Street to Loomis Street;

(7) On 10th Avenue, from Manning Street to Loomis Street.

(b) No person shall ride or operate a bicycle, motorized bicycle, skateboard, two-wheeled scooter or similar device on any public parking lot, or on any private parking lot to which the public has access, anywhere in the business district of the city as defined in section 74-1.

(c) Police officers operating bicycles in the course of their duties are exempt from the provisions of this section.

Sec. 74-116 Golf Carts

(a) Operation of golf carts; penalty.

(1) Definition. Golf carts are defined as set forth in the current adopted Standard Traffic Ordinance 53rd Edition, or such Standard Traffic Ordinance as may be adopted from time to time in the future.

(2) Golf carts may be operated upon certain public highway, streets, roads and alleys within the corporate limits of the city; provided, however, that no golf cart may be operated upon any public highway, city street, road and alley with a posted speed limit in excess of 30 miles per hour. No golf cart shall be operated on any interstate highway, federal highway or state highway; provided, however, that the provisions of this subsection shall not prohibit a golf cart from crossing at a legal crossing site or intersection on a federal or state highway or a street or highway with a posted speed limit greater than 30 miles per hour.

(3) No golf cart shall be operated on any public highway, city street, road or alley between sunset and sunrise, K.S.A. 8-15,108(c); with the exception of those golf carts equipped with: (1) Lights as required by law for motorcycles; and (2) a properly mounted slow-moving vehicle emblem as required by K.S.A. 8-1717, and amendments thereto.

(4) No golf cart shall be operated on any public sidewalk or public parks and land except for use at the Winfield Fairgrounds and the Winfield City Lake. The city manager may, at discretion, give permission for use in public parks and land.

(5) Every person operating a golf cart on the public highway, city streets, roads and alleys of the city shall be subject to all of the duties applicable to a driver or a vehicle imposed by law.

(6) Nothing contained in this section shall confer upon any operator of a golf cart the right to drive said golf cart on private property without first obtaining the permission of the property owner.

(7) The operator and passengers of a golf cart must ride upon permanent and regular seats designed and firmly attached to the golf cart at the side or rear of the operator.

(8) No operator or passenger shall carry or have any other person on their lap. Every operator who transports a child under the age of 14 on public streets shall provide a safety restraining system that meets or exceeds the standard and specifications contained in Federal Motor Vehicle Safety Standard 213.

(b) Roadways laned for traffic.

(1) Golf carts are entitled to full use of a lane, and no motor vehicle shall be driven in such a manner as to deprive any golf cart of the full use of a lane.

(2) The operator of a golf cart shall not overtake and pass in the same lane occupied by the vehicle being overtaken.

(3) No person shall operate a golf cart between lanes of traffic or between adjacent lines or rows of vehicles.

(c) Valid drivers license required; penalty. No person shall operate a golf cart on any public highway, city street, road or alley within the corporate limits of the city unless such person has a valid driver's license. Violation of this section is punishable by a fine of not more than $1,000.00 or by imprisonment for not more than six months or by both such fine and imprisonment.

(d) Registration required. No person shall operate a golf cart on any public highway, city street, road or alley within the corporate limits of the city unless such person has registered the vehicle with the City including any applicable fees as set forth in the Comprehensive Fee Schedule.

(e) Penalty. Unless specifically provided herein, a violation of this section shall be deemed an ordinance traffic infraction. Upon an entry of a plea of guilty or no contest or upon being convicted of such violation, the penalty imposed shall be in accordance with Standard Traffic Ordinance and amendments thereto, or such other similar provision as the city may then have in effect.

(f) Insurance required; penalty.

(1) Every owner of a golf cart shall provide liability insurance coverage in accordance with section 200 of the Standard Traffic Ordinance, and amendments thereto, and the Kansas Automobile Injury Reparations Act, K.S.A. 40-3101 et seq., and amendments thereto.

(2) All provisions of the Standard Traffic Ordinance, and amendments thereto shall be applicable to all owners and operators of golf carts.

(3) A violation of this section shall be deemed an ordinance traffic infraction. Upon an entry of a plea of guilty or no contest or upon being convicted of such violation, the penalty imposed shall be in accordance with Section 201 of the Standard Traffic Ordinance, then adopted by the City and in effect.

Sec. 74-117. Micro-utility trucks; Worksite utility vehicles.

(a) Operation of micro-utility trucks and worksite utility vehicles; penalty.

(1) Micro-utility trucks and worksite utility vehicles may be operated upon the public highways, street, roads and alleys within the corporate limits of the city, with the exception that they may not be operated on U.S. Highway 77 (Main Street), U.S. Highway 160 (9th Avenue), and the K-360 By-Pass. Nothing in this section shall be construed as prohibiting the regular authorities of the city, state, or federal government and their employees, contractors, authorized tenants and agents from having such vehicular access to right-of-way for incidental operation and maintenance.

(2) (a) Micro utility truck. Micro utility truck shall be defined as set forth at K.S.A. 8-126(ii) and amendments thereto. (b) Work-site utility vehicle. Work site utility vehicle shall be defined as set forth at K.S.A. 8-126(hh) and amendments thereto. (3) No micro-utility truck or worksite utility vehicle shall be operated on any public highway, street, road or alley unless such vehicle shall comply with the equipment requirements under the provisions of K.S.A. 8-17 and amendments thereto.

(4) Every person operating a micro-utility truck or worksite utility vehicle on the public highways, streets, roads and alleys of the city shall be subject to all of the duties applicable to a driver of a motor vehicle imposed by law, including the Standard Traffic Ordinance, then in effect, which requires liability insurance and which is expressly made applicable herein to micro-utility trucks and worksite utility vehicles.

(5) A violation of this section shall be deemed an ordinance traffic infraction. Upon an entry of a plea of guilty or no contest or upon being convicted of such violation, the penalty imposed shall be in accordance with Section 201 of the Standard Traffic Ordinance, then in effect.

(b) Roadways laned for traffic.

(1) All micro-utility trucks and worksite utility vehicles are entitled to full use of a lane, and no motor vehicle shall be driven in such a manner as to deprive any work-site utility vehicle of the full use of a lane.

(2) The operator of a micro-utility truck or worksite utility vehicle shall not overtake and pass in the same lane occupied by the vehicle being overtaken.

(3) No person shall operate a micro-utility truck or worksite utility vehicle between lanes of traffic or between adjacent lines or rows of vehicles.

(c) Valid driver's license required; penalty. No person shall operate a micro-utility truck or worksite utility vehicle on any public highway, street, road or alley within the corporate limits of the city unless such person has a valid driver's license. Violation of this section is punishable by a fine or not more than $1,000.00 or by imprisonment for not more than six months or by both such fine and imprisonment.

(d) Registration required. No person shall operate a worksite utility vehicle on any public highway, city street, road or alley within the corporate limits of the city unless such person has registered the vehicle with the City including any applicable fees as set forth in the Comprehensive Fee Schedule.

(e) Insurance required; penalty.

(1) Every owner of a micro-utility truck or worksite utility vehicle shall provide liability insurance coverage in accordance with section 200 of the Standard Traffic Ordinance, and amendments thereto, and the Kansas Automobile Injury Reparations Act, K.S.A. 40-3101 et seq., and amendments thereto.

(2) All provisions of the Standard Traffic Ordinance, and amendments thereto shall be applicable to all owners and operators of micro-utility truck or worksite utility vehicle.

(3) A violation of this section shall be deemed an ordinance traffic infraction. Upon an entry of a plea of guilty or no contest or upon being convicted of such violation, the penalty imposed shall be in accordance with Section 201 of the Standard Traffic Ordinance, then adopted by the City and in effect.

Sec. 74-118. Operation of all-terrain vehicles (ATVs), mini motorcycles, mini choppers, pocket bikes and mini scooters; penalty.

(a) All-terrain vehicles, mini motorcycles, mini choppers, pocket bikes and mini scooters may not be operated upon the public highways, streets, roads and alleys within the corporate limits of the city.

(b) "Mini motorcycle, mini chopper, pocket bike and mini scooter" means any two wheeled, motorized vehicle that does not meet federal safety or EPA standards and does not have a proper vehicle identification number. As a result, these vehicles cannot obtain proper registration.

(c) These vehicles must be used only on private property where traffic laws are not enforced or on closed courses. These vehicles are not intended for use on public property, parks and public lands, public streets or highways.

(d) A violation of this section shall be deemed an ordinance traffic infraction. Upon an entry of a plea of guilty or no contest or upon being convicted of such violation, the penalty imposed shall be in accordance with Section 201 of the Standard Traffic Ordinance, then adopted by the City and in effect.

Secs. 74-119—74-150. Reserved.

Section 2. This ordinance shall be in full force and effect beginning November 2, 2026, and after its publication in the official city newspaper.

ADOPTED this 19th day of October, 2026.

CITY OF WINFIELD, KANSAS

_____
Gregory N. Thompson, Mayor

ATTEST:

_____
Tania Richardson, City Clerk

Approved as to form: _____
William E. Muret, City Attorney

Approved for Commission Action: _____
Taggart Wall, City Manager

Request for Commission Action

Date: October 14, 2026

Requestor: Taggart Wall, City Manager

Action Requested: Consider amending the Comprehensive Fee Schedule related to the addition of Golf Cart/UTV Registration

Analysis:

City Staff have proposed an ordinance allowing for the operation of golf carts and work site utility vehicles within city limits. The ordinance calls for a registration process to be put in place to assist law enforcement during investigation. Staff recommend a $25.00 fee.

Fiscal Impact: n/a

Attachments: Resolution & Fee Schedule

Comprehensive Fee Schedule

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Alcohol / Liquor

A. Alcoholic Liquor/Enhanced CMB
   a. Enhanced Cereal Malt Beverage Retail License
      i. General Retailer, per each tavern or place selling opened Enhanced CMB at retail. Per Calendar Yr.....$100.00
      ii. Limited Retailer. Per each place selling only CMB in original unopened containers, and not for consumption on premises.....$ 50.00
      iii. Temporary CMB Retail License per day. .....$ 25.00
   b. Temporary Permit for Selling or Serving Alcoholic Liquor per day .....$ 25.00
   c. Caterer's License for Selling or Serving Alcoholic Liquor per cal year...$100.00
   d. Drinking Establishment License per cal year.....$250.00
   e. Occupation Tax/License per cal year $300.00

Animals

A. Animals
   a. Keeping Animals
      i. Initial Permit $50.00
      ii. Renewal Permit.....$10.00
   b. Dog and Cat Registration Fees
      i. Male or female (neutered).....$ 10.00
      ii. Male or female (sexed) .....$ 20.00
      iii. Late Fee for Registration .....$ 1.00
   c. Impoundment Fees
      i. Impound fee for each animal .....$ 15.00
      ii. Daily boarding fee for each animal.....$ 10.00
         1. A daily boarding fee will be assessed for each day, or portion of a day, the animal is boarded at the City of Winfield animal shelter. In addition, any charges incurred against the impounded animal will be assessed to the owner of said animal.
         2. A daily boarding fee will be assessed for each day, or portion of a day, the animal is boarded at the CCHSS.
            In addition, any charges incurred against the impounded animal will be assessed to the owner of said animal.
            The City of Winfield animal control officer or his designee(s) shall collect all fees and charges assessed by the City of Winfield and shall collect, on behalf of the CCHSS, all fees and charges assessed by CCHSS on the impounded animal before such animal is authorized for release. Such fees collected by the City of Winfield on behalf of the CCHSS shall be paid to CCHSS.
         3. The animal control officer or his designee(s) shall have the authority to impound an animal at either the City of Winfield animal shelter or the CCHSS. They shall also have the authority to move an animal from one facility to another, at their discretion.

Aquatic Center

A. Admission
   a. Age 0-4 ..... $ 00.00
   b. Age 5-13 ..... $ 3.00
   c. Age 14-61 ..... $ 4.00
   d. Age 62+ ..... $ 3.00
   e. Twilight Rate, Thurs-Fri 5p.m.-7p.m. ..... $ 2.00
   f. One book of twenty coupons ..... $ 35.00
   g. Five books of twenty coupons ..... $ 140.00
   h. Coupons for entry
      i. Age 5-13 ..... 1.00
      ii. Age 14-61 ..... 2.00
      iii. Age 62+ 1.00

B. Private Rental
   a. Two-hour Pool/Slides (non-peak hours) ..... $ 300.00
   b. Two-hour Splash-pad rental (non-peak hours) ..... $ 150.00
   c. One and One-half-hour Pool/Slides (non-peak hours) ..... $ 250.00
   d. One and One-half-hour Splash-pad rental (non-peak hours) ..... $ 125.00
   e. Cabana @ Splash-pad (two hour during open hours) ..... $ 50.00

Broadway Recreation Complex

A. Miscellaneous
   a. Preparation of Baseball and Softball Field (per application) .....$ 50.00
   b. Quick Dry Application (per bag).....$ At Cost
   c. Lights (per hour).....$ 15.00
   d. Chalk (per bag).....$ At Cost

Buildings/Building Construction

A. Residential Construction Permit
    i. Building permit fees for new construction, roofing, additions and remodel.
        1. 35% of Table 1A of the Adopted International Building Code
B. Commercial and Industrial Construction Permit
    i. Building permit fees for new construction, roofing, additions and remodel.
        1. 45% of Table 1A of the Adopted International Building Code
C. Commercial Plan Review .....25% of Building Permit
D. Demolition Permit.....$.02/Sq. Ft.
E. Electrical Inspection
    a. Inspection and approval of temporary construction pole..... $ 20.00
    b. Inspection of electric service replacement or upgrade..... $ 20.00
    c. New construction, remodel or additions to structures ..... $ .05/Sq. Ft.
    d. Inspection of additions of circuits, specialty devices or equipment to existing wiring or service ..... $ 20.00
F. Plumbing Inspection
    a. Permit fee for any plumbing procedure or sewer work ..... $ 20.00
        i. Plus inspection fee for each fixture in connection therewith.... $ 4.00
            1. Fixtures shall include but not be limited to: sinks, showers, tubs, water closets, urinals, laundry fixtures, dishwashers, hose bibs, etc.
    b. Other
        i. Sewer replacement inspection..... $ 40.00
        ii. Waterline replacement inspection ..... $ 10.00
        iii. Hot water heater replacement inspection ..... $ 20.00
        iv. Septic system inspection ..... $ 30.00
    c. Mechanical
        i. New Construction and Installation
            1. Permit..... $ 20.00
            2. Installation per appliance..... $ 4.00
                a. (Forced air furnace, or air conditioning system, boilers, air handler, evaporating cooling system, unit heaters, ventilation and exhaust systems, incinerators, floor furnace.)
            3. Existing appliance replacement ..... $ 10.00
                a. (Forced air furnace, or air conditioning system, boilers, air handler, evaporating cooling system, unit heaters, ventilation and exhaust systems, incinerators, floor furnace.)

    d. Fuel Gas Inspection
        i. New Construction and Installation
            1. Permit..... $ 20.00

2. Installation per fuel outlet..... $ 4.00

e. Moving Buildings.....$ 25.00

f. Violation Penalties .....$100.00 + Double Building Construction Permit Fee

i. Any person who commences construction, alterations, repairs or moving of a building or structure without first obtaining a permit as required by the applicable code

g. Contractor Licensing

i. A separate business license is not required for contractors engaged in more than one building trade, provided the bonding and insurance requirements are met for all building trades under one business license.

ii. Renewal fees are due and payable January 1 and must be paid no later than January 31. Persons not renewing by January 31 shall have their certificate placed on non-renewal status and after the second year of non-renewal status shall be regarded as new applicants for examination and certification by the board.

iii. Business

	Initial	Renewal
Electrical/Plumber/Mechanical	$200.00	$100.00
General Contractor	$400.00	$200.00
Building/Residential Contractor	$200.00	$100.00
Limited Specialty	$150.00	$ 75.00

iv. Master Certificate

	Initial	Renewal
Electrical/Plumber/Mechanical	$100.00	$ 50.00

v. Journeyman Certificate

	Initial	Renewal
Electrical/Plumber/Mechanical	$ 60.00	$ 30.00

h. Sidewalk Improvement Reimbursement Program

i. Square footage basis for sidewalk repaired or replaced: $6/sq.ft.

Businesses

A. License for Circus or Carnival ..... $ 50.00
B. Taxicab Business ..... $ 50.00/yr
    a. Taxicab Operator ..... $ 20.00/yr.
C. Permit for Miscellaneous Sales ..... $ 1.00
D. Peddler's License ..... $ 50.00
E. Mobile Food Vendor
    a. One week ..... $ 25.00
    b. One month ..... $ 50.00
    c. Six months ..... $ 200.00
    d. Annual ..... $ 400.00

Cemetery

A. Cemetery Spaces
   a. Adult ..... $ 600.00
   b. Child ..... $ 250.00
   c. Infant ..... $ 00.00
   d. Cremation Spaces- Cremation Containers ..... $ 300.00
B. Opening and Closing Costs
   a. Adult ..... $ 600.00
   b. Child (8 yrs and younger) ..... $ 250.00
   c. Infant (1 yrs and younger) ..... $ 00.00
   d. Cremation Container 12” X 12” X 12” and smaller ..... $ 350.00
   e. Cremation Container larger than 12” X 12” X 12” ..... $ 500.00
   f. Remembrance Garden Ossuary (Co-mingling) ..... $ 200.00
C. Surcharges
   a. Surcharge for service arriving after 4:00p.m. (weekday) ..... $ 500.00
   b. Surcharge for service arriving after 12:00p.m. (Saturday) ..... $ 500.00
   c. Surcharge for Saturday ..... $ 500.00
   d. Monument stone (not flat with ground) ..... $ 400.00
D. Disinterment
   a. Disinterment ..... Double the cost of opening and closing fee
E. Miscellaneous Fees
   a. Monument setting/foundation inspection fee ..... $ 75.00
   b. Reflag (after five days) ..... $ 75.00
   c. Transfer of Interest, per transaction ..... $ 75.00
   d. Recording fee ..... $ 75.00
   e. Plaque setting fee- Remembrance Garden Monuments ..... $ 75.00
F. Columbarium
   a. Single Niche (east and west sides. Includes engraving and one opening/closing)
      i. Top 2 Rows per Niche ..... $ 1200.00
      ii. Lower 2 Rows per Niche ..... $ 1000.00
   b. Double Niche (north and south sides. Includes engraving and one opening/closing)
      i. Top 2 Rows per Niche ..... $ 1700.00
      ii. Lower 2 Rows per Niche ..... $ 1500.00
   c. Additional Opening/Closing
      i. Second Urn ..... $ 250.00
   d. Surcharges
      i. Surcharge for service arriving after 4:00p.m. (weekday) ..... $ 500.00
      ii. Surcharge for service arriving after 12:00p.m. (Saturday) ..... $ 500.00
      iii. Surcharge for Saturday ..... $ 500.00

Engineering/GIS

A. Streets, Sidewalks and Other Public Places
   i. Temporary deposit of building materials (plus $.02/Sq.Ft.) ..... $ 15.00
   ii. Pavement cut or street excavation ..... $ 25.00
   iii. Driveway construction ..... $ 25.00

B. Large format (B&W) copies of maps (Bond Paper)
   a. 18 X 24 ..... $ 2.50
   b. 24 X 36 ..... $ 4.00
   c. 36 X 48 ..... $ 6.00

C. Hard copy color print outs of aerial photos, system maps, etc.
   A per hour set-up fee will be assessed in 15-min increments at $45.00/hr.
   a. 8.5 X 11 + set-up costs ..... $ 2.00
   b. 11 X 17 + set-up costs ..... $ 3.00
   c. 18 X 24 + set-up costs ..... $ 15.00
   d. 24 X 36 + set-up costs ..... $ 30.00
   e. 36 X 48 + set-up costs ..... $ 60.00

D. Digital maps of aerial photos, system maps, etc.
   A per hour set-up fee will be assessed in 15-min increments at $45.00/hr.
   a. Formats available JPEG, PDF, TIFF-can be e-mailed or placed on CD

E. 6” pixel ortho-photography-TIFF format-Each disk covers approximately 1.1-1.3 sq mile
   a. Single Disk (CD) ..... $ 200.00
   b. Single Disk (DVD) ..... $ 200.00

F. 6” pixel ortho-photography-Mr. SID format- County coverage
   consists of 8 CDs avg 25 sd. miles
   a. Single Disk (CD) ..... $ 300.00
   b. Single Disk (DVD) ..... $ 300.00

Fairgrounds

A. Daily Camping
   a. Primitive with Special Event Contract (per day,24 hours).....$ 5.00
   b. All Camping (per day, 24 hours).....$ 17.00
   c. Groups of 75 or more primitive (per day).....$ 3.00
   d. Groups of 75 or more with electric hookup (per day).....$ 12.00
B. Rodeo Arena
   a. Per Day.....$ 30.00
   b. Rodeo Arena Lights (Per night).....$ 50.00
C. Bldg No.1/North End Grandstands (per day).....$ 175.00
D. Bldg No.2/South End Grandstands (per day).....$ 100.00
E. Bldg No.1/Restrooms Outside Entrance Only (per day).....$ 50.00
F. Bldg No.2 South Outside Restrooms Only (per day).....$ 50.00
G. Bldg No.4/North Exhibit Bldg (per day).....$ 175.00
H. Bldg No.5/Wash Rack (per day).....$ 30.00
I. Bldg No.6/4-H Arena (per day).....$ 50.00
J. Bldg No.7/Hog Shelter (per day).....$ 30.00
K. Bldg No.8/ South Exhibit Bldg (per day).....$ 75.00
L. Bldg No.9/Cattle Wash Rack (per day).....$ 30.00
M. Bldg No.10 Open Barn (per day).....$ 50.00
N. Clean/Stock Restrooms (Bldg 1,2,4) Min One per Reservation.....$ 35.00
O. 4-yd Dumpster Rental.....$ 50.00
P. Picnic Tables (Per set of 7).....$ 60.00
Q. Rack of Tables (3 Tables and 21 Chairs).....$ 50.00
R. Bleachers (Set of 2).....$ 70.00
S. Benches (Set of 8).....$ 50.00
T. Removal of standard equipment in buildings.....$ 25.00
U. Outdoor Event Area Fee.....$ 20.00
V. Holiday/ After Hours Call.....
   a. Actual cost as prescribed in General Government Schedule
W. Lost Key.....$ 50.00

Except for special events, any individual or group reserving any Winfield Fairground facility shall be assessed for the privilege of using said facility a general use fee according to the area or facility reserved. Formal or informal not-for-profit organizations whose purpose and activities are a service to the citizens of Winfield/Cowley County without restriction of membership and/or participation shall be assessed at a rate of 50 percent of the listed building fees, except for camping and rodeo arena use. Insurance requirements must be met.

General Government

A. Administration
   a. Inspection/Copying of Public Records
      i. Minimum Charge Per Request ..... $Rounded equivalent of one-half or one-hour at actual cost of employee to make record available
      ii. Per hour/Per employee ..... $Actual cost
   b. Golf Cart/Work Site Utility Vehicle Registration Fee…….$ 25.00
B. Court Costs
   a. Court Costs.....$ 96.50
C. Nuisance Abatement Fees
   Each case shall be assessed an administrative fee plus the actual cost of cleanup.
   a. Admin fee assessed to all cases .....$ 100.00
   b. First occurrence in calendar year .....$ 50.00
   c. Second occurrence in calendar year.....$ 75.00
   d. Any additional occurrence in calendar year.....$ 100.00
D. Condemnation
   a. Admin fee plus actual cost of cleanup .....$ 200.00
E. Oil and Gas Drilling
   a. Oil or gas well drilling permit…….$ 500.00
F. Historical Performances Using Firearms and Cannons .....$ 50.00
G. Agreed Upon Work, Collections for Utility Work
   a. Costs for labor, equipment usage, and materials not prescribed in previous sections will be provided in a written estimate by the City and agreed upon by the customer before work is initiated.
   b. Any utility related services may be applied to monthly utility bills and any methods of collection used for utility bill collection may also be used for collection of these services.
H. Labor, Equipment, Materials and Taxes
   a. All Labor expense shall be charged at the employee hourly pay rate for the actual hours worked, including overtime rates of pay, if applicable. The total labor cost shall be increased 45% to cover all fringe benefit costs.
   b. All city equipment usage shall be charged out at hourly rates prescribed in the "Department of Homeland Security FEMA Schedule of Equipment Rates". These rates are updated periodically by the federal agency.
   c. All materials purchased from the city warehouse inventories shall be charged out at the cost of the materials (average costing) plus 20% for warehousing and handling. Materials purchased from third party vendors shall be charged out at cost.
   d. Applicable taxes shall be in addition to all charges. Costs associated with any specifications beyond standard trench excavation, such as additional compaction, flowable fill, etc., that are required for utility installations will billed at actual cost as prescribed in Section 1 above.

Municipal Golf Course

A. Annual Season Pass

Annual season passes will be offered the option of paying monthly (with two months paid initially), quarterly, semi-annually, or annually. Cancellations will be charged a service fee worth two months of the annual price. Passes are good for one calendar year and will be prorated through the end of the remaining calendar year. All passes will be renewed annually on January 1st and expire at the end of the calendar year. Fees do not include tax when applicable.

a. Monday thru Sunday green, ½ car, unlimited range
   i. Individual adult (age 18-61).....$ 1,610.00
   ii. Individual senior (age 62+).....$ 1,410.00
   iii. Couple (includes all dependents under age 18) .....$ 2,160.00
   iv. Individual active military (valid id) .....$ 1,160.00
b. Monday thru Sunday green, unlimited range
   i. Individual adult (age 18-61).....$ 930.00
   ii. Individual senior (age 62+).....$ 810.00
   iii. Individual Junior or Active Military (with ID) .....$ 540.00
   iv. ½ cart use/trail.....$ 10.00

B. Daily Green Fees

Daily green fees include ½ cart and a warmup bucket of balls per round. City Manager or designee may employ dynamic pricing to amend daily rates in real time +/- 25%

a. Monday—Friday (excl. holidays) 18-holes.....$ 39.00
b. Monday—Friday (excl. holidays) 18-holes, senior (age 62 +) .....$ 36.00
c. Monday—Friday (excl. holidays) 18-holes, junior (under age 18 or valid college ID) .....$ 29.00
d. Monday—Friday (excl. holidays) 18-holes, active military (valid ID) ....$ 29.00
e. Monday—Friday (excl. holidays) 9-holes.....$ 21.00
f. Saturday, Sunday, Holiday 18-holes .....$ 51.00
g. Saturday, Sunday, Holiday 18-holes, senior (age 62+).....$ 45.00
h. Saturday, Sunday, Holiday 9-holes (P.M.).....$ 30.00

C. Walking Daily Green fees.

Daily green fees / a warm up bucket of balls per round. City Manager or designee may employ dynamic pricing to amend daily rates in real time +/- 25%

a. Monday-Friday 18-holes (excl. holidays) .....$ 25.50
b. Monday-Friday 18-holes (excl. holidays), senior (age 62+) .....$ 22.50
c. Monday-Friday 18-holes (excl. holidays), junior (valid college id or under 18) .....$ 15.00
d. Monday-Friday 18-holes (excl. holidays), active military (valid id) .....$ 15.00
e. Monday-Friday 9-holes (excl. holidays) .....$ 13.00
f. Saturday-Sunday 18-holes (excl. holidays).....$ 37.75
g. Saturday-Sunday 18-holes (excl. holidays), senior (age 62+).....$ 29.00
h. Saturday-Sunday 9-holes (excl. holidays).....$ 22.00

D. Prepaid Daily Green Fees

a. 10 rounds (18-holes).....$ 245.00
b. 10 rounds (18-holes—Junior).....$ 165.00

E. Prepaid Daily Green Fees, ½ golf car rental fees, warmup golf range ball fees:

a. 10 rounds (18-holes).....$ 370.00

b. 10 rounds (18-holes) senior ..... $ 310.00
c. 10 rounds weekend surcharge ..... $ 12.00

F. Driving Range
a. Monday—Sunday: Bucket (approx. 55 practice golf balls) ..... $ 5.00
b. Pre-paid driving range balls, 6 buckets ..... $ 8.00

G. Indoor Simulator
City Manager or designee may employ dynamic pricing to amend daily rates in real time +/- 25%
a. Simulator per hour ..... $ 50.00

Parks

A. Island Park
   i. Performance Stage Half Day No Park Closure .....$ 35.00
   ii. Full Day No Park Closure.....$ 75.00
   iii. Half Day Park Closure .....$ 75.00
   iv. Full Day Park Closure.....$ 150.00
   Any paid admission requirement must remit 5% of gate to the City.
   v.
B. Portable Restroom Trailer:
   a. $300 per day + cost of pumping.
      i. Only available for rent at Island Park, the Fairgrounds, Blackcreek Park or Broadway Sports Complex.

Planning/Zoning

A. Copies of bound documents
   a. Comprehensive Plan ..... $ 25.00
   b. Land Subdivision Rules and Regulations ..... $ 25.00
   c. Zoning Ordinance Book ..... $ 35.00
   d. Construction Site BMP Manual ..... $ 30.00
   e. Post Construction BMP Manual ..... $ 40.00
   f. Residential Deck Guide ..... $ 15.00

B. Zoning/Subdivision Fees
   a. Conditional Use ..... $ 350.00
   b. Application for Variance ..... $ 350.00
   c. Change of Zoning Request ..... $ 350.00
   d. Planned Unit Development +$5/lot ..... $ 350.00
   e. Plat +$5/lot ..... $ 350.00
   f. Lot Split ..... $ 150.00
   g. Application for vacation of street/alley ..... $ 350.00
   h. Temporary Use Application ..... $ 100.00
   i. Temporary Use Renewal- same calendar year ..... $ 40.00

Police/Fire/EMS

A. Police/Fire report
   i. Minimum Charge Per Request……
      Rounded equivalent of one-half or one-hour at actual cost of employee to make record available

B. Finger printing	$	15.00
C. Background check	$	20.00
D. Criminal History	$	15.00
E. False Alarm (4th and subsequent call within 30 days)	$	100.00
F. Outside Employment (minimum 2 hour, 15 min increments thereafter) per hr	$	45.00
G. EMS report	$	10.00
H. EMS ALS Emergent	$	1,700.00
I. EMS ALS Non-Emergent	$	1,600.00
J. EMS BLS Emergent	$	1,500.00
K. EMS BLS Non-Emergent	$	1,400.00
L. EMS Mileage (per mi.)	$	25.00
M. Treat-No-Transport Fee	$	200.00
N. Extra Manpower (Transports Only)	$	200.00

Winfield City Lake

A. Annual fees:

Canoes and kayaks……..$ 20.00
Sailboat, Sailboard, Motorized Watercraft…….$ 55.00
Storage-Annual……..…….$ 300.00
Storage- 6 mo..……$ 175.00

B. Daily Fees:

Canoes and kayaks…….$ 5.00
Sailboats,Sailboard, Motorized Watercraft……..…….$ 10.00

C. Recreational License Fees:

Recreational License, 24 hours……..…….…….$ 10.00
Recreational License, annual……..…….…….$ 45.00
Additional vehicle permit…….....…….$ 12.00

D. Camping Fees:

Primitive Camping…….....……..…….$ 10.00

Zone 25, 26, 3E… Electric, water and sewer hookup with license, including any camper or recreational vehicle parked within 100 feet of the camper pads…….....……..….$ 25.00

Electric hookup with license, including any camper or recreational vehicle parked within 100 feet of hookup…….....$ 20.00

Group camping; 10 units of a chartered Organization (camping pad only). Per day, which includes daily recreational license and hookup…….....$ 15.00

Memorial Forest Tree……..…$ 300.00
Impound Daily Fee……..…$ 10.00
Storage Key Replacement……...$ 10.00
Hunting license.
i. License fee (Annual)……$ 20.00
ii. Fee for placing hunting blind ……... $ 25.00
iii. Damage deposit for placing hunting blind ..... $ 75.00

Penalty/Fine for Violations

i. Due within 24hours..... $ 40.00
ii. Due within 48 hours..... $ 80.00
iii. 1st Offense..... $ 50.00
iv. 2nd Offense..... $ 75.00
v. 3rd and Subsequent Offense..... $ 100.00

Utility Customer Service

A. Connection
   a. Deposit
      i. Residential (new customers or those who reach 3 missed payments within 12 month period) ..... $ 250.00
      ii. Commercial (new customers or those who reach 3 missed payments within 12 month period) ..... $ 500.00
   b. Service connection (min. one day notice) ..... $ 25.00
   c. Same day connection convenience fee (per service) ..... $ 25.00
   d. After hours connection (per service) ..... $ 25.00
   e. Disconnect or reconnect during working hours (per trip) ..... $ 25.00
   f. Disconnect or reconnect after hours, weekends, holidays (per service) ... $ 25.00

B. Bulk Water
   a. Service fee for special meter install on fire hydrant ..... $ 25.00

C. Landlords
   a. Rollover fee for landlord properties (each instance) ..... $ 10.00

D. Civic Center
   a. Rental/Deposit (each) ..... $ 250.00

E. Community Council Room Rental
   a. Deposit ..... $ 100% of Rental
   b. ½ day rental (prior to 2:30p.m.) ..... $ 35.00
   c. Group Monthly Regular Rental Membership ½ day ..... $ 15.00
      ($5.00 per additional ½ day/mo.)

Electric Utility Service Fees

A. Meter testing (per meter) ..... $ 50.00
B. Temporary meter ..... $ 50.00
C. Overhead extensions less than or equal to 3 poles
    a. Single Phase (per pole) ..... $ 900.00
    b. Three Phase (per pole) ..... $ 1,200.00
D. Overhead extensions greater than 3 poles
    a. Actual costs per General Government Schedule
E. Meter Settings
    a. 100A pole mount ..... $ 200.00
    b. 200A pole mount ..... $ 350.00
F. Underground extensions less than or equal to 250ft.
    a. Extensions less than 600 volt (customer installs conduit, per ft.) ..... $ 9.00
    b. Extensions less than 200 amp (per ft.) ..... $ 11.00
    c. Extensions greater than 200 amp
        i. Actual costs per General Government Schedule
G. Underground extensions greater than or equal to 250ft.
    a. Actual costs per General Government Schedule
H. Non typical installation
    a. Costs associated with any specifications beyond standard trench excavation (including street cuts), such as rock, additional compaction, flowable fill, etc., that are required for utility installations will billed at actual cost as prescribed in General Government Schedule.
I. Area Lighting
    a. Luminaire installation ..... $ 50.00
    b. Pole installation (per pole) ..... $ 350.00

Natural Gas Utility Service Fees

A. Meter testing (per meter) .....$ 50.00
B. Gas Main extensions
   a. Inside city limits per ft.....$ 10.00
   b. Outside city limits per ft.....$ 12.00
C. New service lines
   a. Up to 150 ft (per service). .....$ 850.00
   b. Over 150 ft.
      i. Actual costs per General Government Schedule
D. Non typical installation
   Costs associated with any specifications beyond standard trench excavation (including street cuts), such as rock, additional compaction, flowable fill, etc., that are required for utility installations will billed at actual cost as prescribed in General Government

Wastewater Utility Service Fees

A. Tap and inspection
   a. 6” and smaller.....$ 450.00
   b. Over 6”
      i. Actual costs per General Government Schedule
B. All other inspections .....$ 40.00
C. Shoring (as determined by City).....$ 150.00

Water Utility Service Fees

A. Meter testing (per meter) .....$ 50.00
B. Water Main extensions
    a. Actual costs per General Government Schedule
C. Meter installation
    a. 1" and smaller.....$ 900.00
    b. Commercial/Industrial meters and all meters larger than 1"
        i. Actual costs per General Government Schedule
D. Non typical installation
    Costs associated with any specifications beyond standard trench excavation (including street cuts), such as rock, additional compaction, flowable fill, etc., that are required for utility installations will billed at actual cost as prescribed in General Government

Regulatory and Index of Changes

A. Regulatory
   a. This schedule may be amended from time to time by resolution approved by the Governing Body. Other fees may be approved as stand-alone documents, agreements or arrangements with specific parties—not included herein.

B. Index of Changes

Date	Chapter, Section	Application	Description	Resolution No.
01/01/2020	Water Utility	Meter testing (per meter)	Increase to $6	EXAMPLE
02/15/2021	Aquatic Center	Coupon Rates, Rentals	Adjusted to $29, 116	Bill No. 2118
02/15/2021	Aquatic Center	Twilight Rate	Added new rate	Bill No. 2118
02/15/2021	Parks	Island Park Performance Stage	Added new rental fees	Bill No. 2118
12/20/2021	Water Utility	Meter Installation	Added Commercial/Industrial to all meters over 1”	Bill No. 21135
12/20/2021	Aquatic Center	Admission, Coupon Rates	Adjusted admission to $3 for 5-13, $4 for 14-61 and $3 for 62+, adjusted coupons books to $35, $140	Bill No. 21135
12/20/2021	Municipal Golf Course	Rack Rates	Increased various fees. No change to Annual Passholders	Bill No. 21135
12/20/2021	Winfield City Lake	Camping, Storage Fees	Increased Camping fees in Zones 25, 26, 3e and added storage fees.	Bill No. 21135
6/6/2022	Cemetery	Disinterment	Flat fee for any disinterment	Bill No. 2245
6/6/2022	Police/Fire/EMS	Transport Fees	Increase ambulance fees BLS-ALS. Added treat-no-transport fee	Bill No. 2245
12/22/2022	Alcohol/Liquor	Occupational Lic/Tax	Added fee to match practice	Bill No. 22130
12/22/2022	Broadway Rec Complex	Misc. B, C, D, E	Increased fees	Bill No. 22130
12/22/2022	Fairgrounds	C, D, E, F, G, I, K, M.	Increased fees	Bill No. 22130
12/22/2022	Municipal Golf Course	All Fees	Increased fees	Bill No. 22130
12/22/2022	Parks	Portable Restroom Trailer	Added fee for this new service	Bill No. 22130
12/22/2022	Police/Fire/EMS	Outside Employment	Increased fees	Bill No. 22130

12/22/2022	Winfield City Lake	Boat Fees, Rec Lic Fees,Non-resident camping	Increased fees	Bill No. 22130
12/22/2022	Utility Customer Service	Community Council Room Fees	Added fee for this new service	Bill No. 22130
12/22/2022	Electric Utility Service Fee	Single Phase ext, Three Phase ext, Underground ext, pole install.	Increased fees	Bill No. 22130
12/22/2022	Wastewater Utility Service Fees	Tap and inspection 6" or smaller	Increased fees	Bill No. 22130
12/22/2022	Water Utility Service Fees	Meter install 1" and smaller	Increased Fees	Bill No. 22130
03/17/2023	Buildings/Bldg Cstxn	Sidewalk Imprv Rebate	Established Fee	Bill No. 2318
12/16/2024	Utility Customer Service	Bulk Water	Increase Fee	Bill No. 24130
12/16/2024	Utility Customer Service	Connects/Reconnect	Modified to be per service	Bill No. 24130
09/15/2025	Fairgrounds	Camping Fees	Increase Non-Event Primitive Fee	Bill No. 2561
12/15/2025	Broadway	Chalk, Quick Dry	Changed to "at cost"	Bill No. 2575
12/15/2025	Businesses	Tree/Shrub	Moved to Special Contractor under Bldg/Const	Bill No. 2575
12/15/2025	Cemetery	All Fees	Increased Fee	Bill No. 2575
12/15/2025	Engineering/GIS	Pavement Cut, Driveway Cut	Increased Fee	Bill No. 2575
12/15/2025	Fairgrounds	Tables, Bleachers etc.	Itemized Fees	Bill No. 2575
12/15/2025	General Government	Public Records/Copying	Changed to "actual cost" per state law	Bill No. 2575
12/15/2025	Golf Course	All Fees	Increased Fees	Bill No. 2575
12/15/2025	Parks	Performance Stage	Added to Schedule existing fees	Bill No. 2575
12/15/2025	Planning/Zoning	Various Fees	Increased Fees	Bill No. 2575
12/15/2025	Police/Fire-EMS	Public Records, Transport Fees	Removed various record fees and increased transport/mileage fees. Added Extra Manpower Fees	Bill No. 2575
12/15/2025	Winfield City Lake	All Fees	Eliminated categories, removed resident/non resident, increased fees. Added Hunting, penalties.	Bill No. 2575
12/15/2025	Utility Customer Service	Added Civic Center	Established Fees	Bill No. 2575
12/15/2025	Natural Gas Utility	Gas Main Extension	Increased Fees	Bill No. 2575

12/15/2025	Wastewater Utility	Tap/Inspection	Increased Fee on 6” and smaller	Bill No. 2575
10/19/2026	General Government	Golf Cart/Worksite Utility Vehicle Reg	New Fee	XXX

BILL NO. 26105 **RESOLUTION NO. 9326**

A RESOLUTION

AMENDING the Comprehensive Fee Schedule for services provided by the City of Winfield, Kansas.

WHEREAS, the City provides various services at costs that are not adopted in the Winfield City Code; and,

WHEREAS, costs to provide these services shall be chargeable to the recipient for services provided.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WINFIELD, KANSAS, THAT:

SECTION 1. Comprehensive Fee Schedule Adopted by Reference

As set forth in the Code of Ordinances of the City of Winfield, Kansas, attached to and included as part of this resolution by reference, is the City of Winfield, Kansas Comprehensive Fee Schedule.

SECTION 2. This resolution shall be in full force and effect from and after its adoption.

ADOPTED this 19th day of October, 2026.

(SEAL)

_____
Gregory N. Thompson, Mayor

_____
Tania Richardson, City Clerk

Approved as to form: _____
William E. Muret, City Attorney

Approved for Commission action:

_____
Taggart Wall, City Manager

Request for Commission Action

Date: October 19th, 2026

Requestor: Trevor Langer, Environmental Inspector

Action Requested: Seeking approval of a demolition contract regarding the condemnation of a structure located at:

1421 Menor St

Analysis: **After reviewing the proposals received, it is the recommendation of the Environmental Inspector for an approval of the contractor known as Lawrence Crushed Stone as being in the best interest of the municipality, with consideration given to cost-effectiveness, experience, and the timely completion of the demolition work.**

Attachments: **Fixing Resolutions: Demo Resolution**
Quote for Demolition of Structure

QUOTE DEMOLITION OF STRUCTURE

Structure(s) House/Residential Structure
1421 Menor Street

Total Quote $13,000

Total Quote (in words) Thirteen thousand dollars

Contractor: Lawrence Crushed Stone.

Address: 15951 61st Ln, Winfield, KS 67156

Phone No. 620-222-4022

CONTRACT AND AGREEMENT
FOR
DEMOLITION WORK

THIS AGREEMENT, entered into this 19th day of October, 2026 by and between

Lawrence Crushed Stone, hereinafter called the "**CONTRACTOR**" and the City of Winfield, Kansas, hereinafter called the "**CITY"** for the demolition, removal and disposal of the structure, "Residential Structure" and accompanying structures (sheds), refuse, debris located at **1421 Menor St.** in Winfield, Cowley County, Kansas

WITNESSETH, that the **CONTRACTOR** and the **CITY**, in consideration of the mutual promises and agreements contained herein do hereby agree as follows:

SECTION 1. Work to be Performed:

A. **Statement of Work.** The **CONTRACTOR** shall furnish all supervision, labor, materials, technical personnel, machinery, tools, equipment, fixtures and services, including transportation, and perform and complete all work specified for demolition in the **WORK DESCRIPTION, BID PROPOSAL** and other Contract Documents attached to and made a part hereof, relative to the property listed on the **WORK DESCRIPTION** located in the City of Winfield, Kansas, all in strict accordance with the Contract Documents for demolition prepared in connection herewith.

B. **Coordination of Work**. The **CONTRACTOR** shall be responsible for the proper execution of all work and for the coordination of the operation of all trades, sub-contractors, and suppliers engaged under this Agreement.

C. **Inspection of Work.** Authorized representatives of the **CITY** shall have the right to examine and inspect all work included in this agreement and shall inform the **CONTRACTOR** of any non-compliance with these provisions. Contractors shall notify the Engineering Department at least 24 hours prior to beginning any backfill operations.

SECTION 2. Amount and Terms of Compensation.

The **CITY** will pay the **CONTRACTOR** for performance in full of this Agreement, the total sum of **$13,000 thirteen thousand dollars**, payable in one payment upon satisfactory completion of all work and upon final inspection by the **CITY.** The **CITY** shall be the sole judge of the satisfactory completion of all work.

SECTION 3. Time of Performance.

Upon execution of the Agreement, the **CONTRACTOR** is required to commence performance immediately following written Notice to Proceed and to diligently and continuously work on the

project until all required work is fully and satisfactorily completed. All such work shall be completed within **fourteen (14) days** after the "Notice to Proceed" is issued, with time being of the essence. If the **CONTRACTOR** fails to commence or complete all required work within said time period, the **CITY**, in addition to any other rights in law or equity, may elect to terminate this Agreement by notifying the **CONTRACTOR** in writing of its intention to do so. In the event that it is necessary for the **CITY** to complete the work with some other **CONTRACTOR** or with its own employees, the **CONTRACTOR** agrees to pay the **CITY** any additional expense as liquidated damages and not as a penalty.

The **CONTRACTOR**, however, shall not be liable for any delays in completion of the work required to be performed under this Agreement if such delay is caused by the actions of federal or state governments; any unreasonable act of the **CITY**; causes not reasonably foreseeable by the parties to this Agreement at the time of its execution which are beyond the control and without fault or negligence of the **CONTRACTOR.** Upon evidence of such excusable delay, the **CONTRACTOR** shall notify the **CITY** in writing, of the excusable delay. If the facts show the delay to be excusable under the terms of this Agreement and within the sole discretion and judgment of the **CITY**, the **CITY** shall extend the time for completion commensurate with the period of excusable delay. In the event the **CITY**, in its sole judgment, finds that the delay is not excusable, the **CONTRACTOR** shall pay to the **CITY** sum of $200.00 per day as liquidated damages and not as a penalty for each day of unexcusable delay beyond the contract completion date.

SECTION 4. Contractor's Insurance and Bonds

The **CONTRACTOR** agrees to obtain, pay for and maintain the following minimum insurance during the performance of this agreement, with certificates of insurance to be filed with **CITY** prior to work commencing. Insurance shall stipulate coverage for demolition work. Any subcontractors utilized are required to maintain the minimum amounts outlined herein or be covered under the **CONTRACTOR'S** policies.

A. Workers' Compensation Insurance for all employees and employees of subcontractors engaged in work on the premises, in accordance with Kansas Workers' Compensation Laws. Workers' Compensation insurance is to be maintained by the **CONTRACTOR** to protect against all claims applicable under state laws. The policy limits shall not be less that "statutory" for Coverage A, with Employers Liability limits of $100,000 Bodily Injury by Accident, each accident; $500,000 Bodily Injury by Disease, policy limit; and $100,000 Bodily Injury by Disease, each employee.

B. Commercial General Liability Insurance shall have limits of not less than $500,000 each occurrence, bodily injury and property damage; $500,000 personal injury; $500,000 general aggregate and $500,000 products/completed operations aggregate. **CITY** shall be named as an additional insured on the policy.

C. Property Damage Insurance in an amount not less than $100,000.00 to protect the **CONTRACTOR**, his subcontractors, the general public and the **CITY** as their interests may

appear from claims and judgments for property damage which might arise from operations under this Agreement.

D. Automobile Liability Insurance The **CONTRACTOR** is to maintain Automobile Liability limits of not less than $500,000 each accident, combined single limits (bodily injury and property damage) for claims arising out of the ownership or use of any owned, hired or non-owned vehicle.

E. CONTRACTOR is to provide **CITY** with a $5000 performance bond, where if the **CONTRACTOR** does not fulfill the promises of this contract at the bond Principal, the surety will be obligated to satisfy the **CITY.**

F. Any and all additional insurance and bonds as required by the laws of the State of Kansas. The **CONTRACTOR** agrees to indemnify and hold the **CITY** harmless from any and all claims, damages, suits, actions and judgments which are suffered by the **CITY** as a result of any act or inaction of the **CONTRACTOR** as set forth in this agreement.

SECTION 5. Equal Employment Opportunity Requirements

The City of Winfield assures that no **CONTRACTOR** shall on the grounds of race, color, national origin, or sex, as provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987 (P.L. 100.259) be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity. Every effort will be made to ensure nondiscrimination in all City programs and activities, whether those programs and activities are federally funded or not.

SECTION 6. Subcontracting and Salvage of Materials

The **CONTRACTOR** shall not use any sub-contractor without the prior written approval of the City of Winfield. The name and address of any sub-contractor intended to be used by the **CONTRACTOR** shall be included in the bid documents. Lien releases from all sub-contractors must be submitted to the Inspection Department by the **CONTRACTOR** before final payment is made to said **CONTRACTOR.**

Unless otherwise specified in the bid documents, salvage of any material will be prohibited.

SECTION 7. Scope of Contract

The executed Contract Documents shall consist of the following:

A. This CONTRACT
B. The QUOTE PROPOSAL
C. The TECHNICAL SPECIFICATIONS FOR DEMOLITION AND SITE CLEARANCE.

This Contract, together with the documents enumerated above in Section 7, which are incorporated **herein and which are hereby made a part of this Agreement as full as if set forth and repeated**

herein, constitute the entire Agreement between the parties hereto. Any prior oral or written Agreement not embodied herein shall not be binding or inure to the benefit of any of the parties. No work shall be done nor money expended in accordance with any other Agreement unless the same be reduced to writing, subscribed by the parties hereto and approved by the City of Winfield.

This Contract shall be binding on the parties hereto, their successors, executors, administrators, heirs and personal representatives.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

Contractor Signature:_____

By (Printed Name) : _____

Title: _____

Address: _____

Telephone: _____

_____

Taggart Wall, City Manager / *tl*

Attachments:

1. Department of Administration DA-146 - Contractual Provisions Attachment

TECHNICAL SPECIFICATIONS FOR DEMOLITION AND SITE CLEARANCE

1. **Schedule.** All work proposed in this quote shall be completed within fourteen **(14)** calendar days from the "Notice to Proceed." The penalty for work not completed within said time frame shall be two hundred dollars ($200.00) per day until satisfactory completion of such work.

2. **Utilities.** Prior to commencing work, the contractor shall determine that all utilities have been disconnected. The City shall be responsible for disconnecting the main electrical, gas and water lines. Southwestern Bell Telephone Company shall be responsible for all telephone lines. Cox Communications shall be responsible for all cable TV lines. The contractor shall be responsible for properly capping the sewer lines. Should the contractor find any utilities (exclusive of sewer lines), main telephone or cable TV lines still connected to the structure, he shall contact the City and not commence work until said utilities or lines are removed by the appropriate agency.

3. **Foundations.**
   A. Crawl space foundations (including footing) shall be removed from the site.
   B. Basements and foundations shall be completely removed.
   C. Slabs on grade shall be removed.

4. **Fill.**
   A. Backfill material for crawl space foundations shall be fine dirt free of large rocks and vegetation. Backfill material shall be compacted to the best extent possible.
   B. Backfill operations for basements shall be as follows:

      1. Fill sand shall be used to a level three feet below street grade.
      2. Fine dirt free of large rocks and vegetation shall be used to fill the remaining portion of the basement to a level that affords positive drainage of the site. All soil fill materials shall be compacted to Type B (MR-90) specifications. Moisture content shall be sufficient to produce a uniform mixture of the soil and moisture. Earth material shall be placed in horizontal layers not exceeding eight (8) inches (loose measurement) and shall be compacted as specified before the next layer is placed. Compacted density of soil to be such that the sheepsfoot roller, while rolling the layer or life will walk out of the material and ride the top portion of the lift.
      3. The finished grade shall be a minimum of twelve inches above the top of curb or the center of the street if there is no curb and shaped to drain.

   C. Backfill material shall only be place during normal working hours of the Engineering Department. **Contractor shall notify the Engineering Department at Least 24 hours prior to beginning any backfill operations.**

5. **Stormwater Protection.** The Contractor shall be responsible for and required to install and maintain all erosion and sediment control methods per the City's Best Management Practices (BMP's) until such time that all disturbed areas are 75-percent occupied by dense vegetation. Once 75-percent occupied it shall be the responsibility of the contractor to remove and dispose of such erosion control measures. Nothing herein prohibits the Contractor from seeding or sodding the disturbed area to expedite vegetation growth.

6. **Sewer Lines.** All sewer lines shall be capped a minimum of three feet from the sewer main or at the property line, utilizing concrete or an approved plug and shall be inspected by the Sewer Department. **When ready to place the concrete plug, contact the Sewer Department.**

7. The site including any yard, curb and gutter, sidewalk, drainage structure or portion of the street, which is damaged during the course of the work, shall be restored to original or better condition.

8. All debris shall be removed from the site and disposed of at the Cowley County C&D Landfill, the Cowley County Transfer Station or in a legal manner as approved by the Engineer.

9. The Contractor shall identify the names and addresses of any sub-contractor(s) which it plans to use, provided no sub-contractor shall be employed by the Contractor unless the City has given written approval prior to the issuance of a contract for the demolition work.

10. Labor and equipment incorporated into this project are exempt from the payment of sales tax under the laws of the State of Kansas and such sales tax shall not be included in the proposal. The Owner will furnish an exemption certificate number to the Contractor. At the conclusion of the project, the Contractor shall furnish the Owner copies of all invoices identified with the aforementioned exemption number covering all labor and equipment incorporated into the project.

11. If Contractor declines to bid on any property, write decline in the dollar amount space below.

QUOTE DEMOLITION OF STRUCTURE

Tear down two-story house structure, footings.
Load demo materials on to trucks and dispose of at Cowley County landfill.
Fill in basement and cellar areas and grade to a drainable lot.
Will only remove saplings, trees and tree limbs that directly conflict with demolition operations.

1421 Menor St, Winfield, KS 67156

Total Quote $ 13,000.00

Total Quote (in words) Thirteen thousand dollars

Contractor: Lawrence Crushed Stone.

Address: 15951 61st Ln, Winfield, KS 67156

Phone No.: 620-222-4022

BILL NO. 26107 **RESOLUTION NO. 9426**

A RESOLUTION

AUTHORIZING and directing the City Manager and Clerk of the City of Winfield, Kansas, to enter into an agreement with **Lawrence Crushed Stone** for the demolition and removal of the structure(s), *Residential Building*, *Accessory Structure(s*) on a tract of land legally described as; ***Lot 10, Block 74, McMullen Addition to City of Winfield, Cowley County, Kansas, commonly known as 1421 Menor St. Recorded in Book 904 page 277, in the Office of the Register of Deeds of Cowley County, Kansas***.

WHEREAS, the Governing Body, by **Resolution No. 7026** scheduled a hearing for 8/3/2026 at 5:30 p.m. after proper notification of the owner and publication in the official city newspaper to hear evidence to determine if the structure(s), Residential Building, Accessory Structure(s) hereinafter described is unsafe and/or dangerous; and,

WHEREAS, said structure(s) and improvements were found unfit for human habitation, a blight on the neighborhood; and,

WHEREAS, **Lawrence Crushed Stone,** gave the most prudent quote for demolition and removal and provided the requested insurance documentation listing the City of Winfield, as an additional insured.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WINFIELD, KANSAS, THAT:

Section 1. The City Manager and Clerk of the City of Winfield, Kansas are hereby authorized and directed to execute an agreement with **Lawrence Crushed Stone**, for the demolition and removal of the structure(s) located at:

> Lot 10, Block 74, McMullen Addition to City of Winfield, Cowley County, Kansas, commonly known as 1421 Menor St. Recorded in Book 904 page 277*, in the Office of the Register of Deeds of Cowley County, Kansas*.

A copy of which is attached hereto and made a part thereof the same as if fully set forth herein.

Section 2. This resolution shall be in full force and effect from and after its adoption.

ADOPTED this 19th day of October, 2026.

(SEAL)

_____
Gregory N. Thompson, Mayor

ATTEST:

_____
Tania Richardson, City Clerk

Approved as to form: _____
William Muret, City Attorney

Approved for Commission action: _____
Taggart Wall, City Manager / *tl*

Request for Commission Action

Date: October 9th, 2026

Requestor: Taggart Wall

Request for Commission Action

Date: October 19, 2026

Requestor: Taggart Wall, City Manager

Action Requested: Consider Approval of a Development Agreement Between the City of Winfield, USD 465, Southwestern College, and the Winfield Recreation Commission for Improvements to the Broadway Sports Complex and Authorization to Apply for Kansas Community Development Block Grant (CDBG) Funding.

Analysis:

The City of Winfield, in partnership with Winfield USD 465, Southwestern College, and the Winfield Recreation Commission (WRC), is proposing significant improvements to the five existing baseball and softball fields at the Broadway Sports Complex. The project would convert existing natural grass and dirt playing surfaces to artificial turf, including two baseball fields, two softball fields, and one Wee Ball/Tee Ball field.

The Broadway Sports Complex is a community-owned recreational asset serving youth, high school, collegiate, and adult athletic programs. The facility supports organized league play, practices, tournaments, and informal recreational opportunities. In 2019, the four organizations entered into a cooperative facility lease agreement establishing shared access, scheduling priorities, maintenance responsibilities, and a framework for future capital improvements.

The proposed project represents the next significant investment in this shared facility and reflects a coordinated effort among the four organizations to improve the quality, reliability, and long-term sustainability of the complex.

Proposed Improvements

The project will generally include removal of existing soil and playing surfaces, preparation and stabilization of field subgrades, installation of drainage aggregate and associated drainage infrastructure, and installation of artificial turf throughout the infields and areas between the foul lines and field fencing.

Request for Commission Action

Additional improvements under consideration include electrical infrastructure between pitching areas and backstops, remediation of unsuitable subgrade soils where necessary, and a portable pitching mound.

The improvements are intended to address several operational and community needs:

- **Increased Field Availability:** Natural grass and dirt fields are particularly susceptible to rain and saturated soil conditions, resulting in canceled games, postponed practices, and significant preparation time before facilities can be used. Properly designed artificial turf and drainage systems would allow fields to return to service more quickly following weather events, extending the usable season and increasing opportunities for recreation.
- **Improved Player Safety and Accessibility:** Consistent playing surfaces, improved drainage, and elimination of uneven or deteriorating dirt areas can reduce field-related hazards. The improvements would also provide more predictable surface conditions for athletes of varying ages and abilities.
- **Reduced Maintenance Demands:** Maintaining five natural-surface fields requires considerable staff time and resources for mowing, irrigation, dragging, grading, weed control, and preparation before games. Artificial turf would substantially reduce these recurring activities, allowing existing maintenance resources to be redirected toward other portions of the complex and additional public facilities. Turf will continue to require routine care and eventual replacement.
- **Greater Community Utilization:** The improvements would support more consistent scheduling among USD 465, Southwestern College, WRC, and other community users. Improved field availability also creates opportunities for additional tournaments, camps, and recreational programming that may generate visitor activity and economic benefits for local businesses.
- **Long-Term Facility Investment:** While artificial turf requires a higher initial investment than maintaining natural surfaces, the project would establish properly graded and drained playing areas designed for long-term use. Future turf replacement cycles would generally involve replacement of the synthetic playing surface rather than reconstruction of the underlying grading, drainage, and base infrastructure, assuming those systems remain serviceable.

The improvements are also consistent with the City's recently amended 2020–2040 Master Parks, Trails, and Recreation Plan, which specifically identifies Broadway field improvements and emphasizes reinvestment in existing public recreational facilities.

Partnership and Development Agreement

The proposed development agreement establishes a cooperative approach to the design, construction, and financing of the project. The City would serve as the lead agency for design, construction coordination, grant application, and administration.

Request for Commission Action

Project costs not covered by grant funding would be shared equally among the four participating organizations. The existing 2019 facility lease agreement would continue to govern scheduling, maintenance, and other operational responsibilities.

The agreement also provides a mechanism for accepting private donations and sponsorships through participating foundations and permits the City to provide financing, if necessary, with associated costs and interest shared among the partners.

Importantly, the agreement specifies that **none of the participating organizations is obligated to proceed with the project without a CDBG grant award.**

CDBG Application and Funding

The City proposes to submit an application to the Kansas Department of Commerce under the Community Development Block Grant (CDBG) Community Facilities – Large Grant category.

The current estimated project cost is $3,261,263, with a proposed CDBG request of $1,500,000. The remaining $1,761,263 would be funded through the participating organizations, subject to the terms of the development agreement.

The proposed funding structure allows the four partners to leverage substantial outside funding toward a long-term community asset while distributing the local financial responsibility among the organizations that utilize the facility.

A public hearing regarding the proposed CDBG application was scheduled for October 13, 2026, at 12:00 p.m. in the Community Council Room at City Hall.

Fiscal Impact:

Funding Source	Amount
Kansas CDBG Grant Request	$1,500,000.00
City of Winfield	$440,315.75
Winfield USD 465	$440,315.75
Southwestern College	$440,315.75
Winfield Recreation Commission	$440,315.75
Total Estimated Project Cost	**$3,261,263.00**

The City's estimated share of the project is $440,315.75, assuming full CDBG funding and equal distribution of the remaining project costs. Final obligations would be subject to grant award, final project design, construction pricing, and the development agreement.

Request for Commission Action

The proposed improvements are expected to reduce certain ongoing field preparation and maintenance expenses, although routine artificial turf maintenance and future surface replacement costs will remain.

Attachments:

1. Proposed Broadway Sports Complex Development Agreement
2. 2019 Broadway Recreation Complex Facility Lease Agreement
3. CDBG Application Resolution (if applicable)

BILL NO. 1962 **RESOLUTION NO. 5119**

A RESOLUTION

AUTHORIZING Adopting a facility lease agreement between the City of Winfield, USD 465, Southwestern College, and Winfield Recreation Commission regarding access to the five-primary baseball and softball diamonds located at the Broadway Recreation Complex.

WHEREAS, the City of Winfield is the owner and has available certain real property which is utilized for baseball and softball activities at the Broadway Recreation Complex, located 2200 Broadway Street, Winfield, Kansas, and;

WHEREAS, USD 465, Southwestern College and Winfield Recreation Commission desire access to the baseball and softball facilities located at the Broadway Recreation Complex for use by their respective athletic programs.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WINFIELD, KANSAS, THAT:

Section 1. The Governing Body of the City of Winfield Kansas hereby authorizes the Mayor and City Clerk of the City of Winfield, Kansas to execute a facility lease agreement between the City of Winfield, Kansas, Unified School District 465, Southwestern College and Winfield Recreation Commission regarding access to the five-primary baseball and softball diamonds located at the Broadway Recreation Complex; a copy of which is attached hereto and made a part hereof.

Section 2. This resolution shall be in full force and effect from and after its passage and approval.

ADOPTED this 15th day of July, 2019.

(SEAL)

SEAL OF THE CITY OF WINFIELD COWLEY COUNTY KANSAS SEAL

Ronald E. Hutto, Mayor

ATTEST:

Brenda Peters, City Clerk

Approved as to form: _____
William E. Muret, City Attorney

Approved for Commission Action: _____
Taggart Wall, City Manager

FACILITY LEASE AGREEMENT

THIS LEASE made and entered into this 24 day of June 2019, effective on July 1, 2019, for use of the baseball and/or softball facilities at the Broadway Recreation Complex, Winfield, Cowley County, Kansas, by and between:

Unified School District 465, hereinafter referred to as "USD 465", and;

Southwestern SC, Winfield, Kansas, hereinafter referred to as "SC", and;

Winfield Recreation Commission, Winfield, Kansas, hereinafter referred to as "WRC", and;

The City of Winfield, Kansas, owner and managing operator, hereinafter referred to as "City"

WITNESSETH:

WHEREAS, the City is the owner and has available certain real property which is utilized for baseball and softball activities at the Broadway Recreation Complex, located 2200 Broadway Street, Winfield, Kansas, and;

WHEREAS, USD 465, WRC and SC desire access to the baseball and softball facilities located at the Broadway Recreation Complex for use by their respective athletic programs.

NOW THEREFORE, it is mutually agreed by the parties hereto:

Section 1 -Property

In consideration of the rental hereinafter described and payable to the City, and upon performance of the covenants and agreements set out herein, City does hereby let, lease and rent unto the parties herein, the following described real estate; hereinafter referred to as "Baseball/Softball Complex", to wit:

The five-primary baseball/softball diamonds, the support buildings and parking areas within the overall Broadway Recreation Complex, 2200 Broadway Street, Winfield, Cowley County, Kansas.

For the use of said property by each party for the playing of baseball and softball in all its forms, including but not limited to recreation, organized practice, games and tournaments.

Section 2 -Term of Lease

The lease agreement shall be for a primary term of ten (10) years commencing July 1, 2019 and terminating June 30, 2029 for an annual fee of one dollar ($1.00) payable in advance. This lease shall automatically renew for two additional ten (10) year periods, except under the following conditions: (a) all four parties hereto mutually agree to terminate the lease; (b) by anyone of the three Lessees giving written notice of its intent to terminate the lease prior to the expiration of the primary term or any renewal thereof; or (c) by the City if any of the three leasing parties violate any term of this lease and

failure to remedy the violation within 30 days of receipt of written notification as set out in Section Thirteen. The terms and conditions of the lease may be amended at any time by the execution of a written addendum by all parties.

Section 3 -Use of Property

The parties intend for a cooperative use of the Baseball/Softball Complex. WRC is responsible for scheduling of the Baseball/Softball Complex with USD 465 athletic programs receiving first priority, SC receiving second priority in scheduling, WRC being third in priority and City being fourth in priority. If a competition has to be moved because of weather or other unexpected circumstance, it will be moved to a date that does not conflict with any other previously scheduled event. It should be expected that practice schedules may need to be rearranged due to competition calendar changes.

Section 4 -Maintenance, Repair and Expenses

(a) The City agrees that it shall maintain and repair in a good workmanship manner, the Baseball/Softball Complex, associated improvements and appurtenances, including, but not limited to, mowing, weed control and facility repairs, such as bleacher, fence, playing surface and restroom repair.

(b) For the term of this lease agreement each party shall contribute $2,000.00 annually for full-season game preparation (including grooming the infield, chalking base lines and batters box, painting foul lines, provide bases, provide clean and stocked restrooms, lighting if needed) and $4,000 annually to be held by the City and used for purposes of establishing a Baseball/Softball Complex Capital/Maintenance Reserve. Initial contributions shall be made by September 1, 2019, the total annual amount to be paid in quarterly installments unless otherwise agreed to, in writing, by the City.

Pooled Capital/Maintenance funds shall be used in maintaining, repairing and operating the Baseball/Softball complex.

(c) A maintenance committee composed of one representative from each party shall make recommendations for maintenance and repair to the City. The City, as managing operator of the Baseball/Softball Complex, shall be responsible for undertaking actual maintenance and repair or for contracting necessary work to the appropriate entity.

(d) Specific improvements necessary or desired by one or more of the parties may be constructed upon approval of the maintenance committee and the City. Payment for the initial construction of said improvements shall be the responsibility of the parties requiring and/or requesting the improvement. Once constructed, maintenance of said improvements would be from the pooled maintenance fund as outlined above in Section four, (a) through (c).

(e) In the event the maintenance fund does not have adequate funds to effect necessary repair or maintenance, the maintenance committee shall consult and agree on each party's contribution amount toward the necessary work.

(f) Each party shall be responsible for damages occurring during their scheduled event unless they are the result of normal wear and tear and expected in the normal use of the complex. Each party shall clean up the facility after its scheduled use and leave the Baseball/Softball Complex in as good a condition as it was found.

(g) The City will be responsible for the payment of utilities associated with buildings, restrooms, accessory buildings, irrigation, and lighting.

Section 5 -General Liability Insurance

Each party agrees to procure and maintain in full force and effect throughout the term of this lease agreement a general liability policy, naming themselves as the insured, listing the City of Winfield as "Additional Insured", with an insurer/trust acceptable to the City, having minimum limits of $500,000 per occurrence and $1,000,000 policy aggregate for bodily injury and property damage liability, $500,000 personal and/or advertising injury limit; $1,000,000 products completed operations aggregate;$1,000,000 general aggregate and ; $100,000 Fire Damage Legal Liability. Any special event, i.e. fireworks displays, carnivals, mechanical amusement devices, bounce houses, and animals, must be specifically endorsed on any such Certificate of Insurance and submitted to the City for prior approval to any such event/activity. Each of the parties further agree to secure from their respective general liability insurer, waivers of subrogation rights against the other parties, or their insurers. Each party shall bear the cost of its own insurance policy. Each party agrees that should any sub-contractors, concessions or other servicing personnel will maintain a minimum of $500,000 per occurrence commercial general liability limits.

Section 6 -Property Damage Insurance

The City agrees to procure and maintain throughout the term of this lease agreement fire and extended coverage insurance on the Baseball/Softball Complex improvements. Said insurance shall cover replacement cost of improvements and appurtenances thereto. Each party shall equally contribute to the cost of said policy and in the event the insurance policy provides for a deductible or uninsured cost of repair, the parties agree to each be responsible for an equal share of the uncovered cost of repair.

During the term of the lease, the parties may mutually agree to modify the terms of the property insurance, especially should the cost of said insurance become excessive in the opinion of the parties.

Section 7 -Compliance with Rules and Law

The parties agree that they and their sub-lessees, if any, shall comply with and enforce all City policies regarding the possession or use of alcohol, tobacco products, and illegal substances on City property, as well as comply with applicable city ordinances and state laws.

Section 8 -Sublease

Any party shall have the right to sublease the Baseball/Softball Complex for use by a non-party entity. Any non-party must sublease through a party to this agreement. Any sublease shall be approved

by the City Manager or his designee, and the sublease shall be reduced in writing with a copy to the City. Any sublessee shall comply with the terms of this lease agreement and the policies referenced in Section Seven.

Section 9 -Modification to Premises

Any improvements, alterations or additions to the Baseball/Softball Complex shall be approved by the parties with consideration of how they are to be financed. Once completed, all improvements, alterations or additions shall be deemed a part of the property, unless otherwise agreed to in writing by the City.

Section 10 -Risk of Loss

In the event of damage or destruction of the Baseball/Softball Complex to such an extent that the City elects not to rebuild or repair, such election shall be made within sixty (60) days and, in that event, this lease agreement shall be canceled and terminated and all liability of each party against the other shall cease as of that date.

Section 11 -Operating Guidelines

The maintenance committee agrees to draft and adopt guidelines for the operation of the Baseball/Softball Complex incorporating the terms set out herein and day to day operations and needs not set out herein.

Section 12 -Modification of Agreement

The parties may agree, in writing, to modify any and all terms of this lease agreement.

Section 13 -Termination

(a) This agreement may be terminated, in writing, by agreement of the parties.

(b) In the event one of the leasing parties fails to perform, keep or observe any of the terms, covenants or conditions contained herein, the City shall provide written notice to the party to cure such condition or defect and corrective action shall be commenced within thirty (30) days after receipt of the notification. If it is determined by Governing Body of the City that the corrective action taken fails to comply with this agreement, then the City may terminate any portion of this lease agreement by providing sixty (60) days written notice of termination. It shall be the party's obligation and the party's expense to seek to compel corrective action from any sub lessee.

(c) Any party may give written notice of their intent to withdraw from this lease. Said notice shall be given one year in advance of the intended date of withdrawal.

Section 14 -Interlocal Agreement

Parties shall enter into and execute an Interlocal Agreement that incorporates the terms of this agreement and submit said Interlocal Agreement to the Kansas Attorney General for approval, as well as, file with the Cowley Count Register of Deeds and Kansas Secretary of State.

It is understood and agreed that this agreement shall be binding upon the parties hereto and their successors or assigns.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

City of Winfield

Ronald E Hutto, Mayor

ATTEST:

Brenda Peters, City Clerk

Dated this 15 day of July, 2019

USD 465 Board of Education

Lyle Weinert, President

ATTEST:

Tom Fell, Clerk of the Board USD 465

Dated this 24 day of June, 2019

Winfield Recreation Commission

Scott Gill, Chairperson

Southwestern SC

~~Mike McCoy, Athletic Director~~ Kristin A. Humphreys
Associate VP for Business Services

DEVELOPMENT AGREEMENT PROVIDING FOR THE DESIGN, CONSTRUCTION AND FINANCING OF CERTAIN IMPROVEMENTS FOR THE DEVELOPMENT OF BASEBALL AND SOFTBALL FIELDS AND RELATED IMPROVEMENTS

THIS AGREEMENT, made and entered into this 19th day of October 2026, by USD 465, Hereinafter referred to as "School", Southwestern College, hereinafter referred to as "College", Winfield Recreation Commission, hereinafter referred to as "WRC", and the City of Winfield, Kansas, hereinafter referred to as "City".

WHEREAS, all parties are not-for-profit providers of services to mutual residents; and,

WHEREAS, on the 15th day of July 2019, all parties executed a Lease Agreement, incorporated herein by reference, that states in Section 4 (d) "Specific improvements necessary or desired by one or more of the parties may be constructed upon approval of the maintenance committee and the City. Payment for the initial construction of said improvements shall be the responsibility of the parties requiring and/or requesting the improvement. Once constructed, maintenance of said improvements would be from the pooled maintenance fund as outlined above in Section four, (a) through (c).

WHEREAS, all parties desire and find necessary to improve baseball and softball facilities within the community and make facilities accessible to mutual parties; and,

WHEREAS, all parties desire to construct and pay for certain improvements select field surfacing improvements to improve accessibility, improve player safety, increase field usability, and improve management of ongoing maintenance requirements at two baseball fields, two softball fields, and one Wee Ball/Tee Ball field. Improvements will generally include removal of existing soil and surfacing materials, preparation of the field subgrade, installation of drainage aggregate and associated drainage infrastructure, and installation of artificial turf surfacing within the areas between the field fencing and foul lines and throughout the infields. The project will also evaluate optional improvements, including electrical wiring between the pitcher's mound and backstop at each baseball and softball field, remediation of potentially unsuitable or poor subgrade soils encountered beneath proposed turf areas, and provision of a portable pitching mound. Final improvements will be coordinated to provide durable, well-drained playing surfaces that improve accessibility and safety while reducing weather related impacts and long-term maintenance demands; and

WHEREAS, all parties deem it necessary, and in the best interest of all parties and the community, to work together in accordance with plans to be developed by City and approved by all parties; and

WHEREAS, all parties deem it advisable and necessary to seek grant application to the Kansas Department of Commerce for Community Development Block Grant (CDBG) funds under the Community Facilities – Large Grant category. A specific project application to be discussed is the conversion of five (5) Baseball, Softball and Pee Wee fields from native grass to artificial turf and associated components to provide for all weather playing fields at the Broadway Recreation Complex, 2205 Broadway Street, Winfield, Kansas. All parties acknowledge a public hearing held October 13, 2026 at 12:00p.m. at the Community Council Room located at 200 E. 9th Street, Winfield, Kansas. The estimated project cost is $3,261,263 with a grant request of $1,500,000.00 of the project cost; and

WHEREAS, without grant award, no party agrees to move forward with the project.

WITNESSETH: That for and in consideration of mutual promises, covenants and payments hereinafter set out, the parties agree as follows:

1. The property subject to this agreement is existing field space at Broadway Recreation Complex, 2205 Broadway Street, Winfield, Kansas.

2. CITY shall employ, as necessary in its discretion, design professionals, and qualified contractors to study, develop plans to construct and pay for certain improvements select field surfacing improvements to improve accessibility, improve player safety, increase field usability, and improve management of ongoing maintenance requirements at two baseball fields, two softball fields, and one Wee Ball/Tee Ball field. Improvements will generally include removal of existing soil and surfacing materials, preparation of the field subgrade, installation of drainage aggregate and associated drainage infrastructure, and installation of artificial turf surfacing within the areas between the field fencing and foul lines and throughout the infields. The project will also evaluate optional improvements, including electrical wiring between the pitcher's mound and backstop at each baseball and softball field, remediation of potentially unsuitable or poor subgrade soils encountered beneath proposed turf areas, and provision of a portable pitching mound. Final improvements will be coordinated to provide durable, well-drained playing surfaces that improve accessibility and safety while reducing weather related impacts and long-term maintenance demands.

3. All parties agree that costs of improvements shall be assessed equally unless noted otherwise. Without grant award, no party agrees to move forward with the project.

4. The existing FACILITY LEASE AGREEMENT controls for other matters including maintenance, scheduling and other matters.

5. CITY will apply for and administer any related grants.

6. Legacy or USD 465 Foundations may receive donations. Sponsorships will be acknowledged as requested.

7. As necessary, CITY will provide financing; costs and interest shared.

_____
Kinnie Ledford, President
USD 465 Board of Education

_____
Taggart Wall, City Manager
City of Winfield, Kansas

_____
Phil Bressler, Clerk
USD 465 Board of Education

_____
Elizabeth Frombgen, President
Southwestern College

_____
Scott Gill, Chairperson
Winfield Recreation Commission

BILL NO. 26108 **RESOLUTION NO. 9526**

A RESOLUTION

AUTHORIZING and directing the City Manager of the City of Winfield, Kansas, to sign and execute a Development Agreement providing for the design, construction and financing of certain improvements for the development of baseball and softball fields and related improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WINFIELD, KANSAS, THAT:

Section 1. The Mayor and the City Clerk of the City of Winfield, Kansas are hereby authorized to sign and execute necessary documents providing for the design, construction and financing of certain improvements for the development of baseball and softball fields and related improvements.

Section 2. This resolution shall be in full force and effect from and after its passage and approval.

ADOPTED this 19th day of October, 2026.

(SEAL)

_____
Gregory N. Thompson, Mayor

ATTEST:

_____
Tania Richardson, City Clerk

Approved as to form: _____
William E. Muret, City Attorney

Approved for Commission action: _____
Taggart Wall, City Manager

Request for Commission Action

Date: October 16th, 2026

Requestor: Taggart Wall, city manager

Request for Commission Action

Action Requested: Consider authorizing the City Manager to proceed with the development partnership with Liberty Communities for Phase I of the Prairie Hills Subdivision, including submission of an application to the Kansas Moderate Income Housing (MIH) program and support of an application for Kansas Housing Investor Tax Credits (KHITC), and authorizing the Mayor to execute the associated resolution of support.

Analysis:

The City of Winfield has an opportunity to partner with Liberty Communities, a Wichita-based residential developer, to initiate construction of the Prairie Hills Subdivision, located at the northwest corner of Country Club Road and 14th Avenue.

The proposed development represents Winfield's first new single-family residential subdivision in approximately two decades. Currently, fewer than ten developed residential lots remain available in existing subdivisions. The Prairie Hills development includes 157 planned residential lots, with the initial phase consisting of 22 lots.

The need for additional housing has been well documented. The 2025 Cowley County Housing Study identified a need for 504 additional housing units countywide by 2030, including 178 units in Winfield. Of those, 72 are identified as owner-occupied housing. The study also identified significant public support for housing development, with 71% of survey respondents indicating that additional single-family housing is greatly needed.

The study recommends public-private partnerships and the use of available state and local financing tools to address the economic barriers to housing development.

For approximately 20 years, the private development market has not delivered a new residential subdivision in Winfield. The economics of residential development, particularly the significant upfront investment required for public infrastructure, have made new subdivisions difficult to finance in rural communities competing with larger metropolitan markets.

Request for Commission Action

The proposed partnership represents an opportunity for the City to take a more active role in addressing these barriers while leveraging private development capital and available state housing incentives.

Project Description

Phase I would include development of 22 residential lots, along with the necessary water, sanitary sewer, electric, natural gas, streets, stormwater improvements and subdivision entrance.

A significant portion of the infrastructure must be constructed during the initial phase but will ultimately serve subsequent phases of the 157-lot subdivision. The City would construct the public infrastructure, utilizing a combination of contracted services and City labor and equipment.

Liberty Communities would purchase the 22 improved lots for $24,000 each, generating $528,000 in proceeds to the City. Under the preliminary development terms, Liberty would begin construction of at least six homes within 90 days of acquiring the lots, with additional construction milestones and financial assurances to be established in a definitive development agreement.

Financial Considerations

The updated preliminary engineering estimate identifies approximately $3.43 million in total infrastructure costs, including improvements to 14th Avenue that are proposed to be deferred until a future phase, although the 22 lots will contribute to those future improvements.

Project cost category	Estimated amount
Materials and contracted construction	$2,511,100
City labor	$448,400
City equipment	$337,500
Engineering	$112,800
Subtotal – principal infrastructure	$3,409,800
Additional electric and gas costs reflected in project estimate	$23,200
Total preliminary project estimate	$3,433,000

The proposed financing structure recognizes the distinction between the total value of the infrastructure being constructed and the amount of cash the City must borrow.

City labor and equipment represent a significant municipal contribution to the project. These costs are included in the overall project valuation but do not necessarily require an

equivalent amount of external financing. To the extent eligible, the City would seek reimbursement for these documented costs through the proposed Rural Housing Incentive District (RHID).

The updated financing worksheet identifies the following preliminary structure:

Financing component	Amount
Planned infrastructure bond costs	$3,235,000
Less: Sale of 22 lots	($528,000)
Less: Deferred 14th Avenue construction	($453,600)
Less: City labor and equipment contribution	($666,700)
Estimated reduced bond requirement	$1,586,700

The City's financial participation would also include carrying infrastructure costs attributable to future subdivision phases. These improvements are necessary to initiate Phase I but provide long-term development capacity for the remaining lots. Staff would evaluate opportunities to recover those costs through future phases.

The final amount to be financed, the treatment of City-performed work and the allocation of costs between phases would be established prior to bond issuance.

Rural Housing Incentive District

The City proposes establishing an RHID to capture eligible incremental property taxes generated by the new residential development for a period of up to 25 years.

These revenues would be used to reimburse eligible infrastructure costs and support repayment of the City's infrastructure financing.

The principal objective is to eliminate or substantially reduce special assessments on the individual residential lots. Without an RHID, the estimated infrastructure special assessments would add approximately $447 per month to the cost of homeownership under the project model.

The RHID would allow the City to use property tax growth created by the development to finance the infrastructure necessary to support that growth. Property owners would continue paying applicable property taxes, but qualifying incremental revenues, excluding the statewide 20-mill school levy, would be dedicated to eligible project costs during the district's term.

The updated financial model estimates approximately $2.58 million in cumulative RHID revenues over 25 years, assuming completion of the 22 homes over the modeled development schedule and 2% annual appreciation in assessed value.

Actual revenues will depend on home construction, assessed valuations and applicable mill levies. The model also indicates that financing capacity supported by these revenues may be lower than the proposed bond requirement when debt service coverage and timing are considered. Accordingly, additional financial analysis will be required before finalizing the debt structure. Revenue targets not made by the RHID funds, would be the responsibility of the City, secured by portion with security of Liberty Communities.

State Housing Incentives

The City and Liberty Communities propose pursuing two complementary programs administered by the Kansas Housing Resources Corporation:

Moderate Income Housing (MIH): The City would serve as applicant for funding intended to support housing development and infrastructure in rural Kansas communities.

Kansas Housing Investor Tax Credit (KHITC): Liberty Communities would pursue tax credits to attract private investment and improve the financial feasibility of constructing the homes, with the City's support.

The combination of these programs, the RHID and the City's infrastructure participation is intended to make the project financially feasible while maintaining attainable home prices.

Neither state funding award is guaranteed, and final development obligations would be contingent upon the terms of any awards and subsequent agreements.

Commission Consideration

The Governing Body has previously discussed the project and, by consensus, expressed support for moving forward.

The decision reflects recognition that meaningful new residential development in Winfield will likely require a greater degree of municipal participation than has historically been necessary.

The City has invested significantly in economic development, utilities, employment opportunities and community amenities. The availability of new housing is an essential component of translating those investments into population growth, workforce retention and increased school enrollment.

Although the proposed project requires the City to assume financial risk and dedicate future incremental property taxes, it also provides an opportunity to establish the backbone infrastructure for a much larger residential subdivision.

Request for Commission Action

The immediate action would allow the City and Liberty Communities to pursue available state incentives and continue development negotiations. It would not constitute final authorization to issue bonds, establish the RHID or execute a binding development agreement.

Those matters would return to the Governing Body for separate consideration following completion of the required financial, legal and development documentation.

Fiscal Impact: Included above.

Attachments: Resolution for RHID Eligibility, Resolution of support for MIH/KHITC, RHID Feasibility Analysis, Probable Cost Analysis

COWLEY COUNTY, KANSAS

COUNTY-WIDE HOUSING STUDY-UPDATE – 2030.

COWLEY COUNTY • ECONOMIC DEVELOPMENT •

H:K

HANNA:KEELAN ASSOCIATES

www.hannakeelan.com

APRIL, 2025

COWLEY COUNTY, KANSAS

COUNTY-WIDE HOUSING STUDY-UPDATE - 2030.

COWLEY COUNTY ECONOMIC DEVELOPMENT PARTNERSHIP (CCEDP)
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CITY OF ARKANSAS CITY, KANSAS
Randy Frazer, City Manager

CITY OF WINFIELD, KANSAS
Taggart Wall, City Manager

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The **Cowley County, Kansas County-Wide Housing Study-Update** was funded by the **Cowley County Economic Development Partnership (CCEDP).** The **Study-Update** was completed in guidance with members of a locally-organized **Housing Steering Committee.**

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SECTION 1

RESEARCH APPROACH & STUDY OBJECTIVES.

SECTION 1
RESEARCH APPROACH & STUDY OBJECTIVES.

INTRODUCTION.

This **County-Wide Housing Study-Update** provides statistical data identifying past, present and projected demographics, local housing needs/demand and specific initiatives for the promotion and development of affordable housing in **Cowley County, Kansas, including each Community and rural County,** or **"Balance of County"** for all population and income sectors. The **Housing Study-Update** was conducted for the **Cowley County Economic Development Partnership (CCEDP),** by **Hanna:Keelan Associates,** a Nebraska based community planning and research consulting firm. **This County-Wide Housing Study-Update also serves as an update to the 2019 *Cowley County Kansas County/Communities Comprehensive Housing Study.***

RESEARCH APPROACH.

This **County-Wide Housing Study-Update** included both quantitative and qualitative research activities. The **qualitative activities** included a **comprehensive citizen participation program** consisting of three individual Surveys, as well as meetings with local Community leadership to understand the housing issues and needs of Cowley County residents. **Quantitative research activities** included information obtained from both public and private sources. All 2000, 2010 and 2020 demographic, economic and housing data for the Community were derived from the U.S. Census and the 2019-2023 American Community Survey. The projection of demographic, economic and housing data was completed by the Consultant, with the use of these and secondary data sources.

To facilitate effective planning and implementation activities, housing demand projections were developed for a five year period. The implementation period for this Housing Study will be April, 2025, to April, 2030. A review of housing activities, both new construction and housing rehabilitation, by local leadership during the next five years, is highly recommended, in an effort to accurately monitor the delivery of housing needs throughout the County.

The collection and analysis of this data allowed for the projection of County and Community population and household bases, income capacity and housing profile and demand. Additionally, a **"Five-Year Housing Action Plan"** for the Cities of Arkansas City and Winfield is included with this Study-Update, to allow for CCEDP local municipalities and professional housing developers to analyze and consider the development of **housing projects that are a "fit" for the local population.**

STUDY OBJECTIVES.

"The purpose of the Cowley County, Kansas County-Wide Housing Study-Update is to establish a 'housing vision' and provide a 'vehicle to implement' housing development programs with appropriate public and private funding sources for Cowley County, Kansas, including each Community and the "Balance of County". This will ensure that proper guidance is observed in the development of various affordable housing types for persons and families of all income sectors."

The **Objectives** of this **County-Wide Housing Study-Update** include:

(1) **analyze past and present housing trends** throughout Cowley County, with emphasis on determining the five-year demand for affordable housing for specific population groups, income sectors and price points (products);

(2) **provide a process** for **educating and energizing the leadership** of Cowley County to take an active role in improving and creating modern and safe, both market rate and affordable, housing options. **Housing is Economic Development;**

(3) **identify program-specific affordable housing initiatives and programs to address the needs of the local workforce, the elderly and retirees, families of all sizes and income levels and persons with special needs by introducing new and innovative housing development options** that are a **"fit"** for local residents, to address both **immediate** and **long-term housing needs;**

(4) **match housing development efforts with jobs** created via public, commercial and industrial development efforts;

(5) identify **local, State and Federal funding sources** with the potential to financially support affordable housing development in Cowley County.

This **County-Wide Housing Study-Update** should be utilized by CCEDP, all local City staff and elected leadership, Community and County Planning Commissions, local Foundations, Chambers of Commerce, Public School Districts, Mid-Kansas Community Action Program and other important for-profit and non-profit groups and organizations. This **Study-Update** will also make the use of housing funds more effective and encourage investors to make better informed decisions that target County and Community needs and desires for new housing types.

SECTION 2

CITIZEN PARTICIPATION PROGRAM, COUNTY PROFILE & HOUSING DEMAND/NEEDS.

SECTION 2

CITIZEN PARTICIPATION PROGRAM, COUNTY PROFILE & HOUSING DEMAND/NEEDS.

INTRODUCTION.

The **Cowley County, Kansas County-Wide Housing Study-Update** included both qualitative and quantitative research activities. Discussed in this **Section** is the comprehensive **citizen participation program** that was implemented to gather the opinions of the local citizenry, as well as local major employers and professional housing providers regarding local housing issues, needs and opportunities. ***Planning for the County and each Community's future, as it relates to affordable housing for all income sectors, is most effective when it includes opinions from as many citizens as possible.***

This Section also provides a **Statistical Profile** of pertinent population, income, economic and housing trends and projections and identifies the local **Housing Unit "Target" Demand and Land Use Needs.** This includes the identification of **housing demand** for both **new housing development** and **housing rehabilitation activities.**

CITIZEN PARTICIPATION.

County-Wide Housing Opinion Survey.

As part of a qualitative research approach, the residents of **Cowley County** participated in a **Housing Opinion Survey. A total of 145 participants submitted a Survey. Appendix I** contains the results of the **Survey.** The following summarizes the results:

- The "35-44" and "45-54" age cohorts represented the largest number of **Survey** participants, County-wide.

- The majority of participants identified a household income less than $74,000, while participants with household incomes ranging from $75,000 to $199,000 were also well represented in the **County-Wide Housing Opinion Survey.**

- **A total of 41 participants, or 28 percent of participants, identified not being satisfied with their current housing situation.** A large portion of comments regarding dissatisfaction included residing in a housing unit that was either too expensive to afford, too small to support their family, was in need of moderate- to substantial rehabilitation or that the participant has a desire to reside elsewhere outside of their Community/Cowley County.

- **Barriers or issues with obtaining affordable rental housing** in Cowley County included a lack of available, decent and affordable rental units (including handicap accessible housing), cost of rent and utilities, the condition of rental housing and a lack of available, decent rental housing units in a given price range. For owner housing, barriers included housing purchase prices/cost to own, a lack of sufficient homes for sale, housing purchase prices/associated costs with homeownership, cost of homeowners insurance and the age and condition of existing single family housing units.

- A majority of participants identified **owner housing** priced less than $200,000 as being affordable for their families. **Rental rates** less than $800 were identified as most affordable by participants who are currently renting.

- **A total of 67 participants are planning to change their current housing situation in the next five years.** Reasons include a desire to live closer to their place of employment, more affordable and safer housing choices and a desire to either increase or downsize from their current housing situation.

- When asked which **housing types** were most greatly needed in **Cowley County**, Survey respondents identified single family housing, general rental housing, rehabilitation of both owner and rental-occupied housing, entry-level housing senior independent living housing and licensed assisted living housing.

- Participants identified **strong support for utilizing local, State and Federal dollars** for housing rehabilitation programs, the purchase of dilapidated housing for demolition to make lots available for new development, purchase/rehab/resale and/or re-rent housing programs, and down payment assistance for first-time homebuyers.

- A total of 73 percent of participants supported the creation of a **Community or County-wide "land bank" program** to purchase undeveloped and/or dilapidated properties for cleanup, resale and potential new development.

- Senior citizen participants identified a desire for **single family housing and senior independent living housing** in Cowley County.

Workforce Housing Needs Survey.

The Cowley County Economic Development Partnership, in cooperation with several employers, conducted a **Workforce Housing Needs Survey** to determine the specific renter and owner housing needs of the County's workforce. A total of **36 Surveys** were returned.

Survey participants were asked to provide information on such subjects as issues and barriers to obtaining affordable housing, place of employment, annual household income and in what Community or region participants would like to become either a homeowner or a renter. The following are highlights that were developed from the **Survey.** The complete **Survey** results are available in **Appendix I.**

- A majority of Participants were employed in the Manufacturing, Business/Financial Services and Education sectors.

- **Survey** participants included 26 homeowners and 10 renters.

- Most respondents could afford a home priced less than $200,000. A majority of renters looking to upgrade to a more suitable rental housing unit could afford a monthly rent less than $800.

- **Housing choices, Restaurants, Entertainment and Leisure & Recreation activities were identified as amenities that would make Cowley County a more attractive place to live.**

- Similar to the **County-Wide Housing Opinion Survey, barriers or issues with obtaining affordable rental housing** in Cowley County included a lack of available, decent and affordable rental units, cost of rent and utilities and the age and condition of rental housing. For **owner housing,** barriers included a lack of sufficient homes for sale, housing purchase prices/associated costs with homeownership, cost of homeowners insurance and real estate taxes and the condition of existing single family housing units.

Housing Stakeholder Survey.

Selected Cowley County Housing Stakeholders, including professional housing providers, participated in a **Survey** to provide information regarding housing issues and needs in **Cowley County**. A total of **17 Housing Stakeholders** in the County participated in the **Survey.** The following summarizes responses to the **Survey.** Complete results are available in **Appendix I** of this **Housing Study-Update.**

HOUSING SERVICE PROVIDED.

- Rental Housing.
- Real Estate.
- Temporary Emergency Housing.
- Home Remodeling.
- Loans & Financing

HOUSING ISSUES.

- Housing Costs.
- Lack of Available Housing.
- Lack of Maintenance/Poor Condition of Rentals.
- Cost of Property Taxes, Insurance, Utilities.

HOUSING NEED.

- Population Housing Need:
  - Local Workforce.
  - Low-Moderate Income Housing.
  - Homeless/Near-Homeless.
  - Single Family Homes.
  - Rental Housing: Duplexes.

- Housing Type Needed:
  - Senior Independent Living.
  - Rentals for Fixed Income Families.
  - Temporary Emergency Housing.
  - Workforce Housing.

COUNTY PROFILE.

Population, income and economic trends in **Cowley County,** including **each Community** and the **rural county (identified as the "Balance of County"),** serve as valuable indicators of future housing development needs and patterns and provide a basis for the realistic projection of the future population. The population trends and projections for the years 2000 through 2030 were studied and forecasted, utilizing a process of both trend analysis and U.S. Census population estimates. The quantity and location of social and economic features play an important role in shaping the details of various development plans to meet each Community's needs. A complete **"Table Profile"** is included in **"Appendix II"** of this **Housing Study-Update.**

Population Profile.

- The 2000, 2010 and 2020 Decennial Censuses recorded a decrease in population for **Cowley County**, from 36,291, in 2000, to 34,549, in 2020; total decline of 4.8 percent. The current (2025) estimated population for **Cowley County** is 34,278.

- By 2030, the population of **Cowley County** is projected to decrease, slightly, and stabilize at 34,097, a decrease of 0.5 percent. The stabilization of population in the County can be attributed to job creation, new housing developments, both planned and under construction, and ongoing discussions with local and regional housing developers to construct both owner and rental housing in the County.

- A **"County-Wide Growth Initiative" (CGI)** scenario highlights a more aggressive housing development and employer securement initiative in the County, including the creation of an estimated 200 full-time employment positions and securing up to 10 percent of current employees who commute into the County for employment but live elsewhere by 2030. **This would result in a County-wide population increase of 141 new persons for a 2030 population of 34,419.** Each Community and the Balance of County would experience a stable or increasing populations as a result of the CGI population scenario.

- Currently, **Cowley County** has an estimated median age of 39.4 years, a slight increase from the 2020 estimated median age of 39 years. Median age in the County is projected to increase to 39.8 years by 2030.

- County-wide, the "19 and Under" and "35 to 54" age cohorts were the largest population cohorts in **Cowley County**, but have experienced the largest population decline as per the 2010 and 2020 Censuses. These cohorts are projected to remain the largest in the County through 2030.

- County-wide, the "55-64," "65-74" and "75-84" age cohorts are projected to increase in population by 2030, with the "65-67" age cohort projected to experience the largest population increase. This can be attributed to a large portion of the "Baby Boomer" generation reaching peak retirement age while aging in place in their respective Community. It is important that a range of elderly services, amenities and appropriate housing be made available throughout the County to encourage senior/elderly populations to remain in their respective housing situations and, ultimately, remain a resident of the County.

Income Profile.

- Median income in **Cowley County,** as per the 2019-2023 American Community Survey, is estimated to be $58,263. The median income for all households in **Cowley County**, in 2025, increased to an estimated $62,241, with an estimated 28.3 percent of all households having incomes at or above $100,000.

- By 2030, median income in the County is projected to increase an estimated 9.3 percent, to $68,002. This also includes the median incomes of 65+ households increasing by an estimated 10.8 percent (from $50,340 to $55,779) and renter households increasing by an estimated 0.3 percent (from $36,887 to $38,415) from 2025 to 2030.

- In 2025, an estimated 2,915 owner and renter households in **Cowley County**, or 22.1 percent of all households, are cost burdened or are experiencing housing problems. By 2030, this number is expected to decline, slightly, to 2,886 households. A cost burdened household is one spending 31 percent or more of monthly household income on housing costs such as rent/mortgage payments, utilities, general maintenance and upkeep. Housing problems include households residing in units with incomplete plumbing and/or kitchen facilities, or experiencing overcrowding conditions (1.01 persons per room per unit).

Economic Profile.

- Between 2015 and 2025, the unemployment rate in **Cowley County** ranged from a high of 4.6 percent to a low of 3 percent. During this period, the total number of employed persons decreased by 1,555. By 2030, an estimated 14,432 persons will be employed in the County, with an estimated unemployment rate close to 3.9 percent.

- The U.S. Census Center for Economic Studies estimates that, in 2022, a total of 14,397 employed persons resided in Cowley County. Approximately 76 percent of those employees, or 6,231, worked outside of Cowley County.

Household/Housing Stock Profile.

- The 2020 Census recorded 13,322 total households (occupied housing units) in Cowley County. This included 8,830 owner and 4,492 renter households. This also represented a decrease of 618 total households from the 2010 Census (9,540 owner, 4,400 renter). Currently, the County consists of an estimated 13,202 households, including 8,705 owner and 4,497 renter households. By 2030, renter households are projected to remain stable at 4,512, while owner households are projected to decrease by 169 total households to 8,536, while representing 65.4 percent of all households in the County.

- **Currently, Cowley County contains an estimated 15,701 housing units, consisting of approximately 10,315 owner and 5,386 rental units.** Of these 10,315 units, approximately 2,499 are vacant, resulting in an overall, estimated housing vacancy rate of 15.9 percent. The 2,499 vacant housing units consist of an estimated 1,610 owner and 889 rental units, equaling an owner housing vacancy rate of 15.6 percent and a rental housing vacancy rate of 16.5 percent.

- An **Adjusted Housing Vacancy Rate (AHVR)** includes only vacant units that are available for year-round rent or purchase, meeting current housing code and having modern amenities. **An AHVR of 7 percent is the minimum rate recommended for Cowley County, to have sufficient housing available for new and existing residents. The overall, estimated AHVR for Cowley County is 5.1 percent, which includes an AHVR for owner housing of 5.3 percent and 4.6 percent for rental housing.**

- According to the Cowley County Assessor's Office, an estimated 12,440 housing structures exist in the County, including each Community and the Balance of County. A total of 3,967 of these structures, or 31.9 percent, were rated as being in "Fair," "Poor," or "Very Poor" condition. These units were most likely constructed of obsolete or poor quality materials and in need of moderate- to substantial rehabilitation or, in extreme cases, demolition with a process/plan for potential replacement.

- Median housing value, as per the 2019-2023 American Community Survey, was an estimated $111,600. The current estimated median housing value in **Cowley County** is $118,300. This value is projected to increase by 11.9 percent by 2030 to an estimated $132,400.

- The 2019-2023 American Community Survey estimated the Cowley County median gross rent at $779. The current gross rent in **Cowley County** is an estimated $819. This is projected to increase by 8.7 percent by 2030 to an estimated $890.

Housing Unit "Target" Demand.

To effectively determine housing unit demand for the County, a comprehensive list of individual demand components were reviewed. These included:

(1) housing demand based upon expected **new population/ households,** during the next five years, including new housing construction and annexation of residential properties;

(2) need for affordable housing units for persons/families considered to be **"cost burdened;"**

(3) replacement of occupied housing in a **"deteriorated to dilapidated" condition;**

(4) address the owner and rental housing "vacancy deficiency" in the Communities of Cowley County;

(5) development of affordable housing to secure current commuter workforce population;

(6) determination of the local **"pent-up" housing demand** for existing residents, or those current residents of the County and each Community needing and/or wanting to secure a different and/or affordable housing type during the next five years;

(7) targeted special populations, including persons and/or households with family members having special needs, or a specific dwelling type and associated management program that fits the needs of citizens with (typically) physical or cognitive challenges. This would include other populations, such as Veterans;

(8) Appropriate housing, both **on and off-campus students** of Southwestern College in Winfield and Cowley Community College in Arkansas City;

(9) seasonal housing, providing seasonal housing for visitors and part-time residents**; and**

(10) determination of local housing development capacity in Cowley County, during the next five years.

- The total estimated **Housing Unit "Target" Demand** for **Cowley County**, from 2025 to 2030, includes an estimated **504 housing units,** based on the 2030 medium population projections, including **271 owner** and **233 rental housing units,** requiring an estimated budget of **$159.16 Million.**

- **An estimated 349 of the projected 504 housing units (186 owner, 163 rental) should be designated as "workforce housing" for local employees.**

- An estimated **15 to 20 percent** of the total housing unit target demand, for 2030, should focus on **purchase-rehab-resale and/or re-rent housing activities.** This involves local public and private entities purchasing existing housing that is in a deteriorating or dilapidated condition, utilizing local resources to rehabilitate the housing unit up to local development standards and codes and, finally, placing the rehabilitated unit on the market to be purchased or rented. Housing rehabilitation efforts in **Cowley County** could create housing opportunities at a more affordable cost, with minimal risk to both developers and prospective property owners.

- Overall, an estimated **71 owner** and **113 rental housing units** should be constructed in Arkansas City, while an estimated **72 owner** and **106 rental housing units** should be constructed in Winfield by 2030. Overall price products in the two Communities should include a range between **$160K** to **$480K for owner housing units** and a **monthly rent between $635** and **$1,185.** Unit construction should include single family housing, patio home units, townhomes, duplex/triplex units and general apartment style housing.

- The construction of workforce housing in these two Communities should include up to **50 owner** and **90 rental housing units in Arkansas City** and **50 owner** and **86 rental housing units in Winfield.** Price products for workforce housing in the two Communities should include a range between **$275K to $425K** for **owner housing units** and a **monthly rent** between **$635 and $1,125.**

- The total **Housing Unit "Target" Demand** for the two Communities will require an estimated **97.2 acres of land in Arkansas City and 86 acres in Winfield.** The designation of future residential land sites should be documented in each Community's Comprehensive Plan (Future Land Use Plans).

Housing Rehabilitation/Demolition Demand.

- Up to **490 units** by 2030 could be targeted for moderate rehabilitation in Cowley County, at an estimated cost of $17.2 Million. An additional **266 units** could be targeted for substantial rehabilitation in the County, at an estimated cost of $12.5 Million with appraisal qualification. This would include 309 and 100 units for moderate rehabilitation in Arkansas City and Winfield, respectively, and 167 and 55 units for substantial rehabilitation in Arkansas City and Winfield, respectively.

- **Up to 63 housing units in the Community should be targeted for demolition by 2030 and replaced due to dilapidated conditions and the structure not being cost effective to rehabilitate. This includes 30 units in Arkansas City and 17 units in Winfield.**

- The **Illustrations** on **Pages 2.10 and 2.11** identify block-by-block locations in the Cities of Arkansas City and Winfield, where the largest concentrations of

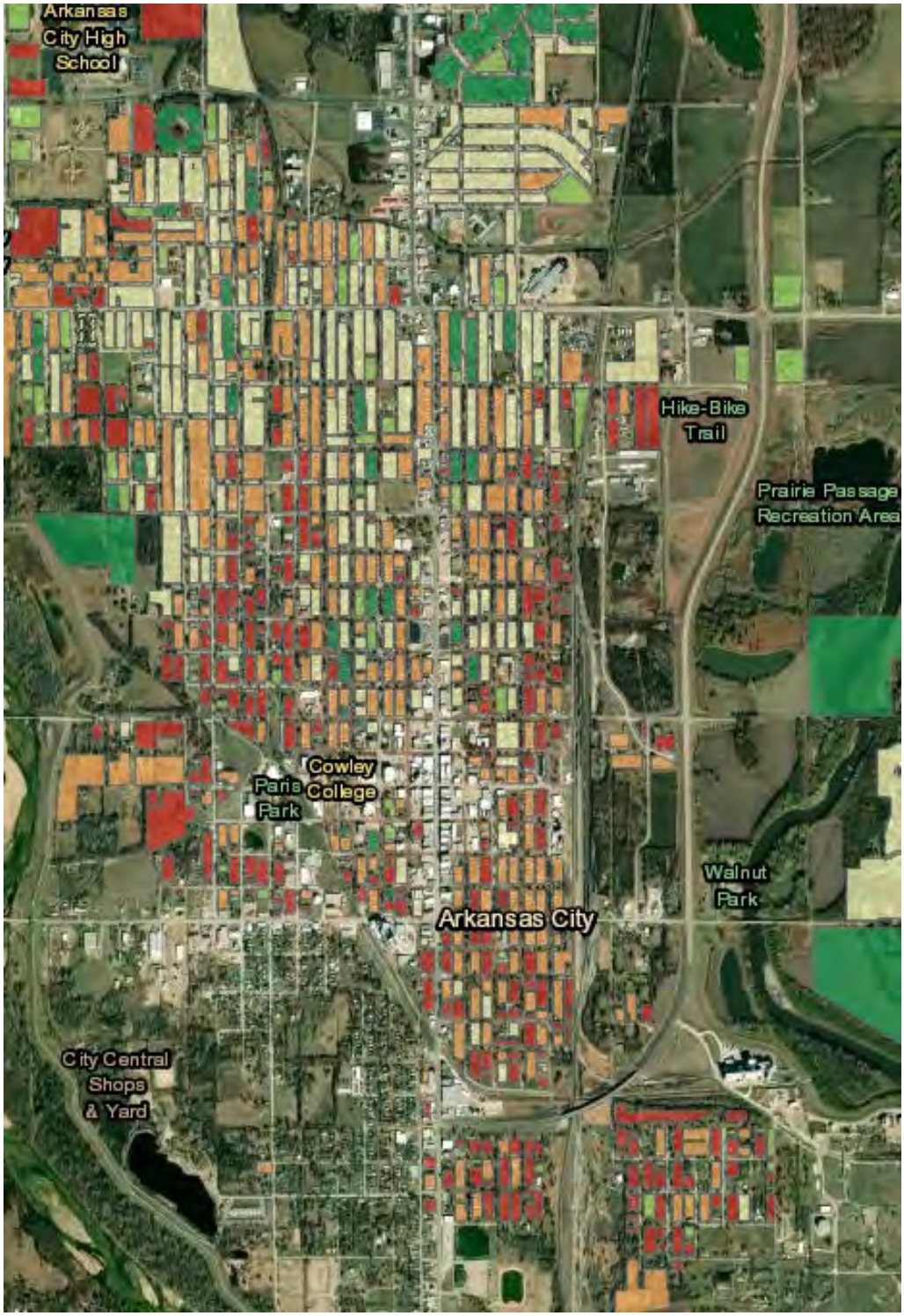
deteriorating and dilapidated housing exist. These areas should be the primary targets for any significant housing rehabilitation initiative.

STRUCTURAL CONDITIONS MAP
CITY OF WINFIELD, KANSAS

EXCELLENT CONDITION
GOOD CONDITION
AVERAGE CONDITION
FAIR CONDITION
POOR CONDITION

Source: City of Winfield, Kansas

STRUCTURAL CONDITIONS MAP
CITY OF ARKANSAS CITY, KANSAS



EXCELLENT CONDITION
GOOD CONDITION
AVERAGE CONDITION
FAIR CONDITION
POOR CONDITION

Source: City of Arkansas City, Kansas

SECTION 3

COUNTY-WIDE HOUSING DEVELOPMENT & PRESERVATION INITIATIVES/ACTION PLAN.

SECTION 3
COUNTY-WIDE HOUSING DEVELOPMENT & PRESERVATION INTITIATIVES & ACTION PLAN.

INTRODUCTION.

The following **Housing Development & Preservation Initiatives,** for the Communities and rural areas of **Cowley County, Kansas,** address local housing opportunities and needs and define the necessary housing activities for the successful implementation of selected both market rate and affordable housing programs or projects. These **Initiatives** are needed for the implementation of specific, both new housing development and existing housing preservation programs and are the product of both **qualitative and quantitative research activities** performed on the local level. **The combined qualitative and quantitative research efforts allowed the Consultant to prepare a "Five-Year Housing Action Plan" for the Cities of Arkansas City and Winfield, Kansas, that both identifies housing development projects and costs that are a "fit" for the local market.**

Local leadership, housing stakeholders and Governmental entities have implemented a variety of housing initiatives that have been a significant benefit to the housing development in **Cowley County**. Much of this new housing was driven by new and expanded economic development activities and the progressive nature of operation among local housing developers and development organizations. It is recommended that all local, State and Federal housing development, rehabilitation, preservation and funding entities continue to provide housing choice and opportunity for both existing and prospective citizens of **Cowley County.**

Housing Development & Preservation Initiatives address the important components of housing program implementation. Page 3.2 identifies three primary categories in addressing housing issues in Cowley County.

1. **Housing Coordination, Partnerships & Education.**
   - **Housing Development Coordination.**
   - **Housing Development Partnerships.**

2. **Housing Development, Rehabilitation & Preservation.**
   - **Housing Unit Target Demand & Budget.**
   - **Residential Land Requirements.**
   - **Zoning Regulations for the Development of Innovative/Alternative/Reform Considerations.**
   - **Workforce Housing Demand.**
   - **Housing Rehabilitation & Preservation.**
   - **Elderly/Senior Affordable Housing.**
   - **Special Needs & Student Housing.**
   - **Emergency Housing & Natural Disaster Preparedness.**
   - **Housing & Alternative Energy.**
   - **Impediments to Fair Housing Choice.**

3. **Housing Study Implementation & Review.**
   - **Financing Activities for Housing Development in Cowley County.**
   - **Housing Study Maintenance/Review.**

HOUSING DEVELOPMENT & PRESERVATION INITIATIVES.

1. Housing Coordination, Partnerships & Education.

Housing Development Coordination.

Cowley County Economic Development Partnership (CCEDP) should consider retaining the services of a **"Housing Development Specialist"** to plan and implement affordable housing development projects throughout **Cowley County,** specifically, multi-Community projects. Duties performed at this position could include, but not be limited to the following:

- Meet with local elected government officials and staff to understand each Community's housing issues and opportunities for housing rehabilitation and/or growth and development areas.

- Create public and private partnerships with Local, State and Regional housing/real estate developers and development/redevelopment organizations (listed below).

- Oversee land acquisition, project management, property sale and rental housing capacity.

- Establish budgets for real estate development projects.

Housing Development Partnerships.

The creation and organization of both public and private **Housing Development & Preservation Partnerships (HDPPs)** in **Cowley County** is key to the successful production and improvement of the local housing stock and maximizing the opportunity to develop affordable housing for all price points for families and households at all income levels. Partnerships between **CCEDP** with **local Chambers of Commerce, Mid-Kansas Community Action Program (MKCAP), South Central Kansas Area Agency on Aging (SCKAAOA), Cowley House of Hope (CHOH), local housing developers, general contractors, major employers** and other local housing-related organizations and stakeholders will expand the capacity and ability to create housing in **Cowley County**. This process should be continued and refined to produce additional partners, such as major employers and foundations, to maximize the potential for both building new housing and preserving the existing housing stock throughout the County and each Community**.** Select and prioritize housing programs for both new construction and housing preservation (rehabilitation), with an accompanying timeline for implementation and identify "most appropriate" funding tools for the completion of each selected housing.

2. Housing Development, Rehabilitation & Preservation.

Future affordable housing development in **Cowley County** will need to be directed at meeting the housing needs and wants of all households and income sectors, including families, the elderly or retiree, the local workforce, minority groups, student populations and persons with special needs, from the very-low to the upper income families. Such an effort will require housing programs to be planned and implemented for new construction, housing rehabilitation and the preservation and/or replacement of housing for families residing in substandard/dilapidated housing.

Future affordable housing development efforts should serve to address health, safety and social issues, as well as provide economic development opportunities. It should be the right of all persons and families in **Cowley County** to live in safe, decent and affordable housing. The results of new housing developments and the moderate- to substantial rehabilitation of existing housing will elevate the quality of life in the County and each Community.

Housing Unit "Target" Demand & Budget.

- **Section 2** of this **Housing Study-Update** identifies an estimated **County-wide Housing Unit "Target" Demand** of **504 housing units,** based on the 2030 medium population projection, including **271 owner** and **233 rental housing units,** requiring an estimated budget of **$159.16 Million.** "Target" Demand information for the Cities of Arkansas City and Winfield are also included in **Section 2** of this **County-Wide Housing Study-Update.**

- Of the 504 total housing units identified as part of the Housing Unit "Target" Demand for **Cowley County**, an estimated **349 units** should be developed to support the local **Workforce Housing Unit Demand.** This includes an estimated **186 owner** and **163 rental housing units.**

Residential Land Requirements.

- New residential developments in the Communities of **Cowley County** should be located in areas designated for growth in each Community's respective Comprehensive Plan.

- Consider the development of a locally-based **municipal or County-wide land bank program** to create an inventory of vacated, developable land for future residential development, including infill lot developments.

Consideration of Zoning Reform-Housing.

The Communities of **Cowley County** should review and consider, if deemed appropriate, the adoption of **Zoning Reforms,** currently being studied and adopted by American cities, in an effort to enhance and maximize the economics of housing developments, while producing additional housing units. The following summarizes the various Zoning Reforms being considered, all of which would require the official adoption of local policy to implement such.

- **Eliminating Single Family Housing, only, Zoning Districts,** to allow for properly planned duplex and triplex housing developments, within traditional Single Family Zoning Districts, to maximize the use of vacant residential sites or development of a larger parcel of land.

- **Addressing the "missing middle" housing issue,** by allowing Communities to reduce minimum lot sizes in selected areas, primarily, with vacant lots, to maximize, or increase the number of units per acre when developing infill housing.

- **Allowing ADUs,** whereby a Community allows homeowners to add an accessory dwelling unit in their backyard or in their unused garage, attic or basement.

- **Zoning for Adaptive Use.** Allowing existing commercial building rehabilitation activities to include adaptive use concepts, such as housing on above ground floor commercial and/or office space use. Includes encouraging "live/work" situations for local business owners and/or incubator businesses.

- **Single Room Occupancy (SRO) Housing,** typically developed as expanded dormitory-style housing, consisting of six, eight or more units per building. SRO housing is a suitable housing type for young professionals entering the workforce, as well as families in transitional housing.

- **"Work/Live" Residential Campus,"** consisting of workforce housing, of varied types and price points developed in close proximity to one or several major employers in a "walkable" campus setting.

Workforce Housing Demand.

- The successful implementation of workforce housing will depend on the creation of specific **HDPPs** to address specific work sectors. The involvement of **major employers as a participant in HDPPs** will be crucial in the successful implementation of various workforce housing programs. Participating major employers can consider the implementation of housing incentive programs for employees including down payment and relocation assistance and the construction of company-owned housing units to serve as "temporary housing" until employees are able to secure permanent residency in the County.

Housing Rehabilitation & Preservation.

- Identify housing units in need of **moderate rehabilitation.** This includes homes needing "cosmetic" and minor "structural" improvements such as new siding, windows, paint, roof surface, doors, etc.

- Identify housing units in need of **substantial rehabilitation** throughout **Cowley County**. This includes homes needing the improvements identified above, but also includes repairs to structural and infrastructure elements of the house, such as foundation, baring walls and roof lines/ structural repairs and plumbing/electrical upgrades.

- Identify housing units that should be **demolished and replaced** in **Cowley County**. Housing not cost effective for rehabilitation should be demolished and, eventually, replaced with sound, safe and affordable housing to take advantage of existing infrastructure.

Elderly/Senior Affordable Housing.

- A **Continuum of (Housing) Residential Care Program,** directed at persons and families 55+ years of age will need to be implemented in **Cowley County** to address several facets of elderly housing and supportive services needs to coincide with a projected growth in elderly population. Partnerships should be created with the local senior/retirement Community including assisted living and senior independent living facilities.

  Attention should be given to increasing in-home health services and home maintenance, repair and modification of homes for elderly households, as well as providing additional affordable housing units, both owner and rental, both with or without supportive services.

- Local elderly housing providers should collaborate to address all facets of elderly housing and supportive service needs in **Cowley County**, including the increasing need for in-home services, memory care, maintenance and repair of homes occupied by elderly households in each Community and additional affordable housing, both owner and rental, for elderly persons with and without supportive service needs.

- Continue to support programs and services regarding the benefits of safe and affordable senior housing. Develop a messaging platform and communications plan to highlight benefits and resident experiences. Promote programs and services designed to enhance emotional, physical and cognitive well-being, along with the benefits of recreation and leisure opportunities.

Special Needs & Student Housing.

- Address the **housing needs of persons with a disability(ies)** in **Cowley County,** by planning and implementing fully accessible housing, both for rent and for sale. Successful programs should include transitional housing and group homes that encourage resident safety and/or handicap accessibility. Include supportive services where necessary. It is recommended that, at a minimum, 10 percent of new housing added to the housing stock should be fully accessible for persons with a physical and/or sensory disability.

- Support the provision of **emergency housing for homeless and near-homeless populations in Cowley County.** Cowley House of Hope is a locally-organized effort, established in 2017, striving to provide housing for homeless and hear-homeless populations in the County. A permanent local shelter should be planned and constructed to assist in this effort.

- The Communities of Arkansas City and Winfield should support and assist developers with any necessary **off-campus student housing programs.** A blend of market rate and student rental housing has been proven to be an excellent economic mix.

Emergency Housing & Natural Disaster Preparedness.

- CCEDP, in partnership with local disaster recovery organizations, should prepare an **emergency housing "plan of action"** in an effort to assist **Cowley County** in providing temporary, short-term shelter to those affected by natural disaster, including post-disaster housing repair, reconstruction and/or household relocation plans.

Local, State, Federal "disaster housing partners" will play a critical role in ensuring the provision of housing for persons and families affected by a catastrophic natural disaster. Partners should include local governments, the Cowley County Emergency Management, Cowley County Health Department, Kansas Housing Resources Corporation, Kansas Economic Development Alliance, Kansas Emergency Management Agency, Federal Emergency Management Agency and U.S. Department of Housing and Urban Development.

- Encourage local landlords to allow persons and families displaced by natural disaster to temporarily reside in vacant, non-occupied housing units.

- When appropriate, review and revise comprehensive planning, land use, zoning and subdivision regulation documents as a means of limiting or eliminating housing development in areas where a natural disaster, such as flooding, could frequently occur.

Housing & Alternative Energy.

- Encourage housing developers in **Cowley County** to take advantage of **"tools of alternative energy implementation,"** such as personal wind energy conversion systems, solar panels and geothermal technology to make housing more energy efficient and reduce utility costs for the unit occupant.

- **Continue to utilize local Zoning Regulations and Building Codes** to control the placement and operation of alternative energy systems. Local Zoning Regulations should be able to control the placement of individual energy systems to limit their impact on adjacent property and the visual character of residential, commercial and industrial areas.

- Promote the development of vocational **education opportunities** at local **Public School Districts** to educate the future workforce in alternative energy design, fabrication of equipment and maintenance.

- Consider implementing a "**pilot" alternative energy program** at a developing residential subdivision in select Communities**.**

- Promote the **rehabilitation of residential buildings throughout Cowley County** utilizing weatherization methods and energy efficient or **"green building" materials** in conformance to the **"LEED" Certified Building techniques.**

- **Expand awareness of available incentives** that could assist in replacing old lighting fixtures, or heating and cooling systems in housing units with new energy efficient systems that reduce consumption and energy costs.

Impediments to Fair Housing Choice.

- The **Communities of Cowley County** should strive to eliminate **all barriers and impediments to fair housing choice.** Both public and private sectors of each Community should play a role in this process, including local government, schools, churches, Housing Authorities and the private sector.

- Address the **primary impediments to fair housing choice** throughout the County and each Community. Respondents to both the **Housing Survey** and **Workforce Housing Needs Survey** identified impediments to fair housing for **homeowners** as housing prices, condition/age of existing housing units and a lack of sufficient homes for sale. For **renter households,** impediments included the high cost of monthly rent and a lack of decent rental units at an affordable price range.

- The **Communities of Cowley County** should utilize existing **Fair Housing Policies** and **Property Maintenance Codes** to ensure all current and future residents of the Communities do not experience any discrimination in housing choice and that properties are not overtaken by debris, potentially leading to unsafe and unhealthy conditions.

3: Housing Study Implementation & Review.

This **Housing Study** contains a variety of qualitative and quantitative information from local, State and Federal data sources and Survey implementation process. Documented statistics and citizen input provide a clear and concise understanding of local housing needs that will assist local governments and organizations (public, private and non-profit) in creating and maintaining a resilient, sustainable County.

Financing Activities for Housing Development.

- Housing developers doing business in **Cowley County** should consider both public and private funding sources when constructing new or improving the local housing stock and, thus, be encouraged to pursue securing any and all available tools of financing assistance to do so. This assistance is available from the Kansas Housing Resources Corporation, Kansas Economic Development Alliance, Midwest Housing Development Fund, Federal Home Loan Bank and the Department of Housing and Urban Development in the form of grants, tax credits and mortgage insurance programs.

- First and foremost, **HDPPs** in **Cowley County** are encouraged to **establish or expand existing local, housing-related Foundations** for the purpose of financing housing development activities. Program concepts could include the following:

- ✓ Investment funding for individual **owner and rental housing rehabilitation programs.**

- ✓ Development of **community purchase-rehab-resale and re-rent programs.** Vacated housing on the real estate market in need of rehabilitation could be purchased by **HDPPs** or a local economic development entity, for the purpose of being rehabilitated into a viable, livable housing unit for persons and families generally of moderate income. The house is then put back on the market for sale by a local realtor or other housing-related agency.

- ✓ **Gap financing and/or developer incentives** for the construction of new, affordable housing units.

- ✓ **Down payment and closing cost assistance** via low- or no-interest loans for persons and families purchasing a home in **Cowley County**. Housing purchase price maximums and household income thresholds can be determined by **HDPPs.**

- ✓ First or second mortgage assistance for prospective or current homeowners, including reduced rate or deferred payment loans.

Housing Study Maintenance/Review.

- This **Housing Study** should be reviewed annually by local housing providers and partnerships, including CCEDP, each Community's City Council, local Chambers of Commerce, Housing Authorities, local business leadership and school systems, local Foundations and other important for-profit and non-profit groups and organizations and local housing stakeholders.

- **Engaging local organizations and housing stakeholders** in the planning and implementation of new housing programs will make the use of housing funds more effective and encourage investors to make better informed decisions that target each Community's needs and desires for new and improved housing types. All of this will result in stability and growth for each Community**.**

- Establish an **annual review process of local Comprehensive Planning** and associated **Zoning and Subdivision Regulation documents.** Local Planning Commissions, City Councils and community and economic development groups should all be involved in this review. This will ensure a consistent vision for County-wide economic growth and development.

HOUSING ACTION PLAN – ARKANSAS CITY, KANSAS

FAMILY (SINGLE FAMILY, PATIO & TOWNHOME) OWNER HOUSING UNITS.
3+-bedroom units, standard amenities.
45 Owner Units.
Estimated Cost: $14,265,000.
Estimated Cost Subsidy: 25% or $3,656,000.

FAMILY & MULTIFAMILY RENTAL HOUSING UNITS.
One-, two- & three-bedroom units, standard amenities.
74 Rental Units.
Estimated Cost: $15,200,000.
Estimated Cost Subsidy: 40% or $6,080,000.

ELDERLY (SINGLE FAMILY, PATIO & TOWNHOME) OWNER HOUSING UNITS.
2+-bedroom units, standard amenities.
20 Owner Units.
Estimated Cost: $6,200,000.
Estimated Cost Subsidy: 15% or $930,000.

ELDERLY DUPLEX, TRIPLEX & TOWNHOME RENTAL HOUSING UNITS.
One-, two- & three-bedroom units, standard amenities.
31 Rental Units.
Estimated Cost: $17,000,000.
Estimated Cost Subsidy: 30% or $2,100,000.

SPECIAL NEEDS HOUSING UNITS.
2+-bedroom units, standard amenities.
Six Owner Units, Eight Rental Units.
Estimated Cost: $3,100,000.
Estimated Cost Subsidy: 60% or $1,860,000.

MODERATE REHABILITATION HOUSING PROGRAM.
309 Total Units.
Estimated Cost: $10,815,000.
Estimated Cost Subsidy: 70% or $7,570,500.

SUBSTANTIAL REHABILITATION HOUSING PROGRAM.
167 Total Units.
Estimated Cost: $7,849,000.
Estimated Cost Subsidy: 75% or $5,887,000.

HOUSING DEMOLITION/REPLACEMENT PROGRAM.
30 Total Units.
Estimated Cost: $2,490,000.
Estimated Cost Subsidy: 45% or $1,120,500.

HOUSING ACTION PLAN – WINFIELD, KANSAS

FAMILY (SINGLE FAMILY, PATIO & TOWNHOME) OWNER HOUSING UNITS.
3+-bedroom units, standard amenities.
44 Owner Units.
Estimated Cost: $14,300,000.
Estimated Cost Subsidy: 25% or $3,575,000.

FAMILY & MULTIFAMILY RENTAL HOUSING UNITS.
One-, two- & three-bedroom units, standard amenities.
68 Rental Units.
Estimated Cost: $14,000,000.
Estimated Cost Subsidy: 40% or $5,600,000.

ELDERLY (SINGLE FAMILY, PATIO & TOWNHOME) OWNER HOUSING UNITS.
2+-bedroom units, standard amenities.
22 Owner Units.
Estimated Cost: $6,820,000.
Estimated Cost Subsidy: 15% or $1,100,000.

ELDERLY DUPLEX, TRIPLEX & TOWNHOME RENTAL HOUSING UNITS.
One-, two- & three-bedroom units, standard amenities.
32 Rental Units.
Estimated Cost: $7,300,000.
Estimated Cost Subsidy: 30% or $2,190,000.

SPECIAL NEEDS HOUSING UNITS.
2+-bedroom units, standard amenities.
Six Owner Units, Six Rental Units.
Estimated Cost: $2,660,000.
Estimated Cost Subsidy: 60% or $1,600,000.

MODERATE REHABILITATION HOUSING PROGRAM.
100 Total Units.
Estimated Cost: $3,500,000.
Estimated Cost Subsidy: 70% or $2,450,000.

SUBSTANTIAL REHABILITATION HOUSING PROGRAM.
55 Total Units.
Estimated Cost: $2,585,000.
Estimated Cost Subsidy: 75% or $1,939,000.

HOUSING DEMOLITION/REPLACEMENT PROGRAM.
17 Total Units.
Estimated Cost: $1,411,000.
Estimated Cost Subsidy: 45% or $635,000.

SECTION 4

HOUSING DEVELOPMENT & FUNDING PARTNERS.

SECTION 4
HOUSING DEVELOPMENT & FUNDING PARTNERS.

INTRODUCTION.

To produce new and upgrade existing renter and owner occupied housing in a Kansas County or Community, a public/private partnership must often occur to access affordable housing programs, which will reduce the cost of development and/or long-term operations. The following information identifies various funding sources, programs and strategies available to assist in financing future housing activities in a County and/or Community. The (strategic) combination of two or more sources can assist in reducing development and/or operational costs of proposed affordable housing projects.

LOCAL FUNDING OPTIONS.

Local funding for use in housing development and improvement programs are limited to two primary sources (1) local tax base and (2) dollars secured via state and federal grant and loan programs, which are typically only available to local units of government (Village, City or County).

Local Tax Base.

Tax Increment Financing (TIF) can use added property tax revenues, created by growth and development in a specific area, to finance improvements within the boundaries of a designated Redevelopment Area. TIF funds are administered by **Kansas Department of Commerce. Winfield Community Development (Winfield)** and **Twin Rivers Developmental Supports, Inc. (Arkansas City)** are Community Development Organizations that could provide incentives towards the rehabilitation of existing or construction of new buildings in Cowley County.

Other Local Options.

Local Public Housing Authority – Public Housing Authorities or Agencies can sponsor affordable housing programs. The Housing Authority is empowered by existing legislation to become involved in all aspects of affordable housing in the Community. The Housing Authority has access to a variety of sources of funding, as well as the ability to secure tax exempt bond financing for local based housing projects.

Two Housing Authorities exist in Cowley County. The **Winfield Housing Authority** manages a total of 50 units and is currently operating at 97 percent occupancy. Housing Authority Staff estimated a wait list of 40+ prospective tenants currently looking for housing in Winfield. The **Cowley County Housing Authority,** located in Arkansas City, manages a County-wide housing voucher program for market rate properties.

Local Major Employers and/or Community Foundation Assistance – The use of these non-traditional funding sources is a common occurrence today within many cities and counties nationwide, in an effort to provide housing opportunities to low- and moderate-income persons and families. Major local employers and community foundations are becoming directly involved in housing developments and improvements by providing the following:

a) Direct grants;
b) Low interest loans;
c) Letter of Credit, for all or a percentage of loans;
d) GAP Financing – provides financing to cover the unfunded portion of development costs, as a deferred or less than market rate loan to the development;
e) Mortgage Interest Rate Subsidy – provides buy down of a conventional loan;
f) Purchase Bonds/Tax Credits – make a commitment to purchase either/both taxable/tax exempt bonds and/or low-income tax credits utilized to finance housing development.

Local Lender Participation – Local and regional lending institutions serving a particular Community or County should create a partnership to provide technical assistance to housing developers and share bridge- and permanent financing for local housing programs. **Local funding options could be used separately or "pooled" together and utilized in equal proportions for the implementation of County-wide housing programs.**

STATE PROGRAMS.

State government programs available to assist in funding a Community Housing Initiative include resources available from the **Kansas Housing Resources Corporation (KHRC) and Kansas Development Finance Authority (KDFA).** The following describes housing funding programs provided by State agencies.

Kansas Housing Resources Corporation (KHRC)

KHRC is presently the administrator of **HOME** funds. HOME funds are available to authorized, local or regional based Community Housing Development Organizations (CHDOs) for affordable housing repair and/or new construction, both rental and owner. An annual allocation of HOME funds is established for CHDOs based on individual housing programs. HOME are also available to private developers, via a local non-profit) as gap financing on affordable housing projects. KHRC administers a number of programs, including those interested in homeownership and rental housing.

These Programs assist persons and families in purchasing or rehabilitating a home. These owner and renter housing programs include, but are not limited to the following:

- **Kansas Homeless Prevention and Rapid Re-Housing Program (HPRP)** dedicates funds for short-, medium-, or long-term rental assistance, housing relocation, homelessness prevention and stabilization services such as credit counseling, medication, utility deposits/payments, moving costs, etc.

- **Kansas Manufactured Housing Program (MHP)** protects the health and safety of manufactured/mobile home owners.

- **Moderate Income Housing (MIH) Initiative** assists with the development of moderate income housing and infrastructure in rural Kansas Counties and Communities. This program serves persons who cannot afford market rate housing, but do not qualify for government subsidy.

- **First-Time Homebuyers Program (FTHB)** provides down payment assistance to persons interested in purchasing their first home.

- **Homeowner Rehabilitation Program (HR)** assists in financing Kansas Communities to repair owner-occupied homes. Communities outside the major metropolitan areas of Kansas can apply for up to $300,000 to administer a home rehabilitation program.

- **Weatherization Assistance Program (WAP)** provides funds for housing improvements that involve increasing energy efficiency.

- **Community Housing Development Organizations (CHDOs),** through the State's HOME Rental Development Program, assists Communities in developing affordable rental housing. Cowley County is supported through the Mid-Kansas Community Action Program, Inc.

- **Housing Tax Credits (HTC)** secure private equity for the development of rental housing. Approximately 55 to 60 percent of the total development cost can be provided. This program is responsible for more than 20,000 housing units in the State and allocates approximately $45 Million in credits each year.

- **Rural Housing Incentive District (RHID)** encourages rural Counties and Communities to develop various types of owner and renter housing by authorizing tax increment financing.

KHRC administers the non-entitlement **Community Services Block Grant (CSBG)** program, available to local Community and County municipalities for financing housing, planning and public works projects. Projects must meet one of the following federal criteria: benefit low- and moderate-income individuals, remove or prevent slum or blight conditions, or eliminate a disaster-created urgent need when local funds are not available. CSBG fund distribution can be used for a number of community development and redevelopment projects, including water and sewer grants, community facilities, housing rehabilitation and the **KAN STEP Program,** which aides small Communities address water, sewer and public building needs.

KHRC also administers the **Neighborhood Stabilization Program,** which assists Communities with the rehabilitation of dilapidated properties in hopes of creating a more sustainable housing market.

Kansas Development Finance Authority (KDFA)

KDFA promotes economic development by facilitating long-term financing for capital projects and programs. KDFA is authorized to issue development bonds to provide affordable multifamily housing throughout the State of Kansas. This Finance Authority can provide housing incentives and projects that are also facilitated through the U.S. Department of Housing and Urban Development and KHRC.

Rural Workforce Housing Fund (RWHF).

In 2017, the **"Rural Workforce Housing Investment Act"** (Legislative Bill 518) was adopted to allow non-profit housing developers to allocate funds from the NAHTF into a **Rural Workforce Housing Investment Fund (RWHF).** This Fund is also administered by NDED. The Fund allows the non-profit developer to apply for grant dollars for housing development and/or rehabilitation for the purpose of creating housing opportunities for workforce populations. Projects must be within municipalities in Counties with populations less than 100,000. An amount of up to $1 Million can be applied for by rural Communities throughout Nebraska. Grants must document a "one-to-one" match fund. This program was expanded in April, 2022, to reduce the "one-to-one" match fund to 50 percent as well as change the amount an organization can receive to have no set cap.

REGIONAL PROGRAMS.

Federal Home Loan Bank.

Affordable Housing Program – This program makes low-interest loans to Finance home ownership for families with incomes at or below 80 percent of the median income for the area. The program can also Finance the purchase, construction or rehabilitation of rental housing in which 20 percent of the units are occupied by and affordable to very low-income households. These funds are available through the Federal Home Loan Bank member institutions in Nebraska and are loaned on a competitive basis, with semi-annual application dates. This program can be combined with other programs (i.e., State CDBG, Low-Income Housing Tax Credit, etc.) to absorb the development subsidy requirements for both rental and owner occupied housing projects.

Midwest Housing Equity Group (MHEG).

MHEG was created in 1993 to secure equity capital to invest into affordable rental housing throughout Nebraska, Kansas, Iowa and Oklahoma. MHEG is a privately-owned non-profit corporation with a nine-member board of Directors and receives no federal or state dollars. MHEG's income is derived from its ability to obtain equity capital and investing into affordable housing properties.

MHEG also provides equity financing for the federal low income housing tax credit program, as defined in Section 42 of the Internal Revenue Code. In addition to tax credit syndication, MHEG staff provides technical assistance to developers, owners and management companies on the development and management of tax credit properties.

Midwest Housing Development Fund (MHDF).

Founded in 2000, **MHDF** is a non-profit community development financial institution whose main goal is to provide "nontraditional financing needs" for affordable rental housing development, redevelopment and rehabilitation. As per the **MHDF** website, "The primary financing product of **MHDF** is predevelopment loans that are provided to borrowers prior to them having access to traditional construction and permanent financing." Types of loans available through MHDF include predevelopment, construction, gap financing, land/infrastructure and permanent (post construction) loans.

FEDERAL PROGRAMS.

A primary provider of Federal funding to Nebraska Communities and Counties for housing development, both new construction and rehabilitation, is the **Department of Housing and Urban Development (HUD).** Housing programs provided by HUD are available for both profit and non-profit developers. Funds from these programs are commonly mixed or pooled with other public funding sources, as well as conventional financing.

U.S. Department of Housing & Urban Development

- **Section 8 Moderate Rehabilitation SRO's** – Available to Public Housing Authorities to provide rental assistance for homeless individuals in rehabilitated single-room occupancy housing.
- **Shelter Plus Care** – Provides rental assistance and supportive services on a long-term basis for homeless individuals with disabilities.
- **Mortgage Insurance** – The HUD 221(d)(4) provides up to 100 percent mortgage insurance for non-profit developers and 90 percent mortgage insurance coverage for profit and non-profit developers 221(d)(4). Permanent financing can be provided via the public funds (i.e., CDBG, HOME) and/or conventional financing.
- **HUD 203(b)** provides mortgage insurance for a person to purchase or refinance a principal residence. The mortgage loan is funded by a lending institution, such as a mortgage company, bank or savings and loan association and the mortgage is insured by HUD.
- **Section 203(k) Rehab Mortgage Insurance** enables homebuyers and homeowners to finance both the purchase (or refinancing) of a house and the cost of its rehabilitation through a single mortgage or to finance the rehabilitation of their existing home.
- **Section 811 Supportive Housing for Persons with Disabilities Program** – Through the Section 811 program, HUD provides funding to develop and subsidize rental housing with the availability of supportive services for very low- and extremely low-income adults with disabilities.
- **Section 202 Multifamily Health Care Program** – Helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc.
- **Single Family Homeownership/Housing Counseling Agencies** – HUD provides free assistance through local housing counseling agencies where consumers can access information and counseling in regards to buying a home, refinancing a mortgage, saving a home from foreclosure and more.

USDA Rural Development (USDA-RD)

a) **Section 515 Program** – Provides a direct interest subsidized loan for the development of family and elderly housing, including congregate and rental housing for persons with a disability. **A Section 538 mortgage insurance program is also available**

b) **Section 502 Program** – Provides either a mortgage guarantee or direct loan for single family homeownerships for low- and moderate-income persons/families, including persons with a disability. **Section 504 Program** – Provides for the rehabilitation of homes.

c) **Community Facilities Program** – Provides a direct, interest subsidized loan for a variety of projects specific, community facility improvement programs including new construction or housing rehabilitation for **"special populations."**

d) **Preservation Program** – Administered by qualified local and regional organizations/agencies to assist in housing rehabilitation programs in Nebraska Communities. This could include a local based, planned program of home modification **income eligible to low/moderate-income persons and families.**

e) **Business & Industry Program** – The RD Business and Industry Program allows for loan mortgage guarantee for commercial projects, including retirement/assisted care housing.

Federal Emergency Management Agency (FEMA).

The State of Nebraska is part of FEMA's "Region VII" coverage area, which also includes the States of Iowa, Kansas and Missouri. FEMA Region VII works with local, State and Tribal emergency management officials and private sector entities to respond to natural disasters and project human life and property from any and all natural disasters and hazards. After a federal disaster declaration is made, information is delivered via website to those in the affected area. Region VII consists of five divisions:

a) **Response** – Established at a regional **"watch center,"** awareness and analysis and the coordination and implementation of federal responses to major disaster areas is key. Preparation of an Incident Management Assistance Team to plan necessary operations and logistics to a disaster area ensures prompt response to help those in need.

b) **Recovery** – Provides federal assistance to individuals, households and public facilities located within a declared disaster area.

c) **Mitigation** – Reduces property loss due to flooding via outreach provision, including affordable flood insurance and other programs that encourage safe community development and reduction of loss of life and property due to natural disaster.

d) **National Preparedness** – Coordinates and develops tools necessary to prepare for hazards and natural disasters among all levels of government, as well as private non-governmental agencies and Communities.

e) **Mission Support** – Ensures functional efficiency among critical business operations, including functions with key partners and customer service to persons and families affected by natural disaster.

f) **Grants** – Oversees that disaster and non-disaster grants are in compliance with public law.

Other Federal Funding.

Other funding products that may serve to be useful in the development of affordable housing include the HUD Rural Housing and Economic Development Fund, the Native American Housing and Self-Determination Act and CDBG funds and the (Historic) Rehabilitation Tax Credit, available via the Historic Preservation Act.

APPENDIX I

COWLEY COUNTY SURVEY RESULTS.

Constant Contact Survey Results

Campaign Name: Cowley County Housing Survey

Survey Starts: 312

Survey Submits: 145

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MULTIPLE CHOICE

Where do you reside?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Arkansas City		25	17%
Atlanta		0	0%
Burden		7	4%
Cambridge		0	0%
Dexter		28	19%
Parkerfield		3	2%
Udall		5	3%
Winfield		65	44%
Rural/Unincorporated Cowley County		12	8%
Other		0	0%
	Total Responses	**145**	**100%**

MULTIPLE CHOICE

Gender

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Male		38	26%
Female		102	70%
Prefer not to answer		5	3%
	Total Responses	**145**	**100%**

MULTIPLE CHOICE

What is your current age?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
18-24		5	3%
25-34		22	15%
35-44		33	22%
45-54		25	17%
55-64		32	22%
65-74		18	12%
75-84		10	6%
85+		0	0%
	Total Responses	**145**	**100%**

MULTIPLE CHOICE

Number of persons in your household?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		22	15%
2		54	37%
3		34	23%
4		17	11%
5+		18	12%
	Total Responses	**145**	**100%**

MULTIPLE CHOICE

Please indicate your household income range.

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Less Than $50K		42	29%
$50K-$74K		36	25%
$75K-$99K		23	16%
$100K-$149K		26	18%
$150K-$199K		13	9%
$200K-$249K		0	0%
$250K-$299K		0	0%
$300K or More		2	1%
	Total Responses	**142**	**100%**

MULTIPLE CHOICE

Which type of housing do you currently live in?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Single Family House (Own)		94	64%
Single Family House (Rent)		15	10%
Duplex/Triplex (Own)		1	0%
Duplex/Triplex (Rent)		2	1%
Townhome (Own)		2	1%
Townhome (Rent)		0	0%
Manufactured/Mobile Home (Own)		10	6%
Manufactured/Mobile Home Rent)		3	2%
Rental Apartment (complex)		8	5%
Downtown Housing		0	0%
Senior Living Facility		0	0%
Acreage		2	1%
Farm/AG Property		4	2%
Other		4	2%
	Total Responses	**145**	**100%**

MULTIPLE CHOICE

Are you satisfied with your current housing situation?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		104	71%
No		41	28%
	Total Responses	**145**	**100%**

OPEN QUESTION

Please explain.

My house is paid off and I am content with it.

We really wish that we could find an area just outside of city limits to put in a basement and move our mobile home. We only want about an acre. We are at the point in our life now, that I don't think it will ever happen.

House was built in the 1920s. We have made upgrades but more repairs are needed due to age & can't afford to make them.

68 Response(s)

CHECKBOXES

What are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check all that apply.

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Lack of accessible housing		18	43%
Lack of public transportation		6	14%
Lack of knowledge of fair housing rights		6	14%
Cost of rent		29	70%
Restrictive zoning/building codes		2	4%
Job status		6	14%
Slum landlords & neighbors		18	43%
Lack of availability of decent rental units in your price range		25	60%
Use of background checks		6	14%
Excessive application fees and/or rental deposits		13	31%
Cost of utilities		18	43%
Lack of educational resources about tenant responsibilities		1	2%
Age of existing rental housing		13	31%
Condition of existing rental housing		21	51%
Other		5	12%
	Total Responses	**41**	**100%**

MULTIPLE CHOICE

How much are you currently paying for your monthly rent?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
No Rent Payment		16	30%
Less Than $600		17	32%
$601-$800		10	19%
$801-$950		7	13%
$951-$1,100		1	1%
$1,101-$1,250		0	0%
$1251-$1,500		0	0%
$1,501-$1,750		0	0%
$1,751-$1,999		0	0%
$2,000+		1	1%
	Total Responses	**52**	**100%**

MULTIPLE CHOICE

What is the most your family could afford for monthly rent?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Less Than $600		21	47%
$601-$800		16	36%
$801-$950		4	9%
$951-$1,100		2	4%
$1,101-$1,250		0	0%
$1,251-$1,500		1	2%
$1,501-$1,750		0	0%
$1,751-$1,999		0	0%
$2,000+		0	0%
	Total Responses	**44**	**100%**

CHECKBOXES

What are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check all that apply.

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Lack of accessible housing		16	16%
Lack of public transportation		6	6%
Lack of knowledge of fair housing rights		7	7%
Housing purchase prices/cost to own		51	52%
Restrictive zoning/building codes		9	9%
Job status		11	11%
Adjacent deteriorating/slum property owner		25	25%
Mortgage lending application requirements		9	9%
Excessive down payment/closing costs		27	27%
Cost of utilities		42	42%
Lack of homeownership educational resources		8	8%
Cost of homeowners insurance		39	39%
Lack of sufficient homes for sale/housing choice		38	38%
Age of existing housing		36	36%
Condition of existing housing		43	43%
Inability to get a loan		10	10%
Other		9	9%
	Total Responses	**98**	**100%**

MULTIPLE CHOICE

What is your monthly mortgage payment?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Paid in Full		44	37%
Less Than $600		17	14%
$601-$800		10	8%
$801-$1,000		18	15%
$1,001-$1,250		3	2%
$1,251-$1,500		10	8%
$1,501-$1,750		8	6%
$1,751-$2,000		3	2%
$2,001-$2,500		3	2%
$2,501-$2,999		1	0%
$3,000+		0	0%
	Total Responses	**117**	**100%**

MULTIPLE CHOICE

What is the most your family could afford for a home?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Less Than $100K		46	41%
$100K-$200K		38	34%
$201K-$300K		16	14%
$301K-$400K		3	2%
$401K-$500K		2	1%
$501K+		5	4%
	Total Responses	**110**	**100%**

NUMERIC SCALE

Single Family Housing

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1 (Not Needed/ Sufficient Supply Exists)		9	6%
2		30	21%
3 (Greatly Needed)		99	71%
Mean	2.65		
Median	3.00		
	Total Responses	**138**	**100%**

NUMERIC SCALE

Rental Housing

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1 (Not Needed/ Sufficient Supply Exists)		17	12%
2		29	21%
3 (Greatly Needed)		91	66%
Mean	2.54		
Median	3.00		
	Total Responses	**137**	**100%**

NUMERIC SCALE

Condominiums/Townhomes

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1 (Not Needed/ Sufficient Supply Exists)		54	39%
2		45	33%
3 (Greatly Needed)		37	27%
Mean	1.88		
Median	2.00		

Total Responses	**136**	**100%**	

NUMERIC SCALE

Duplex/Triplex Housing

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Not Needed/ Sufficient Supply Exists)			38	28%
2			60	44%
3 (Greatly Needed)			37	27%
Mean	1.99			
Median	2.00			
Total Responses			**135**	**100%**

NUMERIC SCALE

Rehabilitation of Owner-occupied Housing

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Not Needed/ Sufficient Supply Exists)			11	8%
2			43	31%
3 (Greatly Needed)			81	60%
Mean	2.52			
Median	3.00			
Total Responses			**135**	**100%**

NUMERIC SCALE

Rehabilitation of Renter-occupied Housing

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Not Needed/ Sufficient Supply Exists)			12	8%
2			42	31%
3 (Greatly Needed)			81	60%
Mean	2.51			
Median	3.00			
Total Responses			**135**	**100%**

NUMERIC SCALE

Entry-Level Housing

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1 (Not Needed/ Sufficient Supply Exists)		7	5%
2		35	25%
3 (Greatly Needed)		96	69%
Mean	2.64		
Median	3.00		
	Total Responses	**138**	**100%**

NUMERIC SCALE

Independent/Group Home Housing for Persons with additional special needs

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1 (Not Needed/ Sufficient Supply Exists)		38	28%
2		57	43%
3 (Greatly Needed)		37	28%
Mean	1.99		
Median	2.00		
	Total Responses	**132**	**100%**

NUMERIC SCALE

Senior Independent Living Housing

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1 (Not Needed/ Sufficient Supply Exists)		26	19%
2		55	40%
3 (Greatly Needed)		55	40%
Mean	2.21		
Median	2.00		
	Total Responses	**136**	**100%**

NUMERIC SCALE

Licensed Assisted Living, with Specialized Services (i.e. health, food prep, recreation services, etc.)

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1 (Not Needed/ Sufficient Supply Exists)		30	22%
2		59	44%
3 (Greatly Needed)		44	33%
Mean	2.11		

Median	2.00		
	Total Responses	**133**	**100%**

NUMERIC SCALE

Downtown Housing (second story)

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1 (Not Needed/ Sufficient Supply Exists)		56	42%
2		47	35%
3 (Greatly Needed)		29	21%
Mean	1.80		
Median	2.00		
	Total Responses	**132**	**100%**

NUMERIC SCALE

Accessory Dwelling Units

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1 (Not Needed/ Sufficient Supply Exists)		52	39%
2		53	40%
3 (Greatly Needed)		26	19%
Mean	1.80		
Median	2.00		
	Total Responses	**131**	**100%**

MULTIPLE CHOICE

Are you planning to change your current housing situation in the next five years?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		67	51%
No		63	48%
	Total Responses	**130**	**100%**

OPEN QUESTION

Please explain why you would like to change your current housing situation.

NA

I dream of changing to have our mobile home on our own plot of land just outside of Winfield. Small, like about 1 acre. We would love to have a basement. However, I don't see this ever happening since we are both in our 60s now.

Need to find a way to fix what we have before it is beyond repair.

61 Response(s)

MULTIPLE CHOICE

Which of the following places in the County do you desire to rent or purchase a home?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Arkansas City		13	12%
Atlanta		0	0%
Burden		5	4%
Cambridge		0	0%
Dexter		15	14%
Parkerfield		2	1%
Udall		2	1%
Winfield		38	36%
Rural/Unincorporated Cowley County		18	17%
Other		12	11%
	Total Responses	**105**	**100%**

MULTIPLE CHOICE

Which one of the following housing types are you most like to purchase?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Single Family		71	68%
Attached Townhouse or Duplex/Triplex Unit		0	0%
Residential Acreage		10	9%
Mobile Home		3	2%
Patio Home/Slab Home		2	1%
Tiny Home		6	5%
Upper Level/Downtown		1	0%
Apartment		4	3%
Senior Living Community		7	6%
	Total Responses	**104**	**100%**

MULTIPLE CHOICE

Where would you most like to purchase your preferred housing type?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Urban (City)		0	0%
Suburban (SID)		0	0%
Acreage		0	0%
Village		0	0%
Rural (AG)		0	0%
Rural (Lake Community)		0	0%
	Total Responses	**0**	**100%**

MULTIPLE CHOICE

How many bedrooms would your family need?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		6	5%
2		28	27%
3		43	42%
4+		25	24%
	Total Responses	**102**	**100%**

MULTIPLE CHOICE

conduct an owner housing rehabilitation program?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		114	82%
No		24	17%
	Total Responses	**138**	**100%**

MULTIPLE CHOICE

conduct a renter housing rehabilitation program?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		102	74%
No		35	25%
	Total Responses	**137**	**100%**

MULTIPLE CHOICE

purchase and remove dilapidated houses to make affordable lots available for development?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		123	87%
No		17	12%
	Total Responses	**140**	**100%**

MULTIPLE CHOICE

secure State and/or Federal grant dollars to purchase, rehabilitate and resell vacant housing?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		114	85%
No		20	14%
	Total Responses	**134**	**100%**

MULTIPLE CHOICE

secure State and/or Federal grant dollars to provide down payment assistance to first-time homebuyers?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		116	84%
No		21	15%
	Total Responses	**137**	**100%**

MULTIPLE CHOICE

conduct an owner housing rehabilitation program?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		99	73%
No		35	26%
	Total Responses	**134**	**100%**

MULTIPLE CHOICE

conduct a renter housing rehabilitation program?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		90	66%
No		45	33%
	Total Responses	**135**	**100%**

MULTIPLE CHOICE

purchase and remove dilapidated houses to make affordable lots available for development?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		115	82%
No		24	17%
	Total Responses	**139**	**100%**

MULTIPLE CHOICE

purchase, rehabilitate and resell vacant housing?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		105	77%
No		30	22%
	Total Responses	**135**	**100%**

MULTIPLE CHOICE

provide down payment assistance to first-time homebuyers?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		100	73%
No		36	26%
	Total Responses	**136**	**100%**

MULTIPLE CHOICE

support the County/Communities to hire a housing developer?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		82	61%
No		52	38%
	Total Responses	**134**	**100%**

MULTIPLE CHOICE

support funding housing infrastructure (utilities, streets, sidewalks, etc)?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		123	91%
No		12	8%
	Total Responses	**135**	**100%**

MULTIPLE CHOICE

Would you support the creation of a Community or County-Wide Land Bank Program to purchase undeveloped and/or dilapidated properties for clean-up and resale to developers?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		99	73%
No		35	26%
	Total Responses	**134**	**100%**

NUMERIC SCALE

Case Management/Legal Aid

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		23	38%
2		27	45%
3		9	15%
4		1	1%
Mean	1.80		
Median	2.00		

	Total Responses	**60**	**100%**

NUMERIC SCALE

Cultural/Language Assistance

Answer Choice	**0%**	**100%**	**Number of Responses**	**Responses Ratio**
1			23	41%
2			24	42%
3			4	7%
4			5	8%
Mean	1.84			
Median	2.00			
		Total Responses	**56**	**100%**

NUMERIC SCALE

Continuing Education Opportunities

Answer Choice	**0%**	**100%**	**Number of Responses**	**Responses Ratio**
1			18	29%
2			23	37%
3			17	27%
4			4	6%
Mean	2.11			
Median	2.00			
		Total Responses	**62**	**100%**

NUMERIC SCALE

Employment Opportunities/Training

Answer Choice	**0%**	**100%**	**Number of Responses**	**Responses Ratio**
1			16	26%
2			32	53%
3			7	11%
4			5	8%
Mean	2.02			
Median	2.00			
		Total Responses	**60**	**100%**

NUMERIC SCALE

Adult Care Services

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1			18	31%
2			27	46%
3			11	18%
4			2	3%
Mean	1.95			
Median	2.00			
		Total Responses	**58**	**100%**

NUMERIC SCALE

Health Services (Mental, Physical, etc.)

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1			19	31%
2			17	28%
3			18	30%
4			6	10%
Mean	2.18			
Median	2.00			
		Total Responses	**60**	**100%**

NUMERIC SCALE

Food/Meals-On-Wheels

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1			14	25%
2			24	42%
3			14	25%
4			4	7%
Mean	2.14			
Median	2.00			
		Total Responses	**56**	**100%**

NUMERIC SCALE

Home Health & Memory Care

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		18	30%
2		26	44%
3		12	20%
4		3	5%
Mean	2.00		
Median	2.00		
	Total Responses	**59**	**100%**

NUMERIC SCALE

Counseling Services

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		20	35%
2		22	38%
3		11	19%
4		4	7%
Mean	1.98		
Median	2.00		
	Total Responses	**57**	**100%**

NUMERIC SCALE

Aides for Disabilities

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		20	35%
2		20	35%
3		13	23%
4		3	5%
Mean	1.98		
Median	2.00		
	Total Responses	**56**	**100%**

NUMERIC SCALE

Home Repair/Rehabilitation Services

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		31	51%
2		19	31%
3		5	8%
4		5	8%
Mean	1.73		
Median	1.00		
	Total Responses	**60**	**100%**

NUMERIC SCALE

Transportation/Auto Repair

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		23	39%
2		22	37%
3		10	17%
4		3	5%
Mean	1.88		
Median	2.00		
	Total Responses	**58**	**100%**

NUMERIC SCALE

Finance Assistance/Management

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		23	39%
2		21	36%
3		9	15%
4		5	8%
Mean	1.93		
Median	2.00		
	Total Responses	**58**	**100%**

NUMERIC SCALE

Housing (Permanent, Transitional, etc.)

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		22	37%
2		22	37%
3		10	17%
4		4	6%
Mean	1.93		
Median	2.00		
	Total Responses	**58**	**100%**

NUMERIC SCALE

Law Enforcement

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		9	14%
2		11	17%
3		32	51%
4		10	16%
Mean	2.69		
Median	3.00		
	Total Responses	**62**	**100%**

NUMERIC SCALE

Senior Social & Recreation Activities

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		10	16%
2		29	46%
3		19	30%
4		4	6%
Mean	2.27		
Median	2.00		
	Total Responses	**62**	**100%**

NUMERIC SCALE

Emergency Transportation

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		16	25%
2		21	32%
3		17	26%
4		10	15%
Mean	2.33		
Median	2.00		
	Total Responses	**64**	**100%**

NUMERIC SCALE

Volunteer Opportunities

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		12	19%
2		19	31%
3		19	31%
4		11	18%
Mean	2.48		
Median	2.00		
	Total Responses	**61**	**100%**

NUMERIC SCALE

Specialized Services (Veteran, Homeless, etc.)

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		21	34%
2		27	44%
3		11	18%
4		2	3%
Mean	1.90		
Median	2.00		
	Total Responses	**61**	**100%**

CHECKBOXES

If you are 55+ years of age and plan to change your housing in five years, which of the following housing types would you be most interested in moving to? Check your top three (3).

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Single Family Home		23	60%
Duplex - Rent		3	7%
Duplex - Purchase		4	10%
Town Home - Rent		3	7%
Town Home – Purchase		6	15%
Nursing Home/Long-Term Care		0	0%
Apartment – Purchase		2	5%
Assisted Living Housing		2	5%
One Bedroom Apartment - Rent		2	5%
Two Bedroom Apartment - Rent		6	15%
Tiny Home		5	13%
Upper Level/Downtown Housing		1	2%
Senior Independent Living Community		11	28%
Other		4	10%
	Total Responses	**38**	**100%**

OPEN QUESTION

Please provide any additional comments regarding the future of housing in your Community.

Our town has no rentals and no houses for sale that are not pieces of crap.

There's many empty houses in town that should be put into use.

Burden landlords & home owners need resources & help fixing places up for dependable & safe housing. The community needs to take more pride in what is available.

26 Response(s)

Constant Contact Survey Results

Campaign Name: Cowley County Workforce Housing Needs Survey

Survey Starts: 51

Survey Submits: 36

Export Date: 03/24/2025 03:52 PM

OPEN QUESTION

2. Identify your employer

Community Based Services
Albright Investment Co, Inc.
Cowley College
34 Response(s)

MULTIPLE CHOICE

3. Where do you currently reside? If Other, please identify where and why.

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Arkansas City		6	16%
Atlanta		1	2%
Burden		0	0%
Cambridge		0	0%
Dexter		0	0%
Parkerfield		0	0%
Udall		1	2%
Winfield		20	55%
Rural/Unincorporated Cowley County		4	11%
Other		4	11%
	Total Responses	**36**	**100%**

MULTIPLE CHOICE

4. Number of persons in your household?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		2	5%
2		12	33%
3		8	22%
4		9	25%
5+		5	13%
	Total Responses	**36**	**100%**

MULTIPLE CHOICE

5. Do you commute into Cowley County (from outside) for work?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		7	19%
No		29	80%
	Total Responses	36	100%

MULTIPLE CHOICE

If yes, how long is your commute?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Less Than 10 Minutes		5	38%
10-20 Minutes		5	38%
21-30 Minutes		1	7%
31-40 Minutes		0	0%
41-50 Minutes		0	0%
51-60 Minutes		2	15%
61+ Minutes		0	0%
	Total Responses	13	100%

MULTIPLE CHOICE

6. Do you currently rent or own your home?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Rent		10	27%
Own		26	72%
	Total Responses	36	100%

MULTIPLE CHOICE

7a. If you are a RENTER, How much are you currently paying for your monthly rent?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
No Rent Payment		9	52%
Less Than $600		2	11%
$601-$800		4	23%
$801-$950		1	5%
$951-$1,100		1	5%
$1,101-$1,250		0	0%
$1,251-$1,500		0	0%
$1,501-$1,750		0	0%
$1,751-$1,999		0	0%
$2,000+		0	0%
	Total Responses	17	100%

MULTIPLE CHOICE

7b. What is the most you feel your family could afford for monthly rent?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Less Than $600		5	26%
$601-$800		10	52%
$801-$950		2	10%
$951-$1,100		0	0%
$1,101-$1,250		0	0%
$1,251-$1,500		1	5%
$1,501-$1,750		1	5%
$1,751-$1,999		0	0%
$2,000+		0	0%
	Total Responses	**19**	**100%**

MULTIPLE CHOICE

8a. If you are an OWNER, what is your monthly mortgage payment?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Paid in Full		5	18%
Less Than $600		1	3%
$601-$800		4	14%
$801-$1,000		5	18%
$1,001-$1,250		4	14%
$1,251-$1,500		2	7%
$1,501-$1,750		4	14%
$1,751-$2,000		1	3%
$2,001-$2,500		1	3%
$2,501-$2,999		0	0%
$3,000+		0	0%
	Total Responses	**27**	**100%**

MULTIPLE CHOICE

8b. What is the most you feel your family could afford for a home?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Less Than $100K		14	45%
$100K-$200K		13	41%
$201K-$300K		4	12%
$301K-$400K		0	0%
$401K-$500K		0	0%
$501K+		0	0%
	Total Responses	**31**	**100%**

MULTIPLE CHOICE

9. Are you satisfied with your current housing situation?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		17	47%
No		19	52%
	Total Responses	**36**	**100%**

OPEN QUESTION

Please explain.

I own a mobile home and rent the property it is on. Happy with this situation.

Enjoy my home and it's location.

INTREST IS LOW; ESCROW IS HIGH; TAXES HAVE DOUBLE AND ALONG WITH INSURANCE; WHEN I 1ST BOUGHT MY HOUE 3YRS AGO MORTAGE, INSURACE, INTREST, ESCROW WAS 814 A MONTH NOW WITH COST OF INSURANCE GOING UP AND TAXES MY PAYMENT NOW IS 1114 A MONTH THIS IS OVER 30% OF MY INCOME AND THERE IS TIME FROM TIME ITS PAY FOR HOUSEING OR FOOD ON THE TABLE

22 Response(s)

MULTIPLE CHOICE

10. What is your current annual total household income?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Less Than $50K		9	25%
$50K-$74K		9	25%
$75K-$99K		8	22%
$100K-$149K		6	16%
$150K-$199K		3	8%
$200K-$249K		1	2%
$250K-$299K		0	0%
$300K or More		0	0%
	Total Responses	**36**	**100%**

CHECKBOXES

What are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check all that apply.

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Lack of handicap accessible housing		0	0%
Lack of adequate public transportation		0	0%
Lack of knowledge of fair housing rights		2	22%
Cost of rent		8	88%
Restrictive zoning/building codes		0	0%
Job status		1	11%
Attitudes of landlords & neighbors		2	22%
Lack of availability of decent rental units in your price range		9	100%
Use of background checks		3	33%
Excessive application fees and/or rental deposits		7	77%
Cost of utilities		6	66%
Lack of educational resources about tenant responsibilities		0	0%
Age of existing rental housing		1	11%
Condition of existing rental housing		4	44%
Other		0	0%
	Total Responses	**9**	**100%**

CHECKBOXES

What are some of the issues or barriers you experience with obtaining affordable, suitable housing for your household? Please check all that apply.

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Lack of handicap accessible housing		0	0%
Lack of adequate public transportation		1	4%
Lack of knowledge of fair housing rights		1	4%
Housing purchase prices/cost to own		15	62%
Restrictive zoning/building codes		1	4%
Job status		4	16%
Attitudes of immediate neighbors		2	8%
Mortgage lending application requirements		4	16%
Excessive down payment/closing costs		10	41%
Cost of utilities		15	62%
Lack of educational resources about homeowner responsibilities		1	4%
Cost of homeowners insurance		15	62%
Lack of sufficient homes for sale/ housing choice		10	41%
Cost of real estate taxes		19	79%
Age of existing housing		7	29%
Condition of existing housing		15	62%
Other		1	4%
	Total Responses	**24**	**100%**

MULTIPLE CHOICE

13a. Where would you like to rent or purchase a home?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Arkansas City		3	10%
Atlanta		1	3%
Burden		0	0%
Cambridge		0	0%
Dexter		0	0%
Parkerfield		0	0%
Udall		0	0%
Winfield		12	40%
Rural/Unincorporated Cowley County		8	26%
Other		6	20%

Total Responses	**30**	**100%**

MULTIPLE CHOICE

13b. Which one of the following housing types would you most like to live in?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Single Family		20	66%
Attached Townhouse or Duplex		0	0%
Residential Acreage		9	30%
Tiny Home		0	0%
Manufactured Home		1	3%
Apartment		0	0%
Upper Level/Downtown		0	0%
Senior Living Community		0	0%
Total Responses		**30**	**100%**

MULTIPLE CHOICE

13c. How many bedrooms would your family need?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
1		0	0%
2		5	16%
3		14	46%
4+		11	36%
Total Responses		**30**	**100%**

MULTIPLE CHOICE

13d. Would you require amenities like high-speed internet and office space, to be able to work from home?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Yes		23	76%
No		7	23%
Total Responses		**30**	**100%**

CHECKBOXES

13e. What amenities would make your Community a more attractive place to live or relocate?

Answer Choice	0% 100%	Number of Responses	Responses Ratio
Child Care		9	30%
Education		9	30%
Retail/Shopping		17	56%
Restaurants		23	76%
Housing Choices		17	56%
Entertainment		19	63%
Leisure & Recreation Activities		22	73%
Medical Care Providers		9	30%
Other		2	6%
	Total Responses	**30**	**100%**

HOUSING STAKEHOLDER SURVEY RESULTS.

1. Name of Organization.

Harden Investments, LLC

J P Weigand & Sons Inc

Cowley House of Hope

Winfield Habitat for Humanity

Cowley County Housing Authority

RCB Bank

Bower Rentals LLC

Albright Realty

House of hope

William Newton Hospital

Realtors of Cowley County

Wise Property Management, LLC

Community National Bank and Trust

Winfield Area Chamber of Commerce

Brian and Heather Leuci

Winfield Housing Authority

Rentals

2. What housing service(s) does your Organization provide your clients/County citizenry? Examples; housing financing, real estate sales, emergency shelter, affordable housing development, housing services (homeless, emergency, etc.), senior/elderly housing (assisted living, skilled nursing, etc.), special needs housing, housing construction, etc.

Two and three-bedroom rental homes.

Real Estate sales in KS.

CHOH provides temporary emergency housing.

Housing construction, financing, and preservation.

Public Housing Authority - Voucher program.

Loans for RE purchase, construction, remodeling.

Rental Homes.

Real Estate Sales, new construction.

Emergency shelter .

We do not provide housing services.

Real estate sales.

Rental Homes.

Housing/remodeling financing, housing construction.

We have four rental houses.

Income based rental apartments (HUD Housing).

Two apartments.

3. In your opinion, which Population Sector group(s) in the County has the greatest need for housing? Examples; families, seniors, local workforce, special needs populations, homeless, near-homeless, single parent households, etc.

Senior housing and maybe special needs.

Senior Housing.

Families with children.

Seniors.

Homeless.

Low-moderate income families and individuals. Much of the existing housing stock is not safe, healthy, or code compliant.

Single, parent households homeless.

Workforce Housing; Family Housing.

Seniors, single parent households.

Seniors, single parent, near-homeless.

Hospital patients who seem to have the greatest housing needs include homeless, near-homeless, and single-parent (e.g. low-income) households.

Seniors (55 and better), homeless and families.

All of them. There are few houses available for any of these population sectors. Affordable larger homes for families would be top on the list.

Families, seniors, local workforce and single parent households.

I think most people on the lower end of the tax bracket need housing assistance, which includes most single parents, near-homeless, homeless, and many seniors. And a good number of families.

Seniors on fixed incomes.

Families.

4. What Housing Type(s) is most needed for the group(s) you identified in #3? Examples; owner and/or rental housing, single family/duplex housing, apartments, transitional housing, emergency housing, senior housing, etc.
Senior rental housing; 2 bedroom or duplex homes. Rental housing modified for special needs residents.

Apartments for seniors all one level.

Emergency shelter.

Apartments/transitional housing.

Duplex/single family

Affordable ownership or rental .

Duplex, apartments, rental homes.

New home - 3/4 bedrooms, 2/3 bathrooms, two car garage in the price range of $200,000 to $325,000.

Affordable 1 and 2 bedroom apartments, preferably with rent under $600/month - also 2-3 bedroom homes that don't have huge $600/month utility bills are needed.

Like Winfield housing authority units!

The type of housing that would benefit these groups would include single-family/duplex housing, transitional housing, and emergency housing.

Senior housing (income based), transitional housing and single family/duplex.

I think single family homes are most in need. Apartments serve the purpose, but not the desire of ones own space.

Owner occupied single family houses and rental single family housing

Owner and/or rental housing in good condition.

Rentals.

Senior housing and apartments.

ALL

5. What are some of the most common housing Issues being experienced by Cowley County residents? Examples; deferred rent/mortgage payments, delayed housing construction and/or relocation, difficulty obtaining a mortgage loan, etc.

Tenants not paying their rent and destruction of the rental properties.

Poor unsafe conditions.

Timely availability of emergency housing

Rental assistance programs for the recently unhoused

Poor conditions and few choices in affordable price range. Deferred payments lead to fear of eviction if complaints are lodged.

Limited number of builders; high property taxes makes overall cost of ownership way too high - even for retired owners; high cost of construction; deferred maintenance on existing structures; limited inventory

Not enough affordable options such as apartments, duplexes, etc. The new apartments on 19th St in Winfield were nice but not affordable at $1000+/month

Help with deposits and rent, poor condition rental options.

Our recent community survey revealed a lack of availability of healthy housing. The deficit has potentially contributed to health issues, increased housing costs due to maintenance and updates, and increases in unhoused populations.

Affordable housing for certain demographic groups, either to rent or to purchase.

Single parents struggle the most. With rising rents based on rising taxes, insurance & maintenance, landlords struggle to maintain a quality home without having to keep rent in line with costs. A single income frequently falls short of qualifying.

The high cost of housing and repairs, our high real estate taxes and lack of affordable homes for people to buy with our local wages. We also struggle with a lack of developers to bring subdivision lots for the market.

Safe, sanitary and functional housing for individuals at or below poverty income levels.

Property Tax Increases, Insurance Increases, Utilities Increasing

6. What tools or resources are needed in Cowley County to facilitate housing development?

Knowledge of available grants or low interest loans

Rehab incentives

Planning that includes vision for future growth of industry. Public transportation.

Financial assistance, code enforcement, affordable options that are healthy and code compliant

Build or repair and update what we already have.

Downpayment assistance; lower property taxes; need more builders

Tiny house developments would be a plus, making lot splits easier to help develop older areas of town, extend the property tax rebate for certain areas of town for insulation/paint/upgrades which helps landlords be able to keep rent lower

Education and mentoring to help people make good choices. Eagles nest, angels in the attic, Elevate and local churches are critical partners.

Low-income housing authority, incentives for homeowners or landlords to improve conditions for existing homes/apartments, subsidies to help with new builds for affordable housing.

More grants, lower interest rates, more education regarding maintaining credit for loans, saving money, etc.

Low cost loans for rental property refurbishment. A thumb on the county appraiser to keep appraisals in line with Winfield rather than Kansas City. Neighborhood construction, utilizing vacant lots rather than spreading more outward.

We need the help of state grants to help anyone develop the lots for a subdivision. The risks are too high for most people, combined with the length of time it takes to sell enough lots to repay their loans and their letters of credit.

Assistance programs for families and individuals in poverty or near poverty.

Lower property taxes which will make these things more affordable. From my own experience, our taxes increased significantly even though the purchase price and/or market value of the properties did not.

Low Income Housing Tax Credit (LIHTC) development. Rehabilitation of dilapitated housing inventory. Use of local codes to ensure property owners (landlords) are providing safe housing at fair rents that comply with housing codes.

Lower cost utilities and property taxes and insurance

7. Other comments regarding the future of housing development in the County?

Personal property tax abatements on rental homes for landlords. High taxes and insurance forces landlords to raise rent prices.

Affordable. Keep taxes down.

There is existing housing for in-need groups that is not being utilized or is being under utilized. Example--Walnut Towers. The county should take control of these properties and develop them with a vision for those in need. New properties are needed in some cases but not in all.

Aging housing stock will require incentives for repairs and maintenance to prevent growth of slum conditions

Older properties in town require significant upgrades/updates due to deferred maintenance and lack of attention.

Let's quit talking about it and do something about it. We need affordable housing and rentals (income based and market based).

So much of our housing is more than 50 years old. The houses often need costly repairs which people don't have the money to do once they buy them. People also struggle with the lead base paint requirements that can add significantly to the cost when they try to bring in remodel construction companies. As a result the homes often times don't get the repairs they need so the houses deteriorate further. We also have restrictive building codes that prevent the downtown buildings being converted

Expand habitat for humanity's new efforts to add existing housing unit renovation efforts With tax incentives to both owners and renters.

Take over walnut towers and let house of hope develop into income producing services on the first floor, HUD voucher units and help service offices on the top floor.

Solve the sewer issue and Develop an efficiency home development on land behind county yard on north collage.

The current employment opportunities are not available in Cowley County to support rental properties charging more than $500 per month. LIHTC property development, use of project based vouchers (Section 8) and other programs should be utilized to ensure citizens can afford reliable and safe housing.

Winfield is losing population, you must be a realist and realize this and downsize

APPENDIX II

COWLEY COUNTY TABLE PROFILE.

Appendix II:
Cowley County Table Profile.

TABLE 1
POPULATION TRENDS AND PROJECTIONS
COWLEY COUNTY & COMMUNITIES, KANSAS
2000-2030

	2000	2010	2020	2025	2030	% Change 2025-2030	2030^
Cowley County:	**36,291**	**36,311**	**34,549**	**34,278**	**34,097**	**-0.5%**	**34,419**
Arkansas City:	11,963	12,415	**11,974**	**11,879**	**11,813**	**-0.5%**	**11,942**
Atlanta:	255	195	**168**	**164**	**155**	**-5.5%**	**155**
Burden:	564	535	**512**	**509**	**503**	**-1.2%**	**513**
Cambridge:	103	82	**92**	**90**	**87**	**-3.3%**	**87**
Dexter:	364	278	**224**	**232**	**228**	**-1.7%**	**232**
Parkerfield:	*	426	**406**	**407**	**403**	**-1.0%**	**405**
Udall:	794	746	**661**	**648**	**633**	**-2.3%**	**639**
Winfield:	12,206	12,301	**11,777**	**11,715**	**11,690**	**-0.2%**	**11,818**
Balance of County:	10,042	9,333	**8,735**	**8,634**	**8,585**	**-0.5%**	**8,628**

2023 Census Population Estimates:
Cowley County – 34,157; Arkansas City – 11,765; Atlanta – 165; Burden – 508; Cambridge – 91; Dexter – 231; Parkerfield – 406; Udall – 644; Winfield – 11,669; Balance of County – 8,678.

*Incorporated Community as of 2004.

^Includes estimated population increase associated with both a **County-Wide Growth Initiative (CGI)** via increases in Full-Time Employment (FTE) positions (est. 200) in the next five years, both new positions and the securement of up to 10% of current employed commuter population. "CGI" 2030 = Est. 141 Additional population.

Source: 2000, 2010 & 2020 Census.
U.S. Census Annual Population Estimates (2023).
Hanna:Keelan Associates, 2025.

TABLE 2
SPECIFIC HOUSEHOLD CHARACTERISTICS
COWLEY COUNTY & COMMUNITIES, KANSAS
2000-2030

	Year	Population	Group Quarters	Persons in Households	Households	Persons Per Household
Cowley County:	2000	36,291	1,808	34,483	14,039	2.45
	2010	36,311	2,004	34,307	13,940	2.46
	2020	34,549	1,949	32,600	13,322	2.45
	2025	**34,278**	2,040	**32,238**	**13,202**	**2.44**
	2030	**34,097**	**2,059**	**32,038**	**13,048**	**2.45**
Arkansas City:	2000	11,963	496	11,467	4,855	2.36
	2010	12,415	562	11,853	4,802	2.47
	2020	11,974	597	11,377	4,467	2.54
	2025	**11,879**	**606**	**11,273**	**4,403**	**2.56**
	2030	**11,813**	**618**	**11,195**	**4,318**	**2.59**
Atlanta	2000	255	0	255	99	2.59
	2010	195	0	195	75	2.60
	2020	168	0	168	71	2.36
	2025	**164**	0	**164**	**69**	**2.37**
	2030	**155**	**0**	**155**	**66**	**2.35**
Burden:	2000	564	0	564	210	2.68
	2010	535	0	535	195	2.74
	2020	512	0	512	189	2.71
	2025	**509**	0	**509**	**188**	**2.71**
	2030	**503**	**0**	**503**	**187**	**2.69**
Cambridge:	2000	103	0	103	46	2.24
	2010	82	0	82	39	2.10
	2020	92	0	92	43	2.14
	2025	**90**	0	**90**	**41**	**2.19**
	2030	**87**	**0**	**87**	**39**	**2.23**
Dexter:	2000	364	39	364	119	2.73
	2010	278	30	278	105	2.36
	2020	224	0	224	94	2.38
	2025	**232**	**0**	**232**	**96**	**2.41**
	2030	**228**	**0**	**228**	**95**	**2.40**

CONTINUED:

TABLE 2 (CONTINUED)
SPECIFIC HOUSEHOLD CHARACTERISTICS
COWLEY COUNTY & COMMUNITIES, KANSAS
2000-2030

	Year	Population	Group Quarters	Persons in Households	Households	Persons Per Household
Parkerfield:	2000	*	*	*	*	*
	2010	426	0	426	156	2.73
	2020	406	0	406	157	2.58
	2025	**407**	**0**	**407**	**157**	**2.59**
	2030	**403**	**0**	**403**	**155**	**2.60**
Udall:	2000	794	0	794	302	2.63
	2010	746	0	746	289	2.58
	2020	661	0	661	263	2.51
	2025	**648**	**0**	**648**	**260**	**2.49**
	2030	**633**	**0**	**633**	**256**	**2.47**
Winfield:	2000	12,206	1,266	10,940	4,627	2.36
	2010	12,301	1,404	10,897	4,600	2.37
	2020	11,777	1,346	10,431	4,532	2.30
	2025	**11,715**	**1,430^**	**10,285**	**4,510**	**2.28**
	2030	**11,690**	**1,438**	**10,252**	**4,486**	**2.28**
Balance of County:	2000	10,042	7	10,035	3,781	2.65
	2010	9,333	8	9,325	3,679	2.53
	2020	8,735	6	8,729	3,506	2.49
	2025	**8,630**	**4**	**8,626**	**3,478**	**2.48**
	2030	**8,585**	**3**	**8,582**	**3,446**	**2.49**

*Incorporated Community as of 2004.
^includes new, 94-bed residence hall on Southwestern College Campus.
Source: 2000, 2010 & 2020 Census.
Hanna:Keelan Associates, 2025.

TABLE 3
TENURE BY HOUSEHOLD
COWLEY COUNTY & COMMUNITIES, KANSAS
2000-2030

			Owner		Renter	
	Year	**Households**	**Number**	**Percent**	**Number**	**Percent**
Cowley County:	2000	14,039	9,941	70.8%	4,098	29.2%
	2010	13,940	9,540	68.4%	4,400	31.6%
	2020	13,322	8,830	66.3%	4,492	33.7%
	2025	**13,202**	**8,705**	**65.9%**	**4,497**	**34.1%**
	2030	**13,048**	**8,536**	**65.4%**	**4,512**	**34.6%**
Arkansas City:	2000	4,855	3,148	64.8%	1,707	35.2%
	2010	4,802	2,879	59.9%	1,923	40.1%
	2020	4,467	2,575	57.6%	1,892	42.4%
	2025	**4,403**	**2,518**	**57.2%**	**1,885**	**42.8%**
	2030	**4,318**	**2,447**	**56.7%**	**1,871**	**43.3%**
Atlanta	2000	99	82	82.8%	17	17.2%
	2010	75	63	84.0%	12	16.1%
	2020	71	53	74.6%	18	25.4%
	2025	**69**	**50**	**72.4%**	**19**	**27.6%**
	2030	**66**	**46**	**69.7%**	**20**	**30.3%**
Burden:	2000	210	147	70.0%	63	30.0%
	2010	195	146	74.8%	49	25.2%
	2020	189	135	71.4%	54	28.6%
	2025	**188**	**132**	**70.2%**	**56**	**29.8%**
	2030	**187**	**130**	**69.5%**	**57**	**30.5%**
Cambridge:	2000	46	33	71.7%	13	28.3%
	2010	39	33	84.6%	6	15.4%
	2020	43	37	86.0%	6	14.0%
	2025	**41**	**35**	**85.3%**	**6**	**14.7%**
	2030	**39**	**33**	**84.6%**	**6**	**15.4%**
Dexter:	2000	119	91	76.4%	28	23.6%
	2010	105	81	77.1%	24	22.9%
	2020	94	68	72.3%	26	27.7%
	2025	**96**	**66**	**68.7%**	**30**	**31.3%**
	2030	**95**	**63**	**66.3%**	**32**	**33.7%**

CONTINUED:

TABLE 3 (CONTINUED)
TENURE BY HOUSEHOLD
COWLEY COUNTY & COMMUNITIES, KANSAS
2000-2030

			Owner		Renter	
	Year	**Households**	**Number**	**Percent**	**Number**	**Percent**
Parkerfield:	2000	*	*	*	*	*
	2010	156	148	94.9%	8	5.1%
	2020	157	141	89.8%	16	10.2%
	2025	**157**	**139**	**88.5%**	**18**	**11.5%**
	2030	**155**	**136**	**87.7%**	**19**	**12.3%**
Udall:	2000	302	235	77.8%	67	22.2%
	2010	289	208	71.9%	81	28.1%
	2020	263	182	69.2%	81	30.8%
	2025	**260**	**177**	**68.1%**	**83**	**31.9%**
	2030	**256**	**171**	**66.8%**	**85**	**33.2%**
Winfield:	2000	4,627	2,993	64.6%	1,634	35.4%
	2010	4,600	2,816	61.2%	1,784	38.8%
	2020	4,532	2,601	57.4%	1,931	42.6%
	2025	**4,510**	**2,566**	**56.9%**	**1,944**	**45.1%**
	2030	**4,486**	**2,506**	**55.8%**	**1,980**	**46.2%**
Balance of County:	2000	3,781	3,212	84.9%	569	15.1%
	2010	3,679	3,166	86.0%	513	14.0%
	2020	3,506	3,038	86.6%	468	13.4%
	2025	**3,478**	**3,022**	**86.9%**	**456**	**13.1%**
	2030	**3,446**	**3,004**	**87.2%**	**442**	**12.8%**

*Incorporated Community as of 2004.
Source: 2000, 2010 Census.
Hanna:Keelan Associates, 2025.

TABLE 4
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
COWLEY COUNTY & COMMUNITIES, KANSAS
2000-2030

Cowley County				**2010-2020**			
age group	**2000**	**2010**	**2020**	**Change**	**2025**	**2030**	**Change**
19 and Under	10,801	10,179	9,382	**-797**	**9,142**	**8,567**	**-628**
20-34	6,328	6,589	6,181	**-408**	**5,947**	**5,718**	**-229**
35-54	10,013	9,335	7,807	**-1,528**	**7,233**	**6,640**	**-593**
55-64	3,379	4,482	4,614	**+132**	**4,749**	**4,965**	**216**
65-74	2,785	2,930	3,752	**+822**	**4,345**	**5,165**	**820**
75-84	2,082	1,876	1,950	**+74**	**1,987**	**2,128**	**141**
85+	903	920	863	**-57**	**875**	**914**	**39**
TOTALS	**36,291**	**36,311**	**35,459**	**-852**	**34,278**	**34,097**	**-181**
Median Age	37.0	38.5	**39.0**	**+0.5**	**39.4**	**39.8**	**+0.4**

Arkansas City				**2010-2020**			
age group	**2000**	**2010**	**2020**	**Change**	**2025**	**2030**	**Change**
19 and Under	3,630	3,855	3,754	**-101**	**3,750**	**3,601**	**-149**
20-34	2,157	2,482	2,393	**-89**	**2,328**	**2,271**	**-57**
35-54	2,991	2,886	2,545	**-341**	**2,400**	**2,306**	**-94**
55-64	1,039	1,354	1,304	**-50**	**1,271**	**1,245**	**-26**
65-74	972	874	1,116	**+242**	**1,322**	**1,604**	**+282**
75-84	821	634	569	**-65**	**523**	**506**	**-17**
85+	353	330	293	**-37**	**285**	**280**	**-5**
TOTALS	**11,963**	**12,415**	**11,974**	**-441**	**11,879**	**11,813**	**-66**
Median Age	36.3	33.8	33.8	**+0.0**	**34.6**	**35.9**	**+1.3**

Atlanta				**2010-2020**			
age group	**2000**	**2010**	**2020**	**Change**	**2025**	**2030**	**Change**
19 and Under	79	60	40	**-20**	**34**	**26**	**-8**
20-34	47	26	29	**+3**	**28**	**24**	**-4**
35-54	60	42	45	**+3**	**46**	**48**	**+2**
55-64	33	29	21	**-8**	**22**	**25**	**+3**
65-74	15	26	18	**-8**	**19**	**20**	**+1**
75-84	14	7	13	**+6**	**13**	**11**	**-2**
85+	7	5	2	**-3**	**2**	**1**	**-1**
TOTALS	**255**	**195**	**168**	**-27**	**164**	**155**	**-9**
Median Age	36.1	40.4	43.7	**+3.3**	**44.8**	**46.6**	**+1.8**

CONTINUED:

TABLE 4 (CONTINUED)
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
COWLEY COUNTY & COMMUNITIES, KANSAS
2000-2030

Burden				**2010-2020**			
age group	**2000**	**2010**	**2020**	**Change**	**2025**	**2030**	**Change**
19 and Under	202	180	185	**+5**	**179**	**172**	**-7**
20-34	94	96	77	**-19**	**70**	**59**	**-11**
35-54	138	135	110	**-25**	**103**	**87**	**-16**
55-64	43	41	70	**+29**	**89**	**103**	**+14**
65-74	53	45	36	**-9**	**32**	**39**	**+7**
75-84	22	32	26	**-6**	**27**	**32**	**+5**
85+	12	6	8	**+2**	**9**	**11**	**+2**
TOTALS	**564**	**535**	**512**	**-23**	**509**	**503**	**-6**
Median Age	32.4	33.2	**34.5**	**+1.3**	**35**	**36.7**	**+1.7**

Cambridge				**2010-2020**			
age group	**2000**	**2010**	**2020**	**Change**	**2025**	**2030**	**Change**
19 and Under	22	16	**22**	**+6**	**19**	**15**	**-4**
20-34	10	7	**14**	**+7**	**12**	**10**	**-2**
35-54	34	31	**20**	**-11**	**16**	**11**	**-5**
55-64	15	12	**21**	**+9**	**25**	**30**	**+5**
65-74	10	11	**11**	**+0**	**12**	**14**	**+2**
75-84	8	5	**2**	**-3**	**3**	**5**	**+2**
85+	4	0	**2**	**+2**	**3**	**2**	**-1**
TOTALS	**103**	**82**	**92**	**+10**	**90**	**87**	**-3**
Median Age	44.9	50.5	**42.0**	**-8.5**	**42.9**	**45.3**	**+2.4**

Dexter				**2010-2020**			
age group	**2000**	**2010**	**2020**	**Change**	**2025**	**2030**	**Change**
19 and Under	114	63	**60**	**-3**	**56**	**50**	**-6**
20-34	51	44	**28**	**-16**	**25**	**17**	**-8**
35-54	98	66	**47**	**-19**	**42**	**30**	**-12**
55-64	34	33	**42**	**+9**	**54**	**61**	**+7**
65-74	16	33	**24**	**-9**	**31**	**40**	**+9**
75-84	27	18	**15**	**-3**	**18**	**21**	**+3**
85+	24	21	**8**	**-13**	**6**	**9**	**+3**
TOTALS	**364**	**278**	**224**	**-54**	**232**	**228**	**-4**
Median Age	38.2	47.4	**48.0**	**+0.6**	**49.3**	**51.4**	**+2.1**

CONTINUED:

TABLE 4 (CONTINUED)
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
COWLEY COUNTY & COMMUNITIES, KANSAS
2000-2030

Parkerfield				**2010-2020**			
age group	**2000**	**2010**	**2020**	**Change**	**2025**	**2030**	**Change**
19 and Under	*	117	107	**-10**	**103**	**96**	**-7**
20-34	*	44	45	**+1**	**43**	**37**	**-6**
35-54	*	110	86	**-24**	**79**	**67**	**-12**
55-64	*	76	61	**-15**	**55**	**47**	**-8**
65-74	*	50	67	**+17**	**77**	**90**	**+13**
75-84	*	22	33	**+11**	**40**	**52**	**+12**
85+	*	7	7	**+0**	**10**	**14**	**+4**
TOTALS	*****	**426**	**406**	**-20**	**407**	**403**	**-4**
Median Age	*	47.1	**44.4**	**-2.7**	**45.2**	**47.3**	**+2.1**

Udall				**2010-2020**			
age group	**2000**	**2010**	**2020**	**Change**	**2025**	**2030**	**Change**
19 and Under	276	249	**198**	**-51**	**167**	**141**	**-26**
20-34	179	155	**105**	**-50**	**90**	**70**	**-20**
35-54	183	172	**165**	**-7**	**165**	**159**	**-6**
55-64	69	77	**88**	**+11**	**103**	**122**	**+19**
65-74	52	56	**59**	**+3**	**65**	**69**	**+4**
75-84	23	30	**34**	**+4**	**42**	**50**	**+8**
85+	12	7	**12**	**+5**	**16**	**22**	**+6**
TOTALS	**794**	**746**	**661**	**-85**	**648**	**633**	**-15**
Median Age	28.4	31.7	**38.1**	**+0.4**	**39.8**	**41.4**	**+1.6**

Winfield				**2010-2020**			
age group	**2000**	**2010**	**2020**	**Change**	**2025**	**2030**	**Change**
19 and Under	3,497	3,277	**2,901**	**-376**	**2,798**	**2,582**	**-216**
20-34	2,491	2,622	**2,466**	**-156**	**2,348**	**2,254**	**-94**
35-54	3,213	3,129	**2,710**	**-419**	**2,556**	**2,348**	**-208**
55-64	981	1,344	**1,462**	**+118**	**1,540**	**1,695**	**+155**
65-74	887	840	**1,190**	**+350**	**1,428**	**1,730**	**+302**
75-84	768	678	**677**	**-1**	**685**	**712**	**+27**
85+	369	411	**371**	**-40**	**360**	**369**	**+9**
TOTALS	**12,206**	**12,301**	**11,777**	**-524**	**11,715**	**11,690**	**-25**
Median Age	35.6	36.7	**38.3**	**+1.6**	**39.0**	**40.5**	**+1.5**

CONTINUED:

TABLE 4 (CONTINUED)
POPULATION AGE DISTRIBUTION
TRENDS & PROJECTIONS
COWLEY COUNTY & COMMUNITIES, KANSAS
2000-2030

Balance of County				**2010-2020**			
age group	**2000**	**2010**	**2020**	**Change**	**2025**	**2030**	**Change**
19 and Under	2,981	2,362	2,115	**-247**	**2,036**	**1,884**	**-152**
20-34	1,299	1,113	1,024	**-89**	**1,003**	**976**	**-27**
35-54	3,296	2,764	2,079	**-685**	**1,826**	**1,584**	**-242**
55-64	1,165	1,516	1,545	**+29**	**1,590**	**1,637**	**+47**
65-74	780	995	1,231	**+236**	**1,359**	**1,559**	**+200**
75-84	399	450	581	**+131**	**636**	**739**	**+103**
85+	122	133	160	**+27**	**184**	**206**	**+22**
TOTALS	**10,042**	**9,333**	**8,735**	**-598**	**8,634**	**8,585**	**-49**
Median Age	39.3	41.3	**42.4**	**+1.1**	**43.3**	**45.5**	**+2.2**

*Incorporated Community as of 2004.
Source: 2000, 2010 Census.
Hanna:Keelan Associates, 2025.

TABLE 5
HOUSEHOLD INCOME BY AGE GROUP*
TRENDS AND PROJECTIONS
COWLEY COUNTY, KANSAS
2020-2030

Income Group	2020*	2023*	2025	2030	% Change 2025-2030
All Households					
Less than $10,000	953	753	**676**	**508**	**-24.9%**
$10,000-$19,999	1,419	1,163	**1,042**	**931**	**-10.7%**
$20,000-$34,999	2,224	2,010	**1,897**	**1,784**	**-6.0%**
$35,000-$49,999	2,183	1,847	**1,722**	**1,589**	**-7.7%**
$50,000-$74,999	2,698	2,517	**2,470**	**2,413**	**-2.3%**
$75,000-$99,999	1,934	1,711	**1,649**	**1,552**	**-5.9%**
$100,000 or More	2,389	3,338	**3,746**	**4,271**	**+14.0%**
Totals	**13,800**	**13,339**	**13,202**	**13,048**	**-1.2%**
Median Income	**$50,786**	**$58,263**	**$62,241**	**$68,002**	**+9.3%**
Households 65+ Yrs.					
Less than $10,000	197	128	**90**	**57**	**-36.7%**
$10,000-$19,999	609	372	**291**	**206**	**-29.2%**
$20,000-$34,999	882	945	**963**	**981**	**+1.9%**
$35,000-$49,999	607	690	**745**	**803**	**+7.8%**
$50,000-$74,999	990	757	**684**	**619**	**-9.5%**
$75,000-$99,999	394	461	**492**	**537**	**+9.1%**
$100,000 or More	420	720	**801**	**851**	**+6.2%**
Totals	**4,099**	**4,073**	**4,066**	**4,054**	**-0.3%**
Median Income	**$43,932**	**$47,857**	**$50,340**	**$55,779**	**+10.8%**
Renter Households					
Less than $10,000	506	283	**256**	**138**	**-46.1%**
$10,000-$19,999	681	717	**803**	**850**	**+5.9%**
$20,000-$34,999	985	1,040	**1,186**	**1,252**	**+5.6%**
$35,000-$49,999	892	709	**754**	**786**	**+4.2%**
$50,000-$74,999	702	543	**569**	**450**	**-20.9%**
$75,000-$99,999	382	249	**226**	**201**	**-11.1%**
$100,000 or More	217	398	**703**	**835**	**+18.8%**
Totals	**4,365**	**3,939**	**4,497**	**4,512**	**+0.3%**
Median Income	**$35,176**	**$33,982**	**$36,887**	**$38,415**	**+4.1%**

* Specified Data Used. 2020 & 2023 Estimates are subject to margin of error
Source: 2016-2020 and 2019-2023 American Community Survey.
Hanna:Keelan Associates, 2025.

TABLE 6
PER CAPITA INCOME
COWLEY COUNTY, KANSAS / STATE OF KANSAS
2015-2030

	Cowley County		State of Kansas	
Year	**Per Capita Income**	**Percent Change**	**Per Capita Income**	**Percent Change**
2015	$36,779	--	$46,597	--
2016	$35,472	-3.6%	$46,717	+0.3%
2017	$36,073	+1.7%	$48,271	+3.3%
2018	$37,698	+4.5%	$50,282	+4.2%
2019	$39,222	+4.0%	$52,156	+3.7%
2020	$41,886	+6.8%	$55,101	+5.6%
2021	$44,481	+6.2%	$59,021	+7.1%
2022	$44,614	+0.3%	$62,326	+5.6%
2023	$47,207	+5.8%	$66,115	+6.1%
2025	**$49,339**	**+4.5%**	**$71,003**	**+7.4%**
2015-2025	**$36,779-$49,339**	**+34.1%**	**$46,597-$71,003**	**+52.3%**
2025-2030	**$49,339-$55,620**	**+12.7%**	**$71,003-$78,271**	**+10.2%**

Source: Bureau of Economic Analysis, Regional Economic Information System, 2025.
Hanna:Keelan Associates, 2025.

TABLE 7
PERSONS RECEIVING SOCIAL SECURITY INCOME
COWLEY COUNTY, KANSAS
2023

Social Security Income-2023	**Number of Beneficiaries**
Retirement Benefits	
Retired Workers	5,800
Wives & Husbands	145
Children	90
Survivor Benefits	
Widows & Widowers	450
Children	350
Disability Benefits	
Disabled Persons	985
Wives & Husbands	10
Children	160
TOTAL	**7,990**
Aged 65 & Older	
Men	2,765
Women	3,305
TOTAL	**6,070**

Supplemental Security Income-2023	**Number of Beneficiaries**
Aged 65 or Older	114
Blind and Disabled	637

Source: Department of Health and Human Services,
Social Security Administration, 2025.
Hanna:Keelan Associates, 2025.

TABLE 8
ESTIMATED OWNER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
COWLEY COUNTY, KANSAS
2000-2030

Inc. Rng.	2010* # / #CB-HP	2021* # / #CB-HP	2025 # / #CB-HP	2030 # / #CB-HP
0-30% AMI	475 / 375	800 / 490	**884 / 512**	**922 / 529**
31-50% AMI	980 / 410	715 / 350	**831 / 326**	**876 / 301**
51-80% AMI	1,640 / 405	1,695 / 380	**1,702 / 349**	**1,734 / 323**
81%+ AMI	6,715 / 400	5,940 / 320	**5,288 / 282**	**5,004 / 263**
TOTALS	**9,810 / 1,590**	**9,150 / 1,540**	**8,705 / 1,469**	**8,536 / 1,416**

*Specified data
= Total Households *# = CB-HP = Households with Cost Burden – Housing Problems*

Source: 2006-2010 & 2017-2021 CHAS Tables.
Hanna:Keelan Associates, 2025.

TABLE 9
ESTIMATED RENTER HOUSEHOLDS BY INCOME
COST BURDENED WITH HOUSING PROBLEMS
COWLEY COUNTY, KANSAS
2000-2030

Inc. Rng.	2010* # / #CB-HP	2021* # / #CB-HP	2025 # / #CB-HP	2030 # / #CB-HP
0-30% AMI	790 / 555	855 / 660	**940 / 695**	**982 / 713**
31-50% AMI	785 / 490	755 / 475	**732 / 470**	**680 / 459**
51-80% AMI	980 / 345	850 / 205	**814 / 187**	**776 / 181**
81%+ AMI	1,220 / 25	1,405 / 70	**2,011 / 94**	**2,074 / 117**
TOTALS	**3,775 / 1,415**	**3,865 / 1,410**	**4,497 / 1,446**	**4,512 / 1,470**

*Specified data
= Total Households *#CB-HP = Households with Cost Burden – Housing Problems*

Source: 2006-2010 & 2017-2021 CHAS Tables.
Hanna:Keelan Associates, 2025.

TABLE 10
EMPLOYMENT DATA TRENDS AND PROJECTIONS
COWLEY COUNTY, KANSAS
2015-2030

Year	Number of Employed Persons	Change	Percent Unemployed
2015	16,220	--	4.5
2016	15,575	-645	4.5
2017	15,448	-127	4.2
2018	15,428	-20	3.5
2019	15,085	-343	3.8
2020	15,232	+147	3.3
2021	15,294	+62	4.6
2022	15,219	-75	3.0
2023	15,080	-139	3.1
2024	14,714	-366	3.5
2025	**14,665**	-49	**4.3**
2030	**14,432**	-233	**3.9**
2015-2030	**16,220-14,432**	**-1,788**	**4.5-3.9**

NOTE: Data counts from annual January report.
Source: Kansas Department of Labor, 2025.
Hanna:Keelan Associates, 2025.

TABLE 11
CIVILIAN LABOR FORCE & EMPLOYMENT
TRENDS AND PROJECTIONS
COWLEY COUNTY, KANSAS
2000-2030

	2000	2010	2020	2025	2030
Civilian Labor Force	17,566	18,303	15,759	**15,324**	**14,995**
Unemployment	822	1,373	527	**659**	**563**
Rate of Unemployment	4.7%	7.5%	3.3%	**4.3%**	**3.9%**
Employment	16,744	16,930	15,232	**14,665**	**14,432**

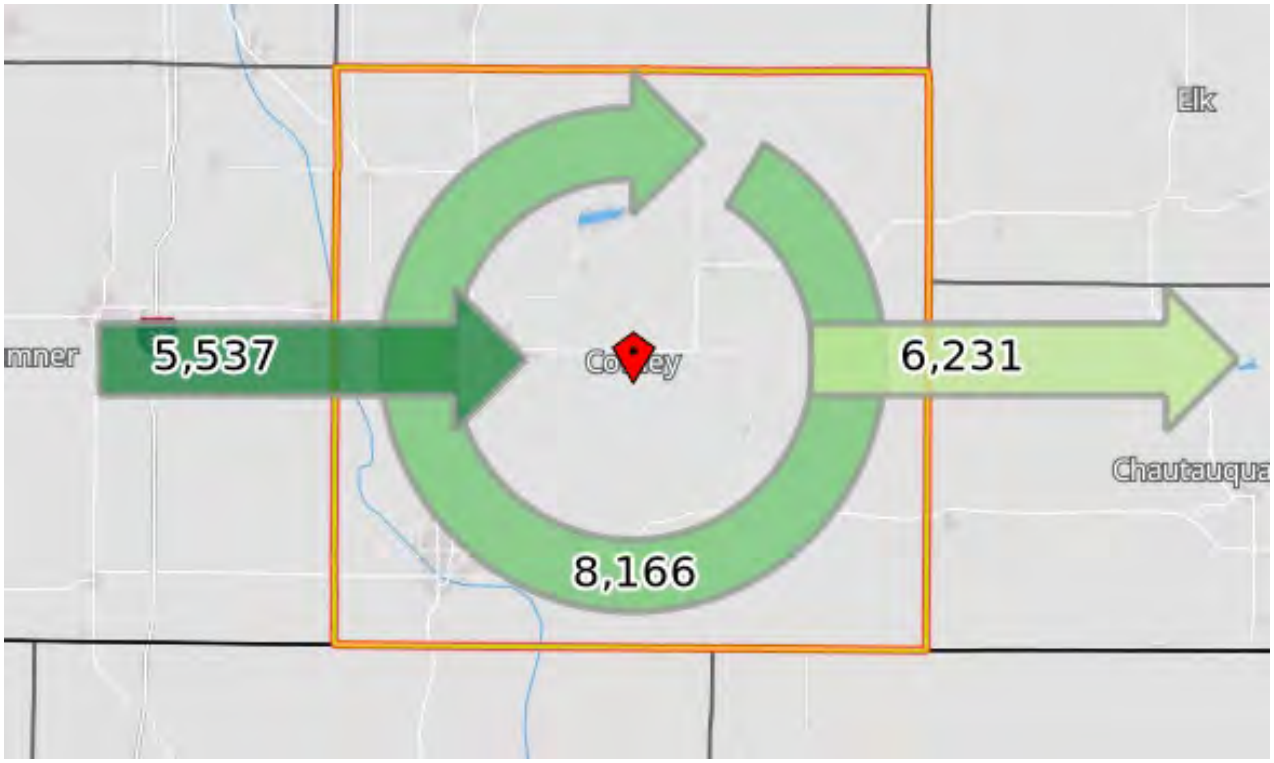
Change in Employment

	Number	Annual	% Change	% Annual
2000-2010	+156	+15.6	+0.9%	+0.09%
2010-2020	-1,698	-169.8	-10.0%	-1.0%
2025-2030	**-233**	**-46.6**	**-1.6%**	**-0.3%**

Source: Kansas Department of Labor, Labor Market Information, 2025.
Hanna:Keelan Associates, 2025.

Appendix II:
Cowley County Table Profile.

EMPLOYMENT INFO/OUTFLOW
COWLEY COUNTY, KANSAS
2022



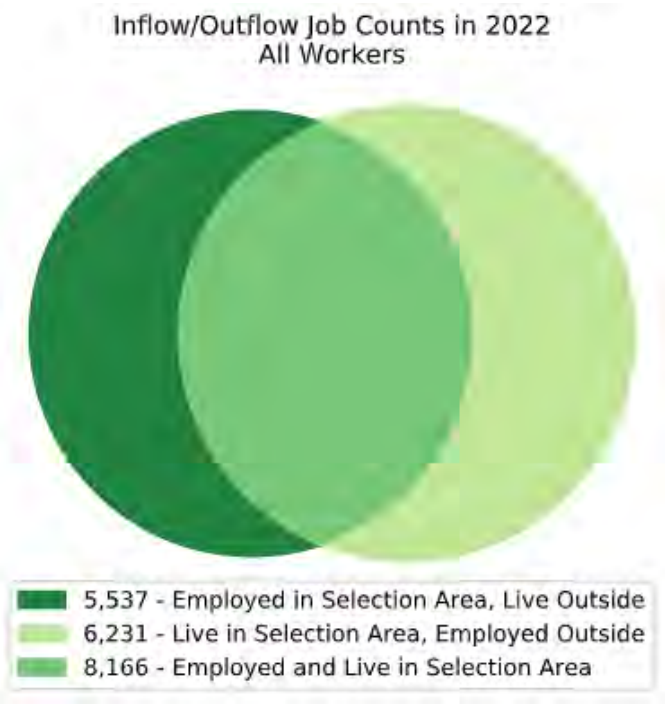


TABLE 12
HOUSING STOCK PROFILE
DEFINING SUBSTANDARD HOUSING – HUD
COWLEY COUNTY & COMMUNITIES, KANSAS
2023 ESTIMATE*

		Complete Plumbing		Lack of Complete Plumbing		Units with 1.01+ Persons per Room	
	Total	Number	% of Total	Number	% of Total	Number	% of Total
Cowley County:	**13,339**	**13,301**	**99.7%**	**38**	**0.3%**	**24**	0.2%
Arkansas City:	4,712	4,702	99.8%	10	0.2%	24	0.5%
Atlanta:	68	66	97.1%	2	2.9%	0	0.0%
Burden:	193	193	100.0%	0	0.0%	0	0.0%
Cambridge:	34	34	100.0%	0	0.0%	0	0.0%
Dexter:	158	158	100.0%	0	0.0%	0	0.0%
Parkerfield:	185	185	97.8%	4	2.2%	0	0.0%
Udall:	261	259	99.2%	2	0.8%	0	0.0%
Winfield:	4,496	4,496	100.0%	0	0.0%	0	0.0%
Balance of County:	3,232	3,212	99.4%	20	0.6%	0	0.0%

*2012 Estimate subject to margin of error.
Source: 2008-2012 American Community Survey.
Hanna:Keelan Associates, 2025.

TABLE 13
ESTIMATED HOUSING UNITS
COWLEY COUNTY & COMMUNITIES, KANSAS
2025

	Housing Units
Cowley County	
Housing Units (2020 Census)	15,558
Units Built (April, 2020 to Present)	218
Units Demolished (April, 2020 to Present)	75
TOTAL UNITS	**15,701**
Arkansas City	
Housing Units (2020 Census)	5,382
Units Built (April, 2020 to Present)	80
Units Demolished (April, 2020 to Present)	32
TOTAL UNITS	**5,430**
Atlanta	
Housing Units (2020 Census)	98
Units Built (April, 2020 to Present)	0
Units Demolished (April, 2020 to Present)	0
TOTAL UNITS	**98**
Burden	
Housing Units (2020 Census)	223
Units Built (April, 2020 to Present)	1
Units Demolished (April, 2020 to Present)	2
TOTAL UNITS	**222**
Cambridge	
Housing Units (2020 Census)	56
Units Built (April, 2020 to Present)	0
Units Demolished (April, 2020 to Present)	0
TOTAL UNITS	**56**
Dexter	
Housing Units (2020 Census)	102
Units Built (April, 2020 to Present)	1
Units Demolished (April, 2020 to Present)	0
TOTAL UNITS	**103**
Parkerfield	
Housing Units (2020 Census)	158
Units Built (April, 2020 to Present)	0
Units Demolished (April, 2020 to Present)	0
TOTAL UNITS	**158**

CONTINUED:

TABLE 13 (CONTINUED)
ESTIMATED HOUSING UNITS
COWLEY COUNTY & COMMUNITIES, KANSAS
2025

	Housing Units
Udall	
Housing Units (2020 Census)	305
Units Built (April, 2020 to Present)	8
Units Demolished (April, 2020 to Present)	7
TOTAL UNITS	**306**
Winfield	
Housing Units (2020 Census)	5,240
Units Built (April, 2020 to Present)	128
Units Demolished (April, 2020 to Present)	34
TOTAL UNITS	**5,334**
Balance of County	
Housing Units (2020 Census)	3,994
Units Built (April, 2020 to Present)	N/A
Units Demolished (April, 2020 to Present)	N/A
TOTAL UNITS	**3,994**

Source: 2020 Census,
Cowley County/Communities, Kansas
Hanna:Keelan Associates, 2025.

TABLE 14
HOUSING STOCK OCCUPANCY/VACANCY STATUS
COWLEY COUNTY & COMMUNITIES, KANSAS
2025

	Cowley County	Arkansas City	Atlanta
a) Housing Stock	**15,701**	**5,430**	**98**
	(O=10,315; R=5,386)	**(O=3,124; R=2,306)**	**(O=70; R=28)**
b) Vacant Housing Stock	**2,499**	**1,027**	**29**
c) Occupied Housing Stock	**13,202**	**4,403**	**69**
*Owner Occupied	8,705	2,518	50
*Renter Occupied	4,497	1,885	19
d) Housing Vacancy Rate*	**15.9% (2,499)**	**18.9% (1,027)**	**29.5% (29)**
*Owner Vacancy	15.6% (1,610)	19.3% (606)	28.5% (20)
*Renter Vacancy	16.5% (889)	18.2% (421)	32.1% (9)
e) Adjusted Vacancy Rate**	**5.1% (801)**	**6.8% (374)**	**13.2% (13)**
****Owner Vacancy**	**5.3% (553)**	**8.2% (259)**	**14.2% (10)**
****Renter Vacancy**	**4.6% (248)**	**5.0% (115)**	**10.7% (3)**

	Burden	Cambridge	Dexter
a) Housing Stock	**222**	**56**	**103**
	(O=158; R=64)	**(O=46; R=10)**	**(O=71; R=32)**
b) Vacant Housing Stock	**34**	**15**	**7**
c) Occupied Housing Stock	**188**	**41**	**96**
*Owner Occupied	132	35	66
*Renter Occupied	56	6	30
d) Housing Vacancy Rate*	**15.3% (34)**	**26.8% (15)**	**6.8% (7)**
*Owner Vacancy	16.4% (26)	23.9% (11)	7.0% (5)
*Renter Vacancy	12.5% (8)	40.0% (4)	6.2% (2)
e) Adjusted Vacancy Rate**	**4.9% (11)**	**10.7% (6)**	**2.9% (3)**
****Owner Vacancy**	**5.7% (9)**	**10.8% (5)**	**4.2% (3)**
****Renter Vacancy**	**3.1% (2)**	**10.0% (1)**	**0.0% (0)**

CONTINUED:

TABLE 14
HOUSING STOCK OCCUPANCY/VACANCY STATUS
COWLEY COUNTY & COMMUNITIES, KANSAS
2025

	Parkerfield[1]	Udall
a) Housing Stock	**158**	**306**
	(O=140; R=18)	**(O=211; R=95)**
b) Vacant Housing Stock	**1**	**46**
c) Occupied Housing Stock	**157**	**260**
*Owner Occupied	139	177
*Renter Occupied	18	83
d) Housing Vacancy Rate*	**0.6% (1)**	**15.0% (46)**
*Owner Vacancy	0.7% (1)	16.1% (34)
*Renter Vacancy	0.0% (0)	12.6% (12)
e) Adjusted Vacancy Rate**	**0.6% (1)**	**5.2% (16)**
****Owner Vacancy**	**0.7% (1)**	**5.7% (12)**
****Renter Vacancy**	**0.0% (0)**	**4.2% (4)**

	Winfield	Balance of County
a) Housing Stock	**5,334**	**3,994**
	(O=3,104; R=2,230)	**(O=3,391; R=603)**
b) Vacant Housing Stock	**824**	**516**
c) Occupied Housing Stock	**4,510**	**3,478**
*Owner Occupied	2,566	3,022
*Renter Occupied	1,944	456
d) Housing Vacancy Rate*	**15.4% (824)**	**12.9% (516)**
*Owner Vacancy	17.3% (538)	10.9% (369)
*Renter Vacancy	12.8% (286)	24.3% (147)
e) Adjusted Vacancy Rate**	**4.6% (244)**	**3.3% (133)**
****Owner Vacancy**	**4.9% (153)**	**3.0% (101)**
****Renter Vacancy**	**4.1%(91)**	**5.3% (32)**

* Includes all housing stock, including seasonal and substandard housing.
** Includes only year-round vacant units available for rent or purchase, meeting current housing code and modern amenities. Does not include vacant units either not for sale or rent, seasonal units, or units not meeting current housing code.
[1]Information provided by City of Parkerfield Mayor.

Source: 2020 Census.
Cowley County & Communities, 2025.
Hanna:Keelan Associates, 2025.

TABLE 15
OWNER OCCUPIED HOUSING VALUE
COWLEY COUNTY & COMMUNITIES, KANSAS
2000-2030

		Less than $100,000	$100,000 to $199,999	$200,000 to $299,999	$300,000 to $399,999	$400,000 or More	Total
	2020 Est.	5,333	2,724	858	302	218	**9,435**
	2020 Med. Val.	**$88,600**					
Cowley County:	2023 Est	4,199	2,895	1,476	444	386	**9,400**
	2023 Med. Val.	**$111,600**					
	2025	**$118,300**					
	2030	**$132,400**					
	2020 Est.	2,313	560	117	4	32	**3,026**
	2020 Med. Val.	**$66,900**					
Arkansas City:	2023 Est	1,829	894	197	22	39	**2,981**
	2023 Med. Val.	**$81,700**					
	2025	**$89,300**					
	2030	**$100,300**					
	2020 Est.	39	9	0	4	1	**53**
	2020 Med. Val.	**$65,000**					
Atlanta:	2023 Est	34	14	0	1	0	**49**
	2023 Med. Val.	**$75,000**					
	2025	**$82,900**					
	2030	**$94,000**					
	2020 Est.	142	16	3	4	0	**165**
	2020 Med. Val.	**$65,000**					
Burden:	2023 Est	112	34	0	0	4	**150**
	2023 Med. Val.	**$61,700**					
	2025	**$63,700**					
	2030	**$67,900**					
	2020 Est.	32	2	0	0	0	**34**
	2020 Med. Val.	**$25,000**					
Cambridge:	2023 Est	23	0	2	0	0	**25**
	2023 Med. Val.	**$41,700**					
	2025	**$49,400**					
	2030	**$60,100**					

CONTINUED:

TABLE 15 (CONTINUED)
OWNER OCCUPIED HOUSING VALUE
COWLEY COUNTY & COMMUNITIES, KANSAS
2000-2030

		Less than $100,000	$100,000 to $199,999	$200,000 to $299,999	$300,000 to $399,999	$400,000 or More	Total
	2020 Est.	87	8	1	0	26	**122**
	2020 Med. Val.	**$46,900**					
Dexter:	2023 Est	80	41	2	1	19	**143**
	2023 Med. Val.	**$79,000**					
	2025	**$86,500**					
	2030	**$98,900**					
	2020 Est.	34	110	24	6	2	**176**
	2020 Med. Val.	**$158,100**					
Parkerfield:	2023 Est	16	59	77	26	5	**183**
	2023 Med. Val.	**$214,700**					
	2025	**$224,700**					
	2030	**$235,600**					
	2020 Est.	131	47	10	13	0	**201**
	2020 Med. Val.	**$83,400**					
Udall:	2023 Est	86	58	13	2	0	**159**
	2023 Med. Val.	**$96,800**					
	2025	**$103,800**					
	2030	**$114,500**					
	2020 Est.	1,425	933	149	54	18	**2,579**
	2020 Med. Val.	**$92,900**					
Winfield:	2023 Est	1,060	1,099	490	119	122	**2,890**
	2023 Med. Val.	**$121,200**					
	2025	**$130,700**					
	2030	**$144,800**					
	2020 Est.	1,130	1,039	554	217	139	**3,079**
Balance of	**2020 Med. Val.**	**$139,400**					
County:	2023 Est	959	696	695	273	197	**2,820**
	2023 Med. Val.	**$164,800**					
	2025	**$178,100**					
	2030	**$190,600**					

*Specified Data Used. 2012 Estimate subject to margin of error.
Source: 2000 Census, 2008-2012 American Community Survey.
Hanna:Keelan Associates, 2025.

TABLE 16
GROSS RENT
COWLEY COUNTY & COMMUNITIES, KANSAS
2020-2030

		Less than $500	$500 to $699	$700 to $999	$1,000 or More	Total
	2020	1,286	1,341	1,327	411	**4,365**
	2020 Med. Rent	**$670**				
Cowley	2023	1,001	815	1,207	906	**3,939**
County:	**2023 Med. Rent**	**$779**				
	2025	**$819**				
	2030	**$890**				
	2020	681	552	622	70	**1,925**
	2020 Med. Rent	**$657**				
Arkansas	2023	558	353	560	260	**1,731**
City:	**2023 Med. Rent**	**$762**				
	2025	**$796**				
	2030	**$858**				
	2020	7	4	10	0	**21**
	2020 Med. Rent	**$756**				
Atlanta:	2023	1	2	16	0	**19**
	2023 Med. Rent	**$910**				
	2025	**$936**				
	2030	**$987**				
	2020	4	35	8	4	**51**
	2020 Med. Rent	**$659**				
Burden:	2023	16	9	9	9	**43**
	2023 Med. Rent	**$650**				
	2025	**$662**				
	2030	**$694**				
	2020	0	5	3	0	**8**
	2020 Med. Rent	**$690**				
Cambridge:	2023	4	0	5	0	**9**
	2023 Med. Rent	**$755**				
	2025	**$780**				
	2030	**$823**				

CONTINUED:

TABLE 16
GROSS RENT
COWLEY COUNTY & COMMUNITIES, KANSAS
2020-2030

		Less than $500	$500 to $699	$700 to $999	$1,000 or More	Total
	2020	11	8	4	1	**24**
	2020 Med. Rent	**$558**				
Dexter:	2023	9	4	0	2	**15**
	2023 Med. Rent	**$538**				
	2025	**$545**				
	2030	**$570**				
	2020	0	0	3	9	**12**
	2020 Med. Rent	**N/A**				
Parkerfield:	2023	0	0	2	0	**2**
	2023 Med. Rent	**N/A**				
	2025	**N/A**				
	2030	**N/A**				
	2020	22	32	31	6	**91**
	2020 Med. Rent	**$658**				
Udall:	2023	27	21	32	22	**102**
	2023 Med. Rent	**$777**				
	2025	**$803**				
	2030	**$871**				
	2020	416	585	510	249	**1,760**
	2020 Med. Rent	**$675**				
Winfield:	2023	330	362	456	458	**1,606**
	2023 Med. Rent	**$770**				
	2025	**$792**				
	2030	**$854**				
	2020	145	120	136	72	**473**
Balance of	**2020 Med. Rent**	**$651**				
County:	2023	56	64	127	165	**412**
	2023 Med. Rent	**$834**				
	2025	**$886**				
	2030	**$965**				

N/A = Not Available
*Specified Data Used. 2020 and 2023 Estimates subject to margin of error.
Source: 2016-2020 and 2019-2023 American Community Survey.
Hanna:Keelan Associates, 2025.

TABLE 17
HOUSING UNIT "TARGET" DEMAND
COWLEY COUNTY AND COMMUNITIES, KANSAS
2030

	Housing Unit Target Demand		Total Housing Unit "Target" Demand*	Required Housing Unit "Target" Demand Budget $ (Millions)
	Owner	Rental		
Cowley County	**271**	**233**	**504**	**$159.16**
Arkansas City	71	113	**184**	**$46.1**
Atlanta	2	4	**6**	**$1.64**
Burden	4	2	**6**	**$2.1**
Cambridge	2	0	**2**	**$0.85**
Dexter	4	2	**6**	**$2.1**
Parkerfield	2	2	**4**	**$1.24**
Udall	6	4	**10**	**$3.33**
Winfield	72	106	**178**	**$45.1**
Balance of County	108	0	**108**	**$56.7**

***Housing Unit "Target" Demand, Based on:**
- Expected New Households.
- Cost-Burdened Households.
- Replacement of Occupied "Deteriorated to Dilapidated" Housing Units.
- Owner and Rental Housing Vacancy Deficiency.
- Secure Current Commuter Labor Force.
- "Pent Up" Housing Demand.
- Student Off-Campus Housing.
- Targeted Special Populations.
- Seasonal Housing Demand (Including Vacation and Short-term Rental Housing/AirBNB).
- **Five-Year Housing Development Capacity (40% Owner, 45% Rental).**

NOTE 1: Housing Unit "Target" Demand includes both New Construction and Purchase Rehab-Resale or Re-Rent (an estimated 10% to 15% of the Total Housing Demand).

NOTE 2: Estimated County-Wide Workforce Housing Demand: 349 Total Units (186 Owner, 163 Rental).

Source: Hanna:Keelan Associates, 2025.

TABLE 18
CURRENT AREA HOUSEHOLD INCOME (AMI) BY PERSONS PER HOUSEHOLD (PHH)
COWLEY COUNTY, KANSAS
2024

	1PHH	2PHH	3PHH	4PHH	5PHH	6PHH	7PHH	8PHH
30% AMI	$17,400	$19,850	$22,350	$24,800	$26,800	$28,800	$30,800	$32,750
50% AMI	$28,950	$33,100	$37,250	$41,350	$44,700	$48,000	$51,300	$54,600
60% AMI	$34,740	$39,720	$44,700	$49,620	$53,640	$57,600	$61,560	$65,520
80% AMI	$46,350	$52,950	$59,550	$66,150	$71,450	$76,750	$82,050	$87,350
100%AMI	$57,900	$66,200	$74,500	$82,700	$89,400	$96,000	$102,600	$109,200
125%AMI	$72,375	$82,750	$93,125	$103,375	$111,750	$120,000	$128,250	$136,500

Source: U.S. Department of Housing and Urban Development – 2024 Adjusted Home Income Limits.

TABLE 19
YEAR-ROUND HOUSING UNIT "TARGET" DEMAND BY INCOME SECTOR
COWLEY COUNTY/CITY OF ARKANSAS CITY/CITY OF WINFIELD, KANSAS
2030

	Income Range					
	0-30% AMI	**31-60% AMI**	**61-80% AMI**	**81-125% AMI**	**126%+ AMI**	**Totals**
Cowley County:						
Owner:	**0**	**18**	**32**	**51**	**170**	**271**
Renter:	**14**	**46**	**54**	**11**	**48**	**233**
Arkansas City:						
Owner:	0	8	12	21	30	**71**
Renter:	6	21	27	36	24	**113**
Winfield:						
Owner:	0	6	10	22	34	**72**
Renter:	5	20	25	32	24	**106**

Source: Hanna:Keelan Associates, 2025.

TABLE 20A
HOUSING UNIT "TARGET" DEMAND – POPULATION SECTORS AND RANGE OF PRICE POINTS (PRODUCTS)^
ARKANSAS CITY, KANSAS
2030

OWNER UNITS	Total Units	Price Points	Workforce	Price Points
Elderly (55+)	20	$225K-$420K	0	$275K-$365K
Family	45	$225K-$480K	42	$315K-$425K
Special Populations[1]	6	$160K-$270K	2	N/A
Subtotals	**71**	**$160K-$480K**	**50**	**$275K-$425K**
RENTAL UNITS*				
Elderly (55+)	31	$770-$1,120	8	N/A
Family	74	$780-$1,185	80	$840-$,125
Special Populations[1]	8	$635-$835	2	$635-$835
Subtotals	**113**	**$635-$1,185**	**90**	**$635-$1,125**
Totals	**184**		**140**	

Note: Housing Demand includes both New Construction and Purchase-Rehab-Resale/Re-Rent Activities.

^Average Affordable Purchase Price, 3.0 PPHH,
(25% Income/90% Debt Coverage, 30 years at 6.5%), with Market Adjustment (18 Months).

^Average Affordable Monthly Rent, 2.5 PPHH, (25% Income) with Market Adjustment (18 Months).

*Includes lease- or credit-to-own units.
[1] Any person with a special housing need due to a cognitive and/or mobility disability.
Source: Hanna:Keelan Associates, 2025.

TABLE 20B
HOUSING UNIT "TARGET" DEMAND – POPULATION SECTORS AND RANGE OF PRICE POINTS (PRODUCTS)^
WINFIELD, KANSAS
2030

OWNER UNITS	**Total Units**	**Price Points**	**Workforce**	**Price Points**
Elderly (55+)	22	$225K-$420K	6	$275K-$365K
Family	44	$225K-$480K	42	$315K-$425K
Special Populations[1]	6	$160K-$270K	2	N/A
Subtotals	**73**	**$160K-$480K**	**50**	**$275K-$425K**
RENTAL UNITS*				
Elderly (55+)	32	$770-$1,120	8	N/A
Family	68	$780-$1,185	70	$840-$,125
Special Populations[1]	6	$635-$835	2	$635-$835
Subtotals	**106**	**$635-$1,185**	**86**	**$635-$1,125**
Totals	**178**		**130**	

Note: Housing Demand includes both New Construction and Purchase-Rehab-Resale/Re-Rent Activities.

^Average Affordable Purchase Price, 3.0 PPHH,
(25% Income/90% Debt Coverage, 30 years at 6.5%), with Market Adjustment (18 Months).

^Average Affordable Monthly Rent, 2.5 PPHH, (25% Income) with Market Adjustment (18 Months).

*Includes lease- or credit-to-own units.
[1] Any person with a special housing need due to a cognitive and/or mobility disability.
Source: Hanna:Keelan Associates, 2025.

TABLE 21
HOUSING UNIT "TARGET" DEMAND
ESTIMATED LAND USE REQUIREMENTS
COMMUNITIES OF ARKANSAS CITY & WINFIELD, KANSAS
2030

	Owner Units/Acres^	**Rental Units/Acres^^**	**Totals**
Arkansas City	71 / 39.0	113 / 58.2	184 / 97.2
Winfield	72 / 39.6	106 / 46.4	178 / 86.0

^ Total Units x 2.5.
^^ Total Units x 3.5.
Source: Hanna:Keelan Associates, 2025.

TABLE 22A
HOUSING UNIT "TARGET" DEMAND
PER HOUSING TYPE/ AGE SECTOR
CITY OF ARKANSAS CITY, KANSAS
2030

Age Sector	Type of Unit	#Owner / #Rental
18 to 54 Years**	Single Family Unit	33 / 10
	Patio Home Unit	6 / 0
	Town Home Unit	12 / 8
	Duplex/Triplex Unit	0 / 30
	Apartment - 4+ Units***	0 / 34
Totals		**51 / 82**
55+ Years	Single Family Unit	10 / 0
	Patio Home Unit	4 / 0
	Town Home Unit	6 / 6
	Duplex/Triplex Unit	0 / 25
	Apartment - 4+ Units***	0 / 0
Totals		**20 / 31**
TOTAL UNITS / ACRES		**71 / 113**

***Includes Lease-To-Own Units.**
****Includes housing for persons with a disability**
*****Includes housing in the Downtown.**

Source: Hanna:Keelan Associates, 2025.

TABLE 22B
HOUSING UNIT "TARGET" DEMAND
PER HOUSING TYPE/ AGE SECTOR
CITY OF WINFIELD, KANSAS
2030

Age Sector	Type of Unit	#Owner / #Rental
18 to 54 Years**	Single Family Unit	32 / 10
	Patio Home Unit	6 / 0
	Town Home Unit	12 / 8
	Duplex/Triplex Unit	0 / 26
	Apartment - 4+ Units***	0 / 30
Totals		**50 / 74**
55+ Years	Single Family Unit	12 / 0
	Patio Home Unit	4 / 0
	Town Home Unit	6 / 10
	Duplex/Triplex Unit	0 / 22
	Apartment - 4+ Units***	0 / 0
Totals		**22 / 32**
TOTAL UNITS / ACRES		**72 / 106**

***Includes Lease-To-Own Units.**
****Includes housing for persons with a disability**
*****Includes housing in the Downtown.**

Source: Hanna:Keelan Associates, 2025.

TABLE 23 **CURRENT HOUSING CONDITIONS SURVEY BY COMMUNITY** **COWLEY COUNTY COMMUNITIES, KANSAS** **2025**	
COWLEY COUNTY (TOTAL)	
Excellent	5
Very Good +	6
Very Good	16
Good +	43
Good	506
Average +	1,078
Average	5,059
Average -	1,760
Fair	2,075
Fair -	765
Poor	524
Poor -	162
Very Poor	159
Very Poor -	95
Undefined	187
Total	**12,440**
ARKANSAS CITY	
Excellent	0
Very Good +	0
Very Good	3
Good +	6
Good	112
Average +	256
Average	1,470
Average -	621
Fair	1,024
Fair -	412
Poor	306
Poor -	85
Very Poor	85
Very Poor -	46
Undefined	64
Total	**4,490**
CONTINUED:	

TABLE 23 (CONTINUED) CURRENT HOUSING CONDITIONS SURVEY BY COMMUNITY COWLEY COUNTY COMMUNITIES, KANSAS 2025	
ATLANTA	
Excellent	0
Very Good +	0
Very Good	0
Good +	0
Good	1
Average +	2
Average	10
Average -	14
Fair	10
Fair -	15
Poor	7
Poor -	1
Very Poor	5
Very Poor -	1
Undefined	8
Total	**74**
BURDEN	
Excellent	0
Very Good +	0
Very Good	0
Good +	0
Good	2
Average +	9
Average	29
Average -	47
Fair	47
Fair -	23
Poor	7
Poor -	4
Very Poor	0
Very Poor -	3
Undefined	7
Total	**178**
CONTINUED:	

TABLE 23 (CONTINUED) CURRENT HOUSING CONDITIONS SURVEY BY COMMUNITY COWLEY COUNTY COMMUNITIES, KANSAS 2025	
CAMBRIDGE	
Excellent	0
Very Good +	0
Very Good	0
Good +	0
Good	0
Average +	2
Average	5
Average -	3
Fair	13
Fair -	10
Poor	3
Poor -	3
Very Poor	1
Very Poor -	2
Undefined	3
Total	**45**
DEXTER	
Excellent	0
Very Good +	0
Very Good	0
Good +	0
Good	1
Average +	0
Average	16
Average -	26
Fair	24
Fair -	10
Poor	1
Poor -	2
Very Poor	0
Very Poor -	1
Undefined	2
Total	**83**
CONTINUED:	

TABLE 23 (CONTINUED) CURRENT HOUSING CONDITIONS SURVEY BY COMMUNITY COWLEY COUNTY COMMUNITIES, KANSAS 2025	
PARKERFIELD	
Excellent	0
Very Good +	0
Very Good	0
Good +	1
Good	12
Average +	23
Average	80
Average -	0
Fair	19
Fair -	7
Poor	1
Poor -	2
Very Poor	1
Very Poor -	0
Undefined	0
Total	**146**
UDALL	
Excellent	0
Very Good +	0
Very Good	0
Good +	0
Good	1
Average +	23
Average	132
Average -	65
Fair	25
Fair -	9
Poor	0
Poor -	1
Very Poor	1
Very Poor -	1
Undefined	2
Total	**260**
CONTINUED:	

TABLE 23 (CONTINUED) CURRENT HOUSING CONDITIONS SURVEY BY COMMUNITY COWLEY COUNTY COMMUNITIES, KANSAS 2025	
WINFIELD	
Excellent	1
Very Good +	2
Very Good	7
Good +	26
Good	237
Average +	520
Average	1,763
Average -	575
Fair	555
Fair -	150
Poor	107
Poor -	33
Very Poor	34
Very Poor -	14
Undefined	15
Total	**4,039**
BALANCE OF COUNTY	
Excellent	4
Very Good +	4
Very Good	6
Good +	10
Good	140
Average +	243
Average	1,554
Average -	409
Fair	358
Fair -	129
Poor	92
Poor -	31
Very Poor	32
Very Poor -	27
Undefined	86
Total	**3,125**
Source: Cowley County Assessor, 2025.	

TABLE 24A
HOUSING "TARGET" REHABILITATION/ DEMOLITION COSTS
COWLEY COUNTY COMMUNITIES, KANSAS
2030

- Moderate Rehabilitation	**490 / $17,150,000**
- Substantial Rehabilitation	**266 / $12,502,000***
- Demolition	**63 / $1,512,000****
	$5,355,000*****

*Pending Appraisal Qualification.
**Estimated Cost without acquisition.
***Estimated Cost with acquisition.

Source: Hanna:Keelan Associates, 2025.

TABLE 24B
HOUSING "TARGET" REHABILITATION/ DEMOLITION COSTS
CITY OF ARKANSAS CITY, KANSAS
2030

- Moderate Rehabilitation	**309 / $10,815,000**
- Substantial Rehabilitation	**167 / $7,849,000***
- Demolition	**30 / $660,000****
	$2,490,000*****

*Pending Appraisal Qualification.
**Estimated Cost without acquisition.
***Estimated Cost with acquisition.

Source: Hanna:Keelan Associates, 2025.

TABLE 24C
HOUSING "TARGET" REHABILITATION/ DEMOLITION COSTS
CITY OF WINFIELD, KANSAS
2030

- Moderate Rehabilitation	**100 / $3,500,000**
- Substantial Rehabilitation	**55 / $2,585,000***
- Demolition	**17 / $374,000****
	$1,785,000*****

*Pending Appraisal Qualification.
**Estimated Cost without acquisition.
***Estimated Cost with acquisition.

Source: Hanna:Keelan Associates, 2025.

Housing Needs Analysis
City of Winfield, Kansas

As the City of Winfield plans for future growth and economic stability, the 2025 Cowley County Housing Study Update to 2030 identifies significant housing challenges that impact the community's ability to attract new residents, support workforce needs, and sustain economic development. These challenges include a limited supply of quality housing, an aging housing stock in need of reinvestment, and a gap between available housing and the needs of current and prospective residents. Without addressing these issues, the City may face constraints in workforce recruitment and retention, reduced opportunities for population growth, and barriers to long-term economic vitality.

Existing Housing Conditions and Trends

The 2020 Census identified 13,322 total households in Cowley County, including 8,830 owner-occupied and 4,492 renter-occupied units. This reflects an overall decline in households since 2010, indicating stagnation and limited housing growth.

A key indicator of housing availability, the Adjusted Housing Vacancy Rate (AHVR) which measures only market-ready, code-compliant housing is estimated at 5.1% countywide. This is below the recommended minimum of 7%, demonstrating a constrained supply of quality housing available to new and existing residents.

Additionally, approximately 31.9% of housing units in Cowley County are rated in "Fair," "Poor," or "Very Poor" condition. These units often require moderate to substantial rehabilitation or, in some cases, demolition and replacement. This reflects a significant gap in the availability of safe, modern, and quality housing.

Housing Demand and Development Needs

The study identifies a total housing unit target demand of 178 new housing needed by 2030, including 271 owner and 233 rental units, with an estimated development cost of $159.16 million. Of this total, 349 units are designated as workforce housing, highlighting the need to support local employees.

Specifically for Winfield:

An estimated 178 new housing units are needed by 2030 including 72 owner units and 106 rental units. Target price ranges for owner units should be from $275,000 to $425,000 and rental prices from $635 to $1,125 per month.

In addition to new construction, rehabilitation plays a critical role. Between 15% and 20% of housing development efforts should focus on purchase-rehab-resale or re-rent strategies. Within Winfield, approximately 100 units are suitable for moderate rehabilitation while 66 units are suitable for substantial rehabilitation,

Countywide, up to 490 units may require moderate rehabilitation and 266 units substantial rehabilitation, representing a combined investment of nearly $30 million.

Housing Affordability and Barriers

Housing affordability remains a significant concern. In 2025, an estimated 2,915 households (22.1%) in Cowley County are considered cost-burdened or are experiencing housing-related issues. While this number is expected to decline slightly by 2030, affordability challenges will persist.

Key barriers identified include:

- Limited availability of quality housing units across price ranges
- Rising construction and ownership costs
- Insufficient housing inventory for purchase
- Aging housing stock and poor conditions
- High rental costs relative to income

These barriers affect both renters and homeowners and limit housing mobility and choice.

Economic Growth and Workforce Implications

Housing availability is directly tied to economic development. The study highlights a "County-Wide Growth Initiative" scenario that includes job creation and workforce retention strategies. Under this scenario:

- Approximately 200 new jobs could be created
- Up to 10% of inbound commuters could be retained locally
- Population growth would increase modestly by 2030

However, achieving this growth depends on the availability of adequate housing. Without sufficient housing options, Winfield risks losing workforce opportunities to surrounding communities, limiting business expansion and economic competitiveness.

Strategic Need and Community Impact

The study emphasizes the importance of both constructing new housing and preserving existing housing stock. This includes:

- Targeted demolition of dilapidated structures
- Strategic rehabilitation of viable units
- Development of new housing across multiple price points

Ensuring access to safe, decent, and affordable housing is critical to improving quality of life for residents and maintaining the long-term health of the community.

Existing Strategies and Incentives

The City of Winfield has taken proactive steps to address housing needs and support the construction and renovation of quality housing through a combination of policy tools, land development efforts, and redevelopment programs.

- **Land Acquisition for Future Development (Purchased 2025)**
  The City has acquired land intended for future residential subdivision development. This effort is aimed at ensuring that buildable land is available to support new housing construction and to reduce barriers for developers seeking to invest in the community.
- **Neighborhood Revitalization Plan (Established 1999)**
  The City administers a Neighborhood Revitalization Plan (NRP) that offers property tax rebates to encourage reinvestment and the rehabilitation, conservation, and redevelopment of properties within designated areas. This program is intended to protect public health, safety, and welfare while incentivizing reinvestment in existing housing stock.
- **Land Bank Program (Established 2024)**
  The City established a Land Bank in 2024 to remove barriers preventing properties from returning to productive use by acquiring, managing, and conveying vacant, abandoned, or tax-delinquent properties for redevelopment or rehabilitation.

The data clearly demonstrates that Winfield faces a shortage of quality housing that spans multiple price ranges and housing types. This shortage is compounded by aging housing stock, affordability challenges, and development barriers.

Addressing these issues will require a combination of new construction, rehabilitation efforts, and strategic planning to support workforce needs and economic growth. The availability of quality housing will play a critical role in shaping the future success and sustainability of the City of Winfield.

KANSAS HOUSING

2026 Moderate Income Housing Grant

NOTICE OF APPLICATION

Requested by Friday, October 16, 2026.
Email to MIH@kshousingcorp.org

KHRC requests this form be submitted by October 16, 2026, to ensure applicants will have access to the MIH application submission portal, Procorem. If Notices of Application are received after October 16, 2026, applicants may not receive access to Procorem in time for the Friday, October 23, 2026, application deadline. **Applicants may only submit one MIH application per funding round.**

Please check all programs for which you are applying for your project:

- ***Note**: MIH applications may be submitted as MIH-only or combined with a KHITC application*

City or County: City of Winfield

Project Name: Prairie Hills Addition
Project Location: Winfield / Cowley **(City and County)**

Persons needing Procorem access:

Name: Wendy Chapin **Email:** wendy@lckansas.com
Name: Taggart Wall **Email:** twall@winfieldks.org
Name: Eric Gilbert **Email:** emgilbert@gmail.com
Name: Nicole Hart **Email:** nicole@lckansas.com
Name: Ross Vogel & Chuck Scott **Email:** ross@rossvogel.com & chuck@heartlandhousingpartners.com

Please refer to the "Welcome to Procorem Part 1" recording that explains the Procorem platform.

BILL NO. 26109 **RESOLUTION NO. 9626**

A RESOLOUTION

AUTHORIZING THE PREPARATION AND SUBMISSION OF AN APPLICATION TO THE KANSAS HOUSING RESOURCES CORPORATION (KHRC) FOR THE KANSAS HOUSING INVESTOR TAX CREDIT (HITC) AND MODERATE-INCOME HOUSING (MIH) GRANT.

WHEREAS, the Housing Investor Tax Credit (HITC) Program authorizes Builders or Developers with Projects located in Counties with a population of less than 75,000 to apply; and

WHEREAS, the Kansas Moderate Income Housing (MIH) Program authorizes any city incorporated in accordance with the laws of the State of Kansas (the "State") with a population of less than 60,000 to apply for loans or grants to cities for infrastructure or housing development in areas that do not qualify for federal housing assistance; and

WHEREAS, the County has a population of less than 75,000 and, therefore, constitutes an eligible County as said term is defined by the HITC and MIH program; and

WHEREAS, the City of Winfield, Kansas, a municipal corporation, (the "City") desires to apply for an MIH GRANT for the **Prairie Hills Subdivision** (the "Project"); and

WHEREAS, Liberty Communities, LLC (the "Developer") will apply for HITC credits in association with the Project; and

BE IT RESOLVED by the Governing Body of the City of Winfield, Kansas (Governing Body):

SECTION 1. The Governing Body hereby finds and determines that there is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

SECTION 2. The Governing Body hereby finds and determines that the shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

SECTION 3. The Governing Body hereby finds and determines that the shortage of quality housing is a substantial deterrent to future economic growth and development in the City.

SECTION 4. The Governing Body hereby offers support of application for the HITC and MIH Grant to the Kansas Housing Resources Corporation for the Project.

<u>SECTION 5.</u> That this resolution shall be in full force and effect from and after its adoption and remain in place until October 19th, 2027.

ADOPTED BY THE WINFIELD CITY COMMISSION and signed, as authorized by the City Commission, by the Mayor this 19th day of October, 2026.

(SEAL)

_____,
Gregory N. Thompson, Mayor

ATTEST:

_____
Tania Richardson, City Clerk

Approved as to form: _____
William Muret, City Attorney

Approved for Commission action: _____
Taggart Wall, City Manager / *tl*

(First published in Cowley Courier Traveler on Saturday, October 24th, 2026)

BILL NO. 26110 **RESOLUTION NO. 9726**

A RESOLUTION

ESTABLISHING reinvestment housing incentive districts within the city and making certain findings in connection therewith

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WHEREAS, K.S.A. 12-5241 et seq., as amended (the "Act") authorizes any city incorporated in accordance with the laws of the state of Kansas, (the "State") to designate a reinvestment housing incentive district ("RHID") within such city; and

WHEREAS, on October 19, 2026 the Governing Body of the City of Winfield, Kansas, has reviewed the 2025 Cowley County Housing Study Update to 2030 and a Housing Needs Analysis dated March, 2026, a copy of which is on file in the office of the City Clerk; and finds that the City is experiencing a shortage of quality housing units across various price ranges; and

WHEREAS, the Governing Body finds that the shortage of quality housing can reasonably be expected to persist absent additional financial incentives designed to offset development barriers and encourage private investment in the construction and rehabilitation of housing; and

WHEREAS, the Governing Body further finds that the shortage of quality housing constitutes a substantial deterrent to the future economic growth and development of the City of Winfield, as the availability of safe, modern, and attainable housing is essential to workforce recruitment and retention, employer expansion, and overall economic competitiveness; and

WHEREAS, based on the Housing Needs Analysis, the Governing Body of the City proposes to commence proceedings necessary to create a RHID, in accordance with the provisions of the Act providing the legal description of property to be contained therein; and

WHEREAS, the City of Winfield, Kansas (the "City") is a city as said term is defined in the Act;

WHEREAS, after publishing such resolution, the governing body of such city shall send a copy thereof to the Secretary of Commerce of the State (the "Secretary") requesting that the Secretary agree with the finding contained in such resolution; and

WHEREAS, if the Secretary agrees with such findings, such city may proceed with the establishment of a RHID within such city and adopt a plan for the development or redevelopment of housing and public facilities in the proposed district; and

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF WINFIELD, KANSAS, THAT:

Section 1. The Governing Body hereby adopts and incorporates by reference as part of this Resolution the Needs Analysis, a copy of which is on file in the office of the City Clerk, and based on a review of said Needs Analysis makes the following findings and determinations

Section 2. The Governing Body hereby finds and determines that there is a shortage of quality housing of various price ranges in the City despite the best efforts of public and private housing developers.

Section 3. The Governing Body hereby finds and determines that the shortage of quality housing can be expected to persist and that additional financial incentives are necessary in order to encourage the private sector to construct or renovate housing in the City.

Section 4. The Governing Body hereby finds and determines that the shortage of quality housing is a substantial deterrent to the future economic growth and development of the City.

Section 5. The Governing Body hereby finds and determines that the future economic well-being of the City depends on the Governing Body providing additional incentives for the construction or renovation of quality housing in the City.

Section 6. Based on the findings and determinations contained in Section 2 through 5 of this Resolution, the Governing Body proposes to establish one area of Reinvestment Housing Incentive Districts in accordance with the provisions of the Act, which shall consist of the following described real property:

1. The following described real estate is located in the City of Winfield, Cowley County, Kansas: ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 32 SOUTH, RANGE 4 EAST OF THE 6TH P.M., COWLEY COUNTY, KANSAS, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 30 FEET EAST AND 686 1/2 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION TO A POINT IN THE WEST LINE OF A PUBLIC HIGHWAY RUNNING NORTH AND SOUTH ALONG THE EAST SIDE OF SAID QUARTER SECTION; THENCE SOUTH 400 FEET TO A POINT; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 200 FEET TO A POINT; THENCE SOUTH 100 FEET; THENCE EAST 200 FEET TO A POINT ON THE WEST LINE OF SAID PUBLIC HIGHWAY; THENCE SOUTH ALONG THE WEST LINE OF SAID PUBLIC HIGHWAY TO A POINT IN THE NORTH LINE OF RIVERSIDE AVENUE PRODUCED WESTWARD FROM THE CITY OF WINFIELD; THENCE WESTWARD ALONG THE NORTH LINE OF SAID RIVERSIDE AVENUE TO A POINT 1022.7 FEET NORTH OF AND 221.5 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 100 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF RIVERSIDE AVENUE 200 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 200

FEET TO A POINT; THENCE WEST PARALLEL WITH THE NORTH LINE OF RIVERSIDE AVENUE 287 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 300 FEET TO A POINT ON THE NORTH LINE OF RIVERSIDE AVENUE PRODUCED; THENCE WESTWARD ALONG THE NORTH LINE OF SAID RIVERSIDE AVENUE TO A POINT 30 FEET EAST OF THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION TO PLACE OF BEGINNING.

Section 7. The City Clerk is hereby directed to publish this Resolution one time in the official City newspaper, and to send a certified copy of this Resolution along with the Needs Analysis to the Secretary of Commerce for the Secretary's review and approval.

Section 8. The Mayor, City Manager, City Clerk, and other City employees and officials are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution.

Section 9. This resolution shall be in full force and effect from and after its adoption and publication in the official city newspaper.

ADOPTED this 19th day of October, 2026.

(SEAL)

_____
Gregory N. Thompson, Mayor

ATTEST:

_____
Tania Richardson, City Clerk

Approved as to form: _____
William E. Muret, City Attorney

Approved for Commission action: _____
Taggart Wall, City Manager/apk