



WAMPO Region Housing Report

March 2023

In Partnership With:



Demographics and trends

Demographics and trends within a local community provide a window into the characteristics of the population and its subsequent housing needs. In 2017, the population of the WAMPO region was 478,107, according to data from the Census American Community Survey. In 2021, the population rose to 493,889, an increase of 3.3%. This was outpaced by the growth of Kansas, which was 11% over the same time period. As of 2021, Wichita accounted for 73% of the population of the WAMPO area, a decrease of 2 percentage points from 2017.

Just over half of the population (51%) was in the age cohort from 25-65 years old, which is considered the prime working age. Those over 65 accounted for 15% of the population. Adding the prime age and senior population cohorts together accounts for the core population target market for the WAMPO region. The percentage of children varies across the region, from 9% in Viola to 38% in Garden Plain. Adults comprise most of the population in all communities, ranging from 47% in Valley Center to 65% in Park City. Seniors make up a smaller proportion of the population, with percentages ranging from 8% in Andale to 40% in Viola. Overall, the data shows that the age distribution varies across different communities in Kansas, with some communities having a higher proportion of children or seniors compared to others.

Overall, most of the communities experienced an increase in median personal income from 2017 to 2021, with a few exceptions. The median income for the United States and Kansas also increased during this time period. Looking at the individual communities, Maize had the most significant increase in median income, with a 40.1% increase from \$28,822 in 2017 to \$40,383 in 2021, which is from a shift in the composition of households. Mount Hope also experienced a significant increase in median income, with a 43.7% increase from \$25,450 in 2017 to \$36,719. On the other hand, Bel Aire and Bentley had decreases of close to 3%. Viola is missing data for 2021, so it is unclear whether median income increased or decreased.

In terms of the percentage change, Sedgwick had the largest increase in median income, with a 47.1% increase from \$25,806 in 2017 to \$37,962 in 2021, followed by Mount Hope and Maize. It is worth noting that some communities had a relatively small change in median income, such as Mulvane and Kechi, which saw increases of 2.29% and 6.46%, respectively. Comparing the median income of Kansas with the United States, we can see that the median income in Kansas is slightly lower than the national median income in both 2017 and 2021. However, both Kansas and the United States experienced a similar percentage increase in median income from 2017 to 2021 (17.3% and 19.6%, respectively).



WAMPO Housing Report

Population by Age						
Community	Children (1-18)		Adults (19-64)		Seniors (65+)	
	Total	Percent	Total	Percent	Total	Percent
Andale	465	39%	618	52%	96	8%
Andover	4,981	33%	8,254	55%	1,792	12%
Bel Aire	2,022	26%	4,933	62%	958	12%
Bentley	101	22%	275	60%	80	18%
Cheney	692	31%	1,191	54%	337	15%
Clearwater	724	30%	1,352	55%	373	15%
Colwich	364	27%	805	59%	198	14%
Derby	6,658	26%	14,745	59%	3,743	15%
Eastborough	107	16%	341	50%	232	34%
Garden Plain	379	38%	522	52%	100	10%
Goddard	1,345	30%	2,703	61%	377	9%
Haysville	3,153	29%	6,125	56%	1,609	15%
Kechi	715	24%	1,741	59%	481	16%
Maize	1,485	27%	3,088	57%	868	16%
Mount Hope	148	18%	453	57%	200	25%
Mulvane	1,349	24%	3,150	56%	1,102	20%
Park City	1,950	25%	4,972	65%	774	10%
Rose Hill	1,299	30%	2,578	59%	522	12%
Sedgwick	412	26%	815	52%	336	21%
Valley Center	2,860	35%	3,861	47%	1,465	18%
Viola	18	9%	107	52%	82	40%
Wichita	93,701	24%	238,240	61%	57,446	15%
United States	70,678,155	22%	202,602,785	62%	52,888,621	16%
Kansas	680,522	23%	1,753,920	61%	464,028	16%
WAMPO	123,522	25%	297,950	60%	72,147	15%

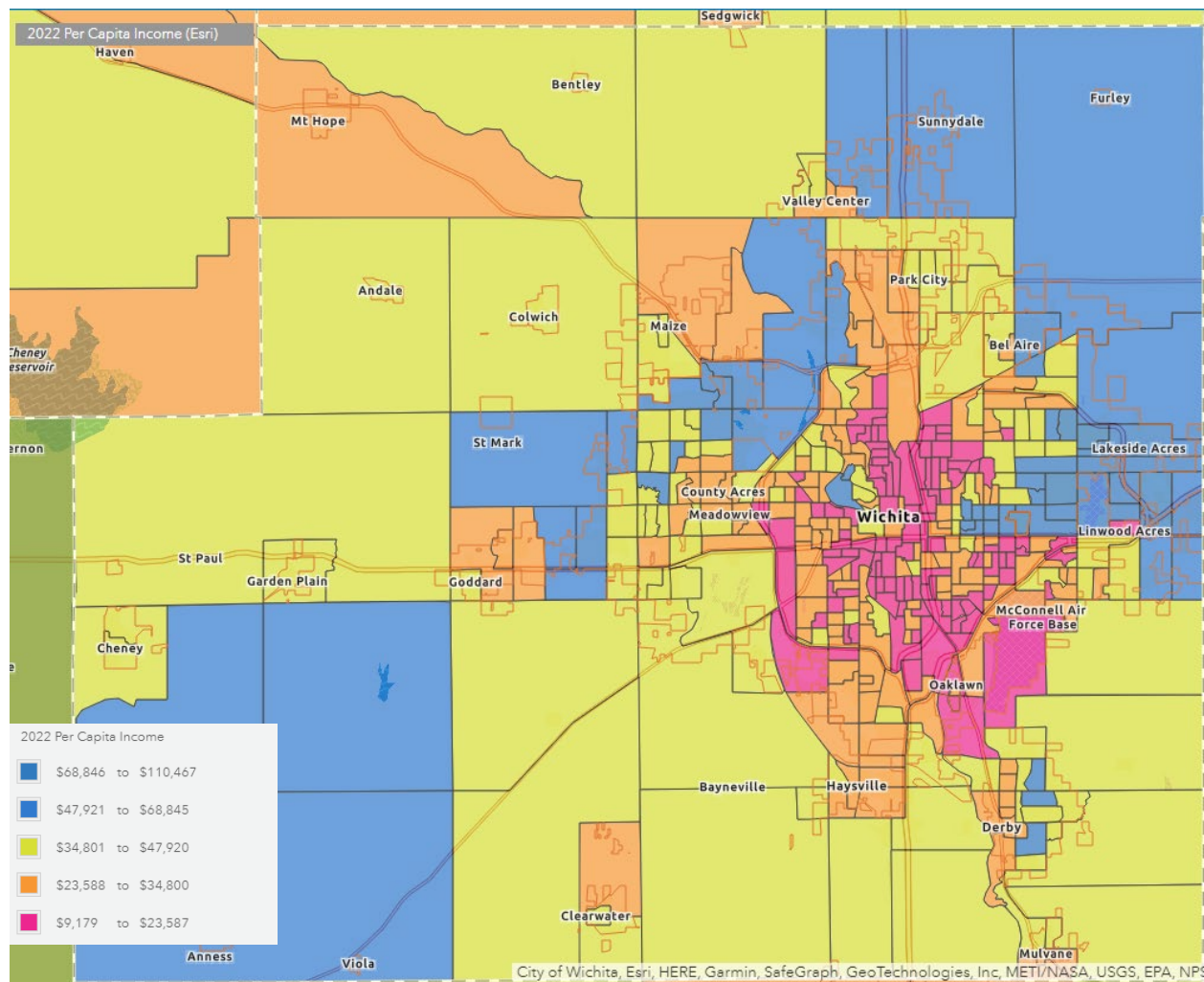
Source: CEDBR, Census - ACS



WAMPO Housing Report

Median Income (Pre-Tax)				
Community	2017	2021	Change	
	Median income (dollars)	Median income (dollars)		
Andale	\$35,347	\$40,800	15%	
Andover	\$40,036	\$51,577	29%	
Bel Aire	\$41,042	\$39,937	-3%	
Bentley	\$30,089	\$29,091	-3%	
Cheney	\$33,221	\$29,706	-11%	
Clearwater	\$30,464	\$34,003	12%	
Colwich	\$40,885	\$49,681	22%	
Derby	\$37,891	\$41,970	11%	
Eastborough	\$42,500	\$48,953	15%	
Garden Plain	\$30,379	\$35,547	17%	
Goddard	\$32,165	\$41,556	29%	
Haysville	\$29,754	\$34,658	16%	
Kechi	\$42,974	\$45,750	6%	
Maize	\$28,822	\$40,383	40%	
Mount Hope	\$25,450	\$36,719	44%	
Mulvane	\$31,652	\$32,376	2%	
Park City	\$34,980	\$38,640	10%	
Rose Hill	\$33,006	\$41,174	25%	
Sedgwick	\$25,806	\$37,962	47%	
Valley Center	\$36,275	\$36,241	0%	
Viola	\$37,000	N/A	N/A	
Wichita	\$27,434	\$31,228	14%	
United States	\$28,776	\$34,429	20%	
Kansas	\$29,126	\$34,153	17%	

Source: CEDBR, Census - ACS



Source: CEDBR, ESRI

Poverty is another important consideration when researching housing trends, as it directly affects the ability of households to afford adequate housing. High poverty rates often mean that residents have lower incomes and are not able to afford adequate housing. From 2017 to 2021, the percentage of individuals in the WAMPO region below the poverty level decreased by 2% from 15% to 13%. The communities with the highest poverty rates in 2021 were Cheney and Garden Plain, both with rates of 16%. Meanwhile, the city of Wichita had a 2021 poverty rate of 15%, with a nominal value of 58,271 individuals below the poverty level.



Population Poverty 2017			
Community	Under 100% of the poverty level	100 -149% of the poverty level	150%+ of the poverty level
Andale	4%	1%	94%
Andover	6%	3%	92%
Bel Aire	3%	7%	90%
Bentley	7%	10%	82%
Cheney	7%	13%	80%
Clearwater	10%	5%	85%
Colwich	5%	3%	92%
Derby	5%	5%	90%
Eastborough	9%	0%	91%
Garden Plain	12%	4%	84%
Goddard	8%	11%	81%
Haysville	9%	16%	75%
Kechi	3%	2%	95%
Maize	13%	10%	77%
Mount Hope	12%	8%	80%
Mulvane	4%	7%	88%
Park City	8%	5%	87%
Rose Hill	4%	8%	89%
Sedgwick	15%	7%	78%
Valley Center	4%	7%	89%
Viola	3%	3%	93%
Wichita	17%	10%	73%
WAMPO	15%	10%	76%
United States	14%	9%	76%
Kansas	13%	9%	79%

Source: CEDBR, Census - ACS



Population Poverty 2021			
Community	Under 100% of the poverty level	100 -149% of the poverty level	150%+ of the poverty level
Andale	10%	2%	88%
Andover	4%	4%	92%
Bel Aire	9%	4%	87%
Bentley	16%	6%	78%
Cheney	10%	15%	75%
Clearwater	10%	3%	86%
Colwich	1%	3%	96%
Derby	7%	4%	89%
Eastborough	1%	0%	99%
Garden Plain	16%	1%	83%
Goddard	1%	2%	96%
Haysville	11%	5%	84%
Kechi	3%	1%	96%
Maize	4%	1%	95%
Mount Hope	4%	7%	89%
Mulvane	11%	6%	83%
Park City	8%	7%	85%
Rose Hill	2%	2%	1%
Sedgwick	10%	4%	86%
Valley Center	1%	10%	89%
Viola	0%	2%	98%
Wichita	15%	9%	76%
WAMPO	13%	8%	79%
United States	13%	8%	79%
Kansas	11%	8%	81%

Source: CEDBR: Census, ACS



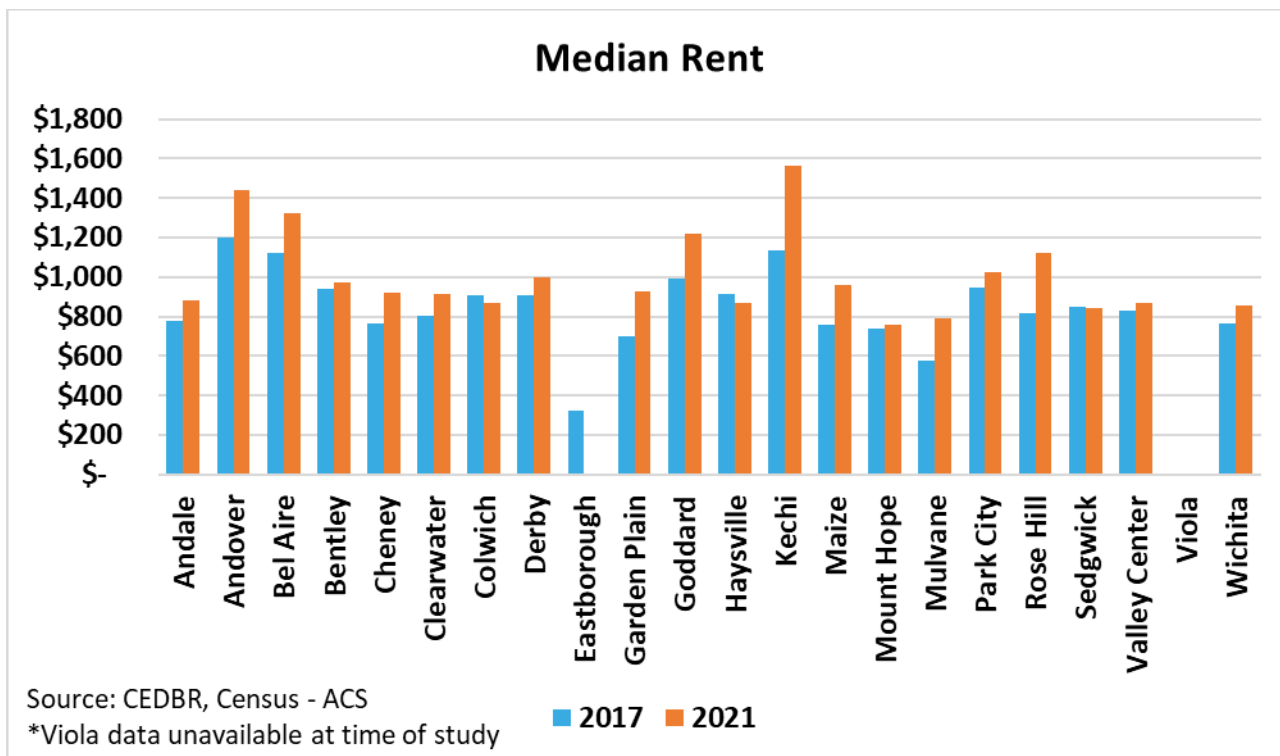
Rental affordability

Gross rent as a percentage of household income is essential to housing affordability. Many communities saw increases in the share of households spending more than 30% of their income on rent. This is an important indicator, as households spending more than 30% of income is considered “cost burdened” and shows signs of affordability risk. Viola saw an 84% increase in the number of households spending 35% or more on income, which is likely skewed due to a low population and sample size. Meanwhile, larger communities such as Mulvane and Garden Plain currently have around half of their populations spending more than 35% of their income on gross rent.

2021 Gross Rent as Percent of Household Income						
Community	Less than 15.0%	15.0 to 19.9%	20.0 to 24.9%	25.0 to 29.9%	30.0 to 34.9%	35.0% or more
Andale	30%	7%	19%	12%	4%	28%
Andover	17%	17%	12%	21%	9%	25%
Bel Aire	19%	19%	7%	5%	12%	38%
Bentley	0%	17%	21%	10%	28%	24%
Cheney	9%	16%	28%	11%	2%	34%
Clearwater	20%	6%	7%	18%	23%	25%
Colwich	34%	19%	12%	5%	14%	16%
Derby	23%	13%	15%	11%	9%	30%
Eastborough	0%	33%	40%	0%	0%	27%
Garden Plain	10%	9%	17%	12%	0%	52%
Goddard	10%	12%	15%	25%	3%	35%
Haysville	9%	22%	11%	32%	5%	21%
Kechi	10%	46%	10%	8%	6%	20%
Maize	1%	22%	14%	28%	10%	26%
Mount Hope	3%	3%	24%	21%	6%	44%
Mulvane	9%	24%	17%	0%	0%	50%
Park City	26%	23%	28%	2%	6%	15%
Rose Hill	10%	8%	43%	3%	4%	31%
Sedgwick	13%	32%	9%	2%	16%	27%
Valley Center	5%	8%	55%	2%	7%	24%
Viola	0%	0%	0%	0%	0%	100%
Wichita	15%	14%	15%	12%	8%	36%

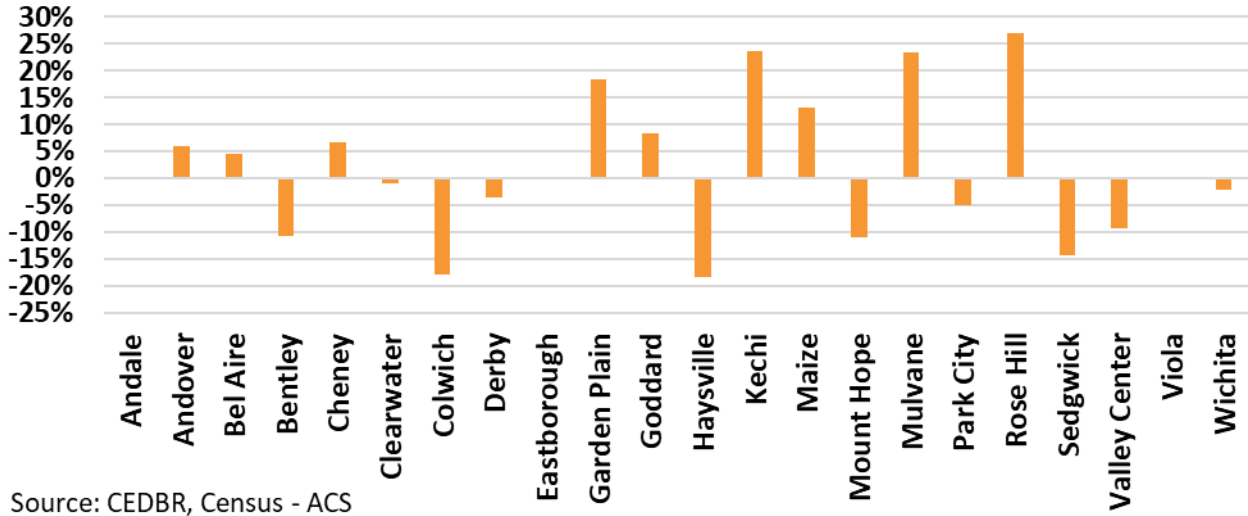
Source: CEDBR, Census - ACS

Median rents increased in most communities in the WAMPO region from 2017 to 2021. The only two communities to see declines in median rent over this time period were Colwich and Haysville, whose rents decreased by 4%. Mulvane and Kechi both had the highest increases of 37%. The national median rent increase was 18%, with the value in 2021 rising to \$1,163. The median rent in Kansas in 2021 was \$912.



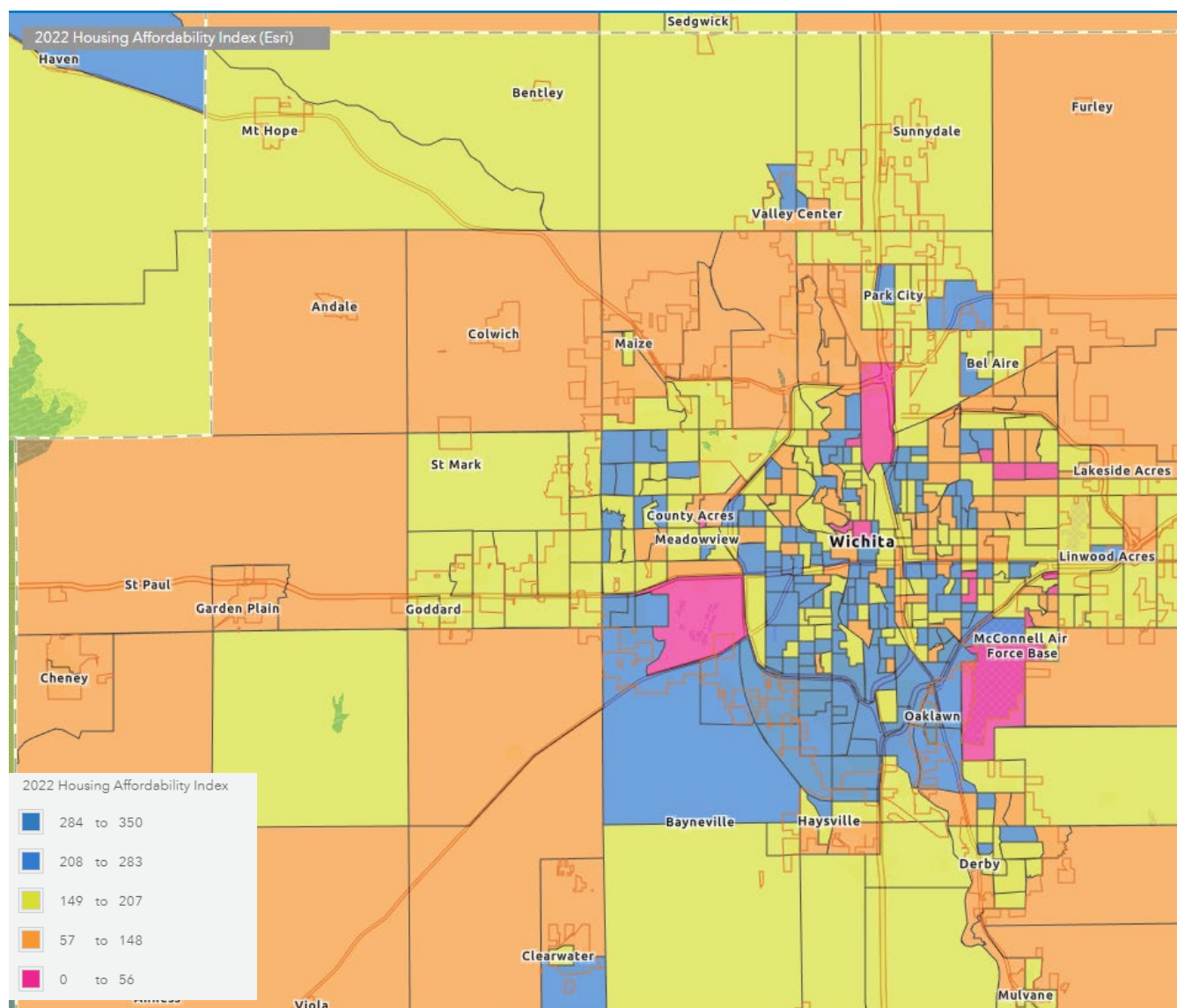
Relative to the statewide Median Rent % Change, several communities saw inflation at a rate higher than the state average. Kechi had the highest increase in rent at 24%, while Haysville and Colwich saw 18% decreases in rent. Regarding the overall affordability of these units, extra consideration could be used to analyze the supply mix of the available dwellings. The nominal value for the statewide Median Rent % Change was \$111.

Rent % Change Relative to Kansas Avg



Homeownership affordability

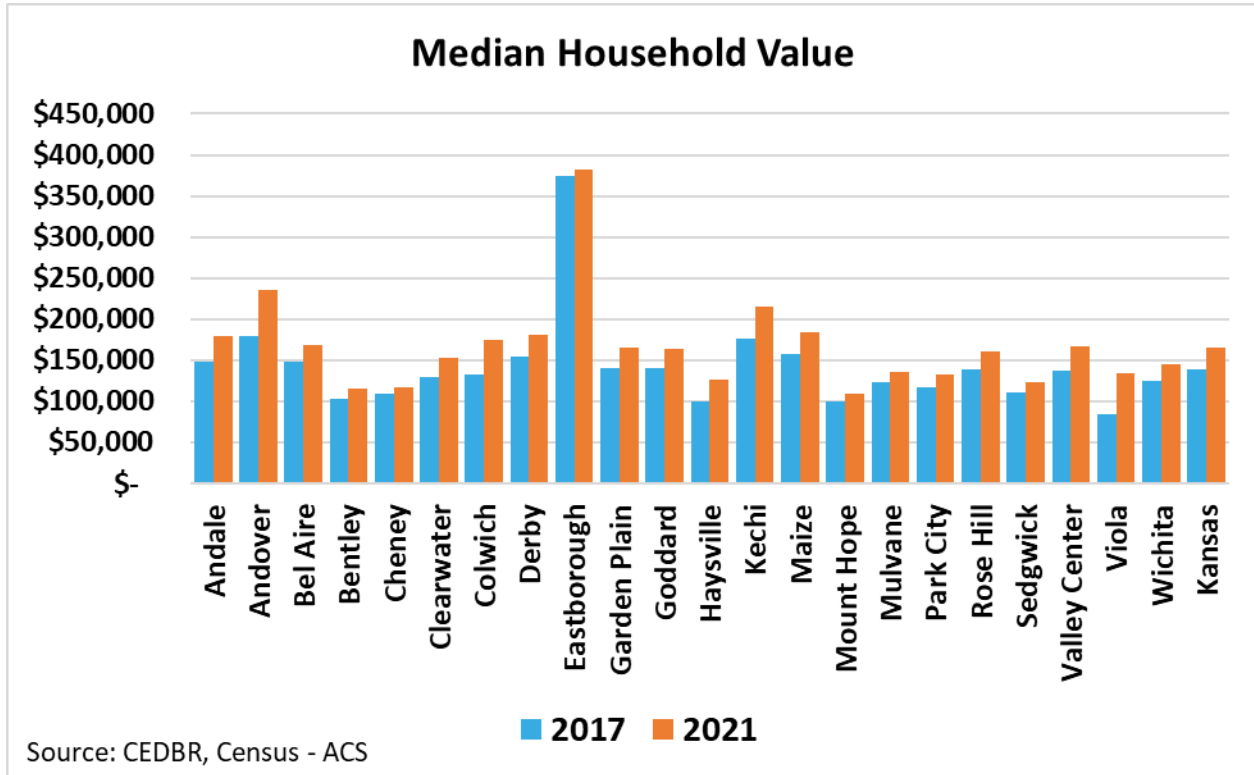
The Housing Affordability Index demonstrates how easily a person with the median income for an area can purchase a mortgage. Per the National Association of Realtors, a “Value of 100 means that a family with the median income has exactly enough income to qualify for a mortgage on a median-priced home. An index above 100 signifies that family earning the median income has more than enough income to qualify for a mortgage loan on a median-priced home, assuming a 20 percent down payment. This index is calculated for fixed mortgages.”



Source: CEDBR, ESRI

The median value of households grew in every WAMPO community from 2017 to 2021. Kansas saw the median home price increase by 18% on a statewide basis during this period, which was less than the national growth of

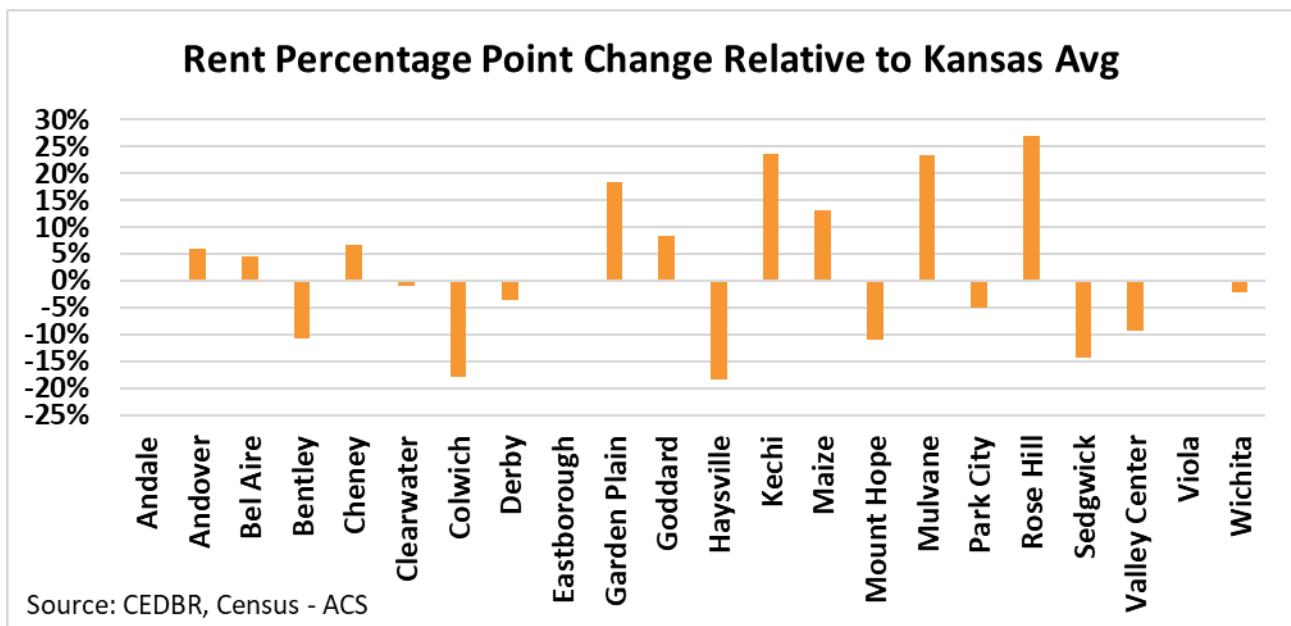
27%. The nominal value of median homes in the state of Kansas was \$139,200 in 2017, which increased to \$164,800.





WAMPO Housing Report

Relative to the statewide Median Household Value Growth, only 7 of the WAMPO municipalities saw an increase at a rate above the average. Viola saw the highest percentage of growth, while Cheney saw the highest rate of decline. Overall, the growth rate statewide from 2017-2021 was 18%, while the national growth over the same time period was 27%. The only two communities with a growth rate higher than the national average were Colwich (39%) and Viola (57%).





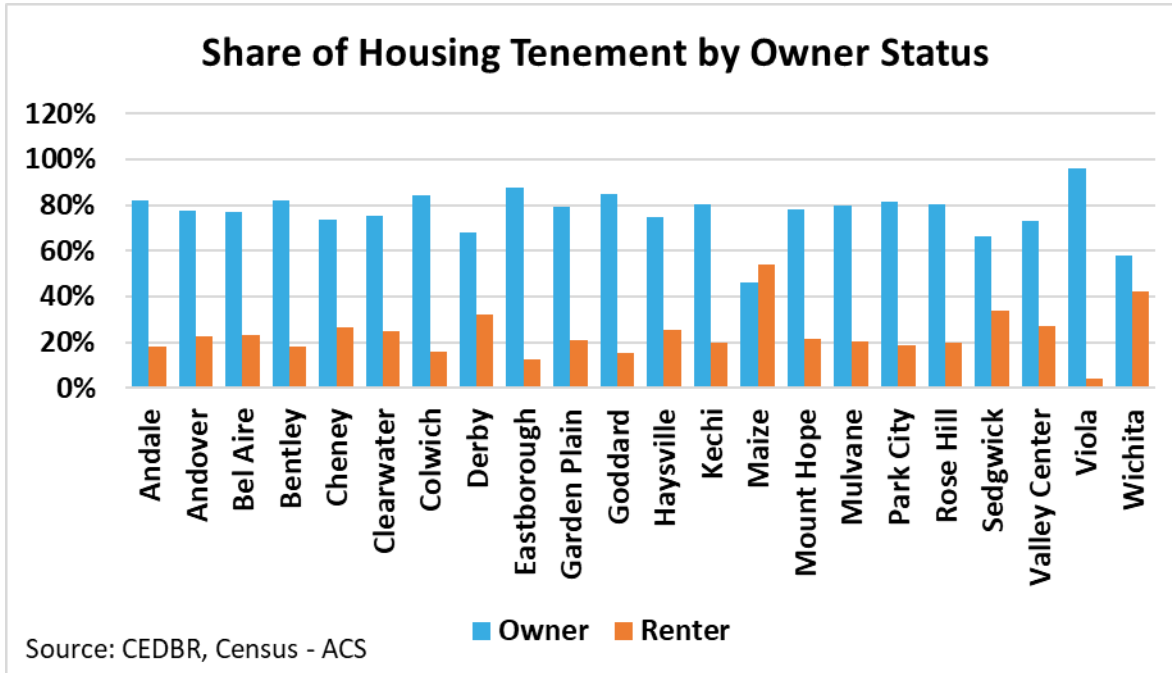
Housing stock characteristics

The mix of housing by unit is diverse in the WAMPO region, depending upon the municipality. The differences are more apparent when comparing the 2021 mixes of Maize, Garden Plain, and Wichita. Garden Plain was primarily comprised of 1-unit detached homes, which accounted for 97% of housing units, with no supply of complexes that contained more than four units. Meanwhile, Wichita and Maize had mixes of housing complexes with varying sizes. Maize had the smallest portion of 1-unit detached dwellings, with this segment only comprising 48% of the market. The category with the most units throughout the WAMPO region overall was 1-unit detached dwellings.

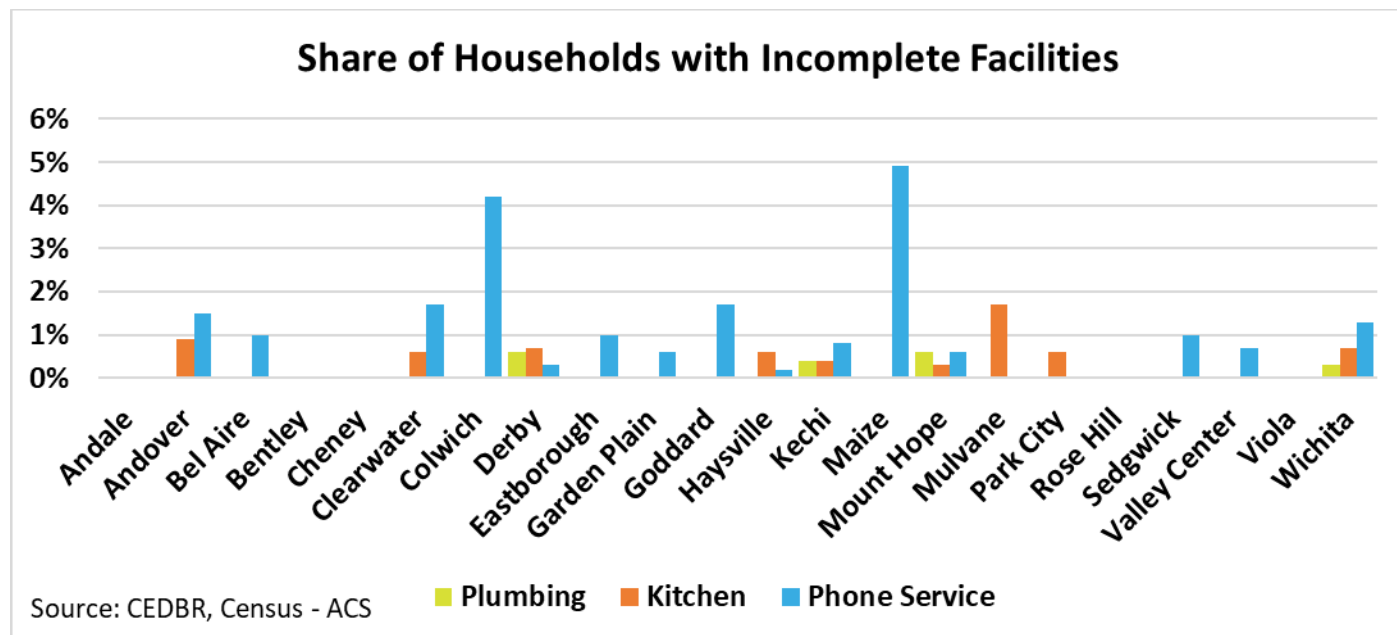
Community	Housing Units by Structure									
	Total housing units	1-unit, detached	1-unit, attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 or more units	Mobile home	Boat, RV, van, etc.
Andale	354	339	0	0	8	7	0	0	0	0
Andover	5,161	4,081	306	123	80	154	62	131	224	0
Bel Aire	2,811	2,372	157	36	42	28	114	62	0	0
Bentley	179	161	0	0	0	0	0	0	18	0
Cheney	736	632	11	10	14	27	0	0	42	0
Clearwater	884	745	32	15	12	71	5	0	4	0
Colwich	517	495	9	13	0	0	0	0	0	0
Derby	10,435	7,528	626	189	252	637	932	207	64	0
Eastborough	319	308	0	3	0	0	6	0	2	0
Garden Plain	337	328	0	0	9	0	0	0	0	0
Goddard	1,548	1,380	21	34	26	57	0	18	12	0
Haysville	4,357	3,513	97	77	171	128	235	44	92	0
Kechi	1,004	872	69	46	0	0	0	0	17	0
Maize	2,346	1,129	414	114	54	24	335	152	124	0
Mount Hope	372	326	5	2	0	19	17	0	3	0
Mulvane	2,387	2,003	55	0	209	85	0	1	34	0
Park City	3,052	2,708	16	0	0	55	0	12	261	0
Rose Hill	1,564	1,365	95	35	36	10	23	0	0	0
Sedgwick	635	554	1	19	4	1	2	12	42	0
Valley Center	3,201	2,648	46	85	45	108	49	213	7	0
Viola	105	101	0	0	0	0	0	0	4	0
Wichita	173,659	115,307	7,592	6,980	8,873	7,473	9,312	13,425	4,642	55
WAMPO	215,963	148,895	9,552	7,781	9,835	8,884	11,092	14,277	5,592	55

Source: CEDBR, Census - ACS

Tenancy status is a component of housing stock affected by housing affordability. Of the housing that was occupied in 2021, 39% was occupied by renters while owners occupied 61%. The nominal value of unoccupied housing units was 20,432 units compared to the 214,080 units in the market. Of the total housing supply, 55% was occupied by homeowners, while renters occupied 35%.



Completion of facilities is an important consideration when evaluating the overall quality of housing stock. Maize and Colwich had a larger-than-average portion of houses without phone service. Meanwhile, Mulvane has the highest percentage of homes with incomplete kitchens. No community had more than 1% of its houses with unfinished plumbing for occupied units.





WAMPO Housing Report

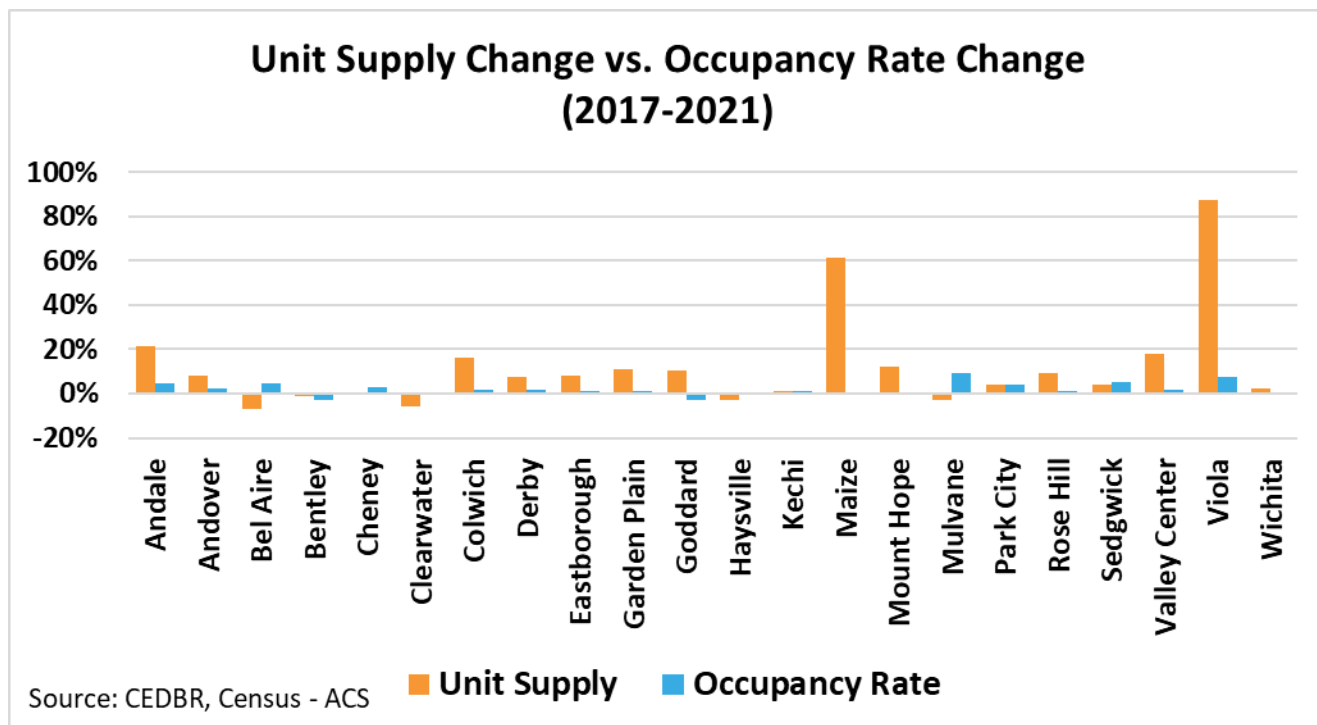
Construction year is important when evaluating housing stock, as it can be an indicator of supply churn as houses grow in age. Communities like Andale, Bentley, Mount Hope, and Sedgwick contain an older supply stock, as over 40% of the housing units in the market were constructed before 1959. Meanwhile, Andover, Goddard, and Maize have a newer housing stock, with over 50% of their housing supply being constructed in 2000 or later.

Community	Housing by Construction Year				
	Total Housing Units	Built 2000 or later	Built 1980-1999	Built 1960-1979	Built Before 1959
Andale	354	22%	17%	39%	42%
Andover	5,161	50%	33%	83%	5%
Bel Aire	2,811	34%	41%	74%	6%
Bentley	179	28%	12%	40%	41%
Cheney	736	19%	27%	46%	34%
Clearwater	884	22%	23%	45%	27%
Colwich	517	26%	23%	49%	35%
Derby	10,435	35%	33%	68%	14%
Eastborough	319	2%	1%	6%	91%
Garden Plain	337	15%	32%	47%	31%
Goddard	1,548	53%	27%	80%	5%
Haysville	4,357	32%	22%	54%	30%
Kechi	1,004	38%	43%	81%	14%
Maize	2,346	63%	21%	83%	8%
Mount Hope	372	4%	9%	14%	58%
Mulvane	2,387	18%	32%	50%	23%
Park City	3,052	39%	22%	61%	22%
Rose Hill	1,564	25%	50%	16%	9%
Sedgwick	635	20%	19%	39%	42%
Valley Center	3,201	20%	14%	34%	27%
Viola	105	1%	69%	70%	21%
Wichita	173,659	16%	25%	40%	37%

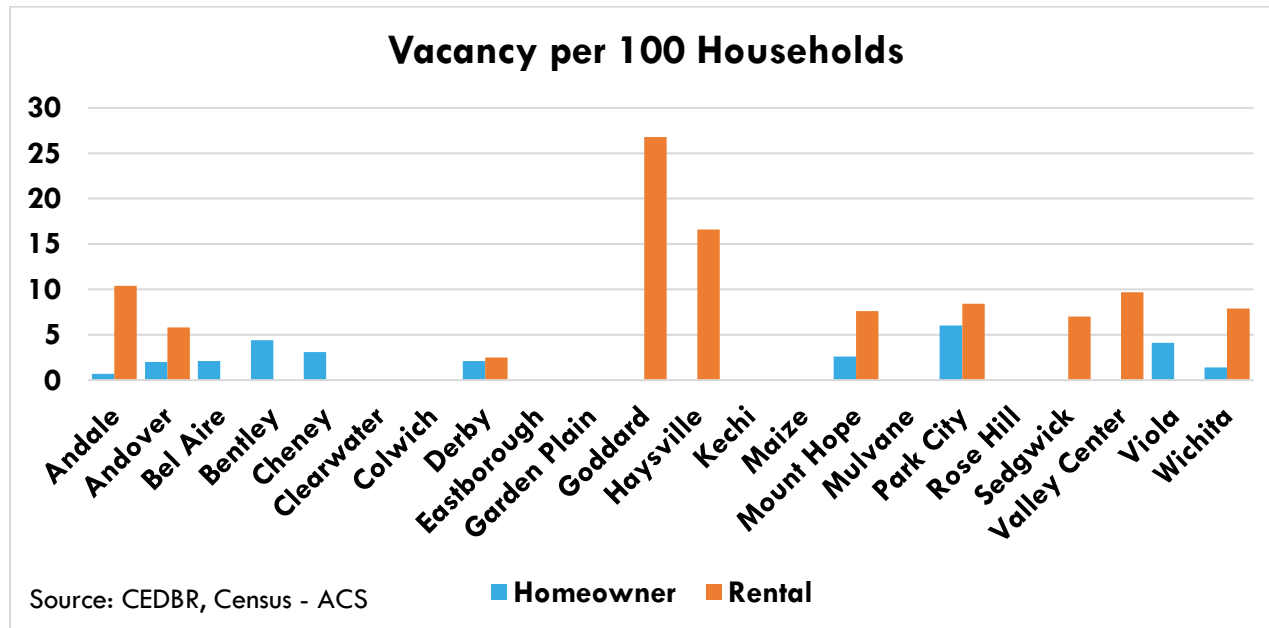
Source: CEDBR, Census - ACS

Alignment of housing supply and demand

Including both rented and owner-occupied units, most of the municipalities in the WAMPO area have seen increases in their housing supply along with increases in their rates of occupancy. For example, Garden Plain saw an increase in housing supply from 2017 -2021 of 11.2% while seeing an increase in occupancy of 1.4%. Simultaneously, Maize maintained a consistent occupancy rate despite increasing its housing unit supply by 61.5%. Conversely, Bel Aire's rate of occupancy increased by 4.6% despite a decrease of 7.0% in its housing supply.



Analyzing both rental and homeowner vacancies can add context to housing trends, as it can demonstrate where dwelling mix may not necessarily reflect household demand. Goddard and Haysville had the highest overall vacancy rates for rental properties in 2021.





WAMPO Housing Report

On the supply side, housing units have increased by 3.1% in the WAMPO region from 207,592 (2017) to 214,080 (2021). The city of Wichita accounted for most of this increase, with 3,927 new housing units (over 61% of the new supply). Bel Aire had the most significant decrease over this time period, losing 210 housing units (7% of its 2017 supply). However, Bel Aire only increased its occupancy by 4.6%, which approximates the supply and demand more closely.

Total Housing Units			
Community	2017	2021	Percent Growth
Andale	292	354	21%
Andover	4,780	5,161	8%
Bel Aire	3,021	2,811	-7%
Bentley	181	179	-1%
Cheney	741	736	-1%
Clearwater	941	884	-6%
Colwich	445	517	16%
Derby	9,708	10,435	8%
Eastborough	294	319	9%
Garden Plain	303	337	11%
Goddard	1,405	1,548	10%
Haysville	4,491	4,357	-3%
Kechi	990	1,004	1%
Maize	1,453	2,346	62%
Mount Hope	332	372	12%
Mulvane	2,458	2,387	-3%
Park City	2,937	3,052	4%
Rose Hill	1,453	1,564	8%
Sedgwick	609	635	4%
Valley Center	2,717	3,201	18%
Viola	56	105	88%
Wichita	169,732	173,659	2%
WAMPO area	207,592	214,080	3%

Source: CEDBR, Census - ACS

Transportation Impact

Housing affordability can have a significant impact on transportation needs and city planning and development. When housing is not affordable, people may be forced to live far away from their place of work or other necessary amenities, which can result in longer commute times and increased transportation costs. This can also lead to more traffic congestion and air pollution, as people may have to rely on personal vehicles to travel long distances.

These issues can be addressed by promoting the development of affordable housing in areas that are well-connected to transportation networks. This can include building new housing developments near public transit hubs, creating bike lanes and pedestrian-friendly streets, and improving public transit options such as buses, trains, and subways.

By promoting affordable housing and improving transportation infrastructure, cities can create more sustainable and livable communities for their residents. The cost of housing and transportation are often the two largest expenses for households. If housing is in an area with good access to transportation options, such as public transit, biking, or walking, households may be able to save money on transportation costs. Additionally, when taking parking into consideration, improvements to public parking infrastructure can reduce the need to include parking infrastructure into housing development costs. On the other hand, if housing is in an area with limited transportation options, households may need to spend more on cars, gas, and maintenance. Therefore, public investment and infrastructure, such as roads, bridges, and public transit, can affect housing and transportation costs.

In addition, efforts can be made to ensure that affordable housing is available in areas that offer access to necessary amenities, such as grocery stores, schools, and healthcare facilities. Overall, the relationship between housing affordability and transportation needs is an important consideration for city planning and development.

Acknowledgement

This report was developed as a component of the Economic Development Report project that is a collaborative effort between the Wichita Area Metropolitan Planning Organization (WAMPO), JEO Consulting Group (JEO), and Wichita State University's Center for Economic Development and Business Research (CEDBR).

At CEDBR, Craig Compton served as project lead for the study. He provided technical expertise, proofing, and analysis throughout the project. Jonathan Norris, Research Economist at CEDBR, served as the Principal Investigator and provided theoretical and technical expertise, as well as project management.

The Center for Economic Development and Business Research, a unit of the W. Frank Barton School of Business at Wichita State University, is responsible for any errors in this report. Inquiries may be directed to: Center for Economic Development and Business Research, 1845 Fairmount St. Wichita, KS 67370. The Center can be reached by telephone at 1-316-978-3225 or through the website at www.CEDBR.org.



1845 Fairmount Street
Campus Box 121
Wichita, KS 67260-0121

P: (316) 978-3225
E: cedbr@wichita.edu
W: cedbr.org

About the Center

This report was produced by The Center for Economic Development and Business Research (CEDBR), part of the W. Frank Barton School of Business at Wichita State University. We are a reliable resource for local, state and national demographic and economic data. We strive to enhance economic growth and development through our applied and objective research, which makes us an active and well-respected partner with economic development leaders.