



City of El Dorado, Kansas
Housing Assessment
2016

INTRODUCTION:

July 2016

Completing the Housing Assessment Tool (HAT) has given the El Dorado community the opportunity to combine housing data gathered over the past seven years, evaluate existing housing programs and understand additional needs. The HAT process and feedback from the Housing Interagency Advisory Committee (HIAC) review process will help El Dorado determine a clear and deliberate path to address its housing needs.

Since its creation, the El Dorado Ad Hoc Housing Committee has provided leadership and guidance to City of El Dorado and El Dorado, Inc. staff to implement housing initiatives that have a positive impact on the El Dorado community. The committee is made up of key stakeholders partnering with staff, which will allow El Dorado to respond quickly to opportunities identified by HIAC.

Information contained in this HAT has been provided by the following:

- 2010 El Dorado, Inc. Housing Report.
- 2012 WSU CEDBR Study.
- 2013 El Dorado, Inc., Rental Property Report.
- 2015 Visioning Summit.
- 2016 Housing Open House.
- 2016 Realtors Luncheon.
- 2016 Review of Butler County Appraisers housing condition data for El Dorado.

Since 2009, over 108 individuals have collaborated to gather the information contained in this housing assessment. The chart on the following pages identifies the stakeholders and organizations involved. The chart excludes 35 individuals who participated in the 2012 WSU CEDBR Focus Group Study, the over one hundred USD 490 and forty Butler Community College (Butler CC) written survey participants that confirmed the results.

PART 1: STAKEHOLDERS / ORGANIZATIONS

COMMUNITY PARTICIPANTS IN EL DORADO HOUSING INITIATIVES

Last Name	First Name	Occupation	Employer	Public Agencies	2015 Visioning	2016 Open House	Landlord	2016 Realtors Meeting	Public or Private Organization	Other Stakeholders	Manages Employees
Alfaro	David	Director	Economic Dev/Planning and Zoning	Butler County					Ex Officio/El Dorado, Inc.		
Anderson	Bert	Banker	Verus Bank		X				Director/El Dorado, Inc.	Kiwanis	yes
Andrews	Josh	Attorney	Cami Baker						El Dorado Chamber		
Auer	Vic	Banker-Retired			X				Director/El Dorado, Inc.		
Badwey	Nick	Electrician	C-Tech	El Dorado City Commission					Ex Officio/El Dorado, Inc.		
Bailey	John	Professional Engineer	City of Pittsburg, KS		X				Director/El Dorado, Inc.	2009-10 Housing Committee	yes
Baines	Linda	Realtor	Sungroup Real Estate		X		X	X	El Dorado Main Street	2016 Realtors Meeting	
Bookout	Kurt	City Water	City of El Dorado	City of El Dorado	X					Rotary	
Britain	Fred	Architect	Gravity :: Works	Chair El Dorado Planning & Zoning	X					Ad Hoc Housing Committee	
Buchholz	Glenn	Banker	Emprise Bank		X				Director/El Dorado, Inc.		yes
Callaway	Jennifer	Communication Director	El Dorado, Inc.		X		X		El Dorado, Inc.		
Carpenter	Will	Retail Business Owner	Representative House District 75	Kansas House of Representatives			X		Ex Officio/El Dorado, Inc.		
Carson	Susie	Director	El Dorado Chamber of Commerce	Member City Rec. Board	X	X			El Dorado Chamber	El Dorado YMCA Board	
Clites	Brad	Owner Industrial Services	C-Tech				X		Director/El Dorado, Inc.		yes
Clites	Brian L.	Industrial Services	C-Tech		X		X		Director/El Dorado, Inc.		yes
Cofer	Stacy	Development Director	Butler Community College	Butler Community College	X						
Collins	Dallas	Employee	Butler Homeless Initiative			X					
Collins	Mary	Director	Resource Center for Independent Living			X					
Conard	Andrew	Minister	First Methodist Church		X				El Dorado Main Street		yes
Connell	Emily	Director	El Dorado Main Street		X				El Dorado Main Street	SBA Foundation	

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Connell	Tim	Attorney	Connell & Connell		X						yes
Cook	Jen	Director	City of El Dorado	City of El Dorado	X				El Dorado CVB		
Cox	Tim	Utility	One Gas		X				Director/El Dorado, Inc.		
Currier	Lonnie	Insurance	ICI (Insurance)						Director/El Dorado, Inc.		
Cutsinger	Roger	Surveyor	Savoy Company		X				Elks		
Dunham	Pam	GIS Administrator	Butler County	Butler County						Provided Property Condition Data	
Ford	Jennifer (Leah)	Manager	Cox Communications El Dorado		X				El Dorado Chamber		
Funk	Steve	Financial Advisor	Semi-Retired Banker, Attorney		X				Director/El Dorado, Inc.		
Gard	Ed	Banker	Branch President of Intrust Bank		X		X		Director/El Dorado, Inc.	Chair Ad Hoc Housing	yes
Gartland	Brian	Public Administration	City of El Dorado	Asst to City Manager, City	X	X		X		Support Ad Hoc Housing	
Givens	Sue	Superintendent	USD 490	USD 490	X				Director/El Dorado, Inc.	Ad Hoc Housing Committee	yes
Glaves	Rick		Retired		X		X		American Legion		
Goodmanson	Josh	former Plant Manager	Holly Frontier Refining						Director/El Dorado, Inc.	2010 Housing Committee	
Grange	John	Heating & Air-Owner	Carlisle Heating & Air	Previous Rep in Kansas House	X						yes
Greseth	Darin	CEO	BG Products							Ad Hoc Housing Committee	yes
Haines	Vince	Architect-Owner	Gravity::Works	Mayor, City of El Dorado	X		X	X	Director/El Dorado, Inc.	Ad Hoc Housing Committee	yes
Heimgartner	James	Warden	El Dorado Correctional Facility						Ex Officio/El Dorado, Inc.	Ad Hoc Housing Committee	yes
Holbrook	Reed	Utility	Westar Energy		X				Director/El Dorado, Inc.		
Howell	Jim	Board of Directors	Butler Community College	Butler CC Trustee					Ex Officio/El Dorado, Inc.		
Hughey	Monte	School Board	USD 490						Ex Officio/El Dorado, Inc.		
Janney	Christina	Publisher	Butler County Times/Gazette		X						yes

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Janzen	Michael	Asst. Superintendent	USD 375	USD 375	X				2015 Visioning		yes
Johnson	Jim	Superintendent	USD 375						Ex Officio/El Dorado, Inc.		yes
Johnson	Will	Administrator	Butler County	Butler County	X						yes
Jolly	Linda	Director	El Dorado, Inc.		X				El Dorado, Inc.	Staff, Ad Hoc Housing	yes
Joyce	Greg	Optometrist	Joyce & Joyce	ButlerCC Trustee	X				El Dorado, Inc.	Kiwanis	yes
Kimble	Gene	Marketing Director	Susan B. Allen Hospital		X				Director/El Dorado, Inc.		
Kistler	Skipp	Petroleum Engineer	Plant Manager Holly Frontier		X				Director/El Dorado, Inc.		yes
Knowles	Brandon	Abstract & Title Owner	Security 1st		X				President/El Dorado, Inc.		yes
Knox	Forrest	State Senator	Kansas Senate						Ex Officio/El Dorado, Inc.		
Krull	Kimberly	Community College President	Butler Community College	Butler Community College					Director/El Dorado, Inc.		yes
Lechtenberg	Lance	Financial Advisor	Edward Jones		X				Director/El Dorado, Inc.	Kiwanis	yes
Lee	Carol	Business Service Rep.	Butler Workforce Center	State of Kansas	X					Local Workforce	
Lewis	Greg	Manager	Ergon Asphalt & Emulsions, Inc.	El Dorado City Commissioner				X	Director/El Dorado, Inc.	Ad Hoc Housing Committee	yes
Llewellyn	Herb	Manager	City of El Dorado	City of El Dorado	X				Ex Officio/El Dorado, Inc.	Ad Hoc Housing Committee	yes
Locke	Chase	Director of Development	Numana	El Dorado City Commissioner	X				Ex Officio/El Dorado, Inc.		
Locke	Suzie	HR Director	City of El Dorado	City of El Dorado	X						yes
Maness	Bill	Aide to Senator Jerry Moran	US Senator Jerry Moran	Aide to US Senator					Ex Officio/El Dorado, Inc.		
McVay	Samuel	Owner-Service Company	Good To Be Clean		X						yes
Meyer	Brad	Director of Public Works	City of El Dorado	City of El Dorado	X		X				
Mills	Lindsay	Director	Numana		X						yes
Moody	Steve	Fire Chief	City of El Dorado	City of El Dorado	X						
Murry	Tom	Owner	ICI Insurance						Director/El Dorado, Inc.	2009 Housing Committee	yes
Murry	Danica	Employee	Butler Homeless Initiative			X					
Myers	Ed	Commissioner	Butler County	Butler County	X				Ex Officio/El Dorado, Inc.		

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Plummer	Jean	Retired			X				El Dorado Main Street		
Rall	Jessica	Director	El Dorado YMCA		X						
Rickard	Scott	Engineering	City of El Dorado	City of El Dorado	X			X		Staff, Ad Hoc Housing	
Ringel	Aaron	Staff-Representative	Mike Pompeo						Ex Officio/El Dorado, Inc.		
Rowell	Colin	Banker/President	Community National Bank		X				Director/El Dorado, Inc.	2009-10 Housing Committee	yes
Schaffer	Tammy	Finance Director	City of El Dorado	City of El Dorado	X						
Sharp	Tabitha	City Clerk	City of El Dorado	City of El Dorado	X						
Shivers	Jay	Planning & Zoning Director	City of El Dorado	City of El Dorado	X					Staff, Ad Hoc Housing	
Silcott	Helen	Loan Officer	Intrust Bank						Director/El Dorado, Inc.		
Smith	Kim	Operations Manager	Wilkinson Rentals				X		Director/El Dorado, Inc.	Holiday Inn Express	yes
Smith	Judy				X					Partners in Education	
Snedden	Kelly	Marketing Director	Butler Community College	Butler Community College	X						
Spradlin	Laura	Staff	El Dorado, Inc.		X	X			Staff, El Dorado, Inc.		
Spradling	Bernie	School Principal retired	USD 490	USD 490 School Board	X					Rotary	
Stewart	Wanda	Owner	Wanda Stewart Real Estate		X				Director/El Dorado, Inc.		
Stewart	Stan	Retired City Manager							Director/El Dorado, Inc.	2009-10 Housing Committee	
Stout	John	Staff-Representative	Mike Pompeo						Ex Officio/El Dorado, Inc.		
Sundgren	David	Broker/Realtor	Sungroup Real Estate		X		X	X	Director/El Dorado, Inc.	2009-10 Housing Committee	yes
Sundgren	Jeremy	Broker/Realtor	Sundgren Real Estate				X		Director/El Dorado, Inc.		yes
Sundgren	Kelsey	Realtor	Sundgren Real Estate				X	X	Director/El Dorado, Inc.		
Sundgren	Zac	Realtor	Sungroup Real Estate				X	X			
Thomas	Randy	Sales	Western Extralite		X				Director/El Dorado, Inc.		
Thomas	Bebbe	Loan Officer	Intrust Bank El Dorado					X			

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Thompson	Mel	Representative	U.S. Senator Roberts						Ex Officio/El Dorado, Inc.		
Utech	Mark	Banker	Commerce Bank-Branch President						Director/El Dorado, Inc.	2009-10 Housing Committee	yes
Vietti	Jackie	President (retired)	Butler Community College		X				Director/El Dorado, Inc. (Past)		
Waite	Gage	Realtor	Waite Real Estate					X			
Waite	Derek	Realtor	Waite Real Estate				X	X			
Waite	Steve	Realtor	WaiteCo				X	X			
Waller	Andy	Owner	SPS Paving, Brewski Barn		X		X		Director/El Dorado, Inc.		yes
Ward	Mike	Owner	The Consortium Group				X		Director/El Dorado, Inc.	Ad Hoc Housing Committee	yes
Ward	Deb		Kansas Title		X				El Dorado Chamber		
Wheeler	Mike	Realtor	Sundgren Real Estate	Butler County Commissioner			X		Ex Officio/El Dorado, Inc.		
Wilkinson	Kendra	Retired	USD 375	El Dorado City Commissioner			X		Ex Officio/El Dorado, Inc.		
Wilkinson	Wade		Wilkinson Construction				X			Ad Hoc Housing Committee	
Williams	Kent	VP Finance	Butler Community College		X				2015 Visioning		
Wilson	Dan	Architect			X				El Dorado Main Street		
Wishart	Kevin	Recreation	City of El Dorado	City of El Dorado	X						
Woodard	Deanne	Realtor	Sundgren Real Estate					X			
Young	Bill	IT	Butler Community College	Former City Commissioner	X				El Dorado Chamber		
Zieman	Curt	Chief of Police	City of El Dorado	City of El Dorado	X				2015 Visioning		
Zweifel	Jeremiah	Manager	Wal-Mart						Director/El Dorado, Inc.		yes

A. Select a regional area - You are encouraged to take a regional approach. Identify the region as it affects your housing needs. Provide a small narrative to describe your region in relationship to your City, County and entire region. Explain how the region affects the housing needs of your community.

The South Central Kansas region consists of Butler, Harvey, Kingman, McPherson, Reno, and Sedgwick counties connected by a highly accessible highway system. El Dorado is the hub of six major highways: Interstate 35, US 54, US 77, K-254, K-196, and K-177. The region's economy is largely based in manufacturing, healthcare, and resource extraction. The South Central Kansas region includes approximately 24% of total employment in the State of Kansas and 40% of all manufacturing employment in the state. According to the Regional Economic Area Partnership (REAP) of South Central Kansas, the region can expect an 18% population growth through 2040. During this same timeframe Butler County is projected to grow 29%, the highest projected growth rate in the region. This supports the increasing need for quality housing stock within Butler County and El Dorado. Surrounding communities in Butler County and East Wichita provide housing options that are not available in El Dorado.

El Dorado aligns closely with the South Central Kansas region's economy and is a significant contributor to Butler County's economic base, which also includes a strong agriculture sector. Despite the growing economic base, housing growth in El Dorado is lagging. Evidence of this slowdown comes from the comparison of El Dorado housing starts within Butler County of 29% prior to 1990, compared to 8% from 1990 to the present. Even with El Dorado's slowing housing starts, Butler County continues to grow; the County's population increased 9% between 2000 and 2010. Job growth is also increasing in the County. In May 2016, Butler County's unemployment rate was 3.8%, lower than many other counties in the South Central Kansas region.

In 2009, the City of El Dorado approved the 2030 Comprehensive Plan with the Vision Statement: "El Dorado is a city that cherishes our heritage, community values, and high quality of life." The Plan identifies housing as a crucial topic to maintain and improve the quality of life within the City. The City has a number of policies and programs in place to promote housing rehabilitation and new construction. However, over the last five years, El Dorado has accounted for only 7.5% of new housing starts within Butler County, while maintaining 20% of the population. El Dorado has an aging housing base; over 65% of the City's current housing stock was built prior to 1960, with 27% of the total housing stock built prior to 1940. El Dorado provides a housing base for workers commuting through the county and region; 48% of workers living in the City commute outside of El Dorado to work while 21.5% of the total work force commutes outside the county. The combination of increasing population, a commuter-friendly highway system, and job growth will continue to increase the housing needs in El Dorado for the foreseeable future.

B. Businesses/Employers - List “at least” the top five businesses/employers in the region and number of employees. Do they live in your region? Do they have adequate housing? If no, what are the needs of the employees? Are they planning any expansion or reduction in work force? How will future action affect housing needs or conditions? Is housing an issue when hiring? What are the issues? What can they contribute to solve the housing needs for their current or future employees?

Business	Public	Private	Reside in 67042	Comment
El Dorado Correctional Facility	560		36%	Includes Contract Employees
HollyFrontier Refining		487	48%	Does not include Contract Labor
Butler Community College	420		34%	All Campuses
Susan B. Allen		414	55%	Non-Profit
Butler County	365		48.5%	
USD 490	364		77%	
C-Tech Industries		193		ConFab to add 15 jobs over 10 years
Pioneer Balloon		173		
City of El Dorado	141		80%	
Wal-Mart		138		
BG Products		111	26%	El Dorado Jobs - Total Employment 260
Valmont/Newmark		110	50%	Will add 25-30 jobs by 9/30/2016

The above chart represents the top 12 employers in El Dorado. The majority of the employers listed are well established businesses or entities, three of the top five employers are from the public sector and several have indicated the opportunity for growth. The following is a summary of comments solicited from our major employers regarding job growth and housing:

El Dorado Correctional Facility (EDCF): A November 2, 2015 *Wichita Eagle* article addresses the need for additional beds at El Dorado Correctional Facility. The article states, *“The expansion proposal would add 512 beds to the El Dorado prison, which has space for about 1,500 male inmates. The state would finance the construction with 20-year bonds; the new beds would be available in 2018. The prison would add more than 100 staff members, and its annual budget would increase more than \$8 million.”*

Article link: <http://www.kansas.com/news/politics-government/article42343665.html>

Although current Kansas finance issues may delay the expansion as outlined in the article, the current EDCF Warden James Heimgartner confirms any future plans for expansion will take place at the El Dorado facility and anticipates the addition of 375 full time and contract employees once the facility is expanded. Currently only 36% of all EDCF staff and contract workers live in El Dorado. Warden Heimgartner has indicated better quality rentals with an affordable rental rate are needed to encourage more of his staff to live in El Dorado. Ray Roberts, former Secretary of the Kansas Department of Corrections suggests this is important as there is a better retention rate when employees live close to the facility where they work.

ConFab: In early 2016 ConFab, a subsidiary of C-Tech Industries, purchased a new building in El Dorado to expand their manufacturing capacity. They plan to add 15 additional new jobs over the next ten years and recognized a need for additional housing prior to the plan for these additional jobs. To contribute to solving housing needs for current and future employees, C-Tech has purchased 32 average condition single family home to rent.

Valmont/Newmark: Valmont/Newmark is in the process of adding a weekend shift and 25-30 new jobs. According to plant manager Beth Hipp, hiring is expected to be completed by the end of September 2016. She anticipates this workforce to be found within Butler County or East Wichita. Last fall, two management transfers from their California location were not able to find adequate housing in El Dorado and rented in Andover.

USD 490: Comments provided by Sue Givens, the Superintendent of USD 490, generated the following insights:

- Although the district does not anticipate an increase in employees, current and replacement employees seek housing in El Dorado on an annual basis. USD 490 annually hires fifteen teachers due to retirement or resignation.
- Teachers on a single income at the entry level earn approximately \$40,000 annually. There are few available rental properties suitable for a young professional at this income level. Many choose to live instead in Andover or Northeast Wichita where there are newer, more affordable apartment complexes, commuting to El Dorado for work and school events only.
- One of our administrators chose to live in a rental house in El Dorado despite owning a home in the Bel Aire area. When the homeowner refused to address a sewer backup and subsequent mold issue, the family relocated to their existing home, which had been on the market but had not yet sold.
- Two other young administrators stayed in the Wichita area after trying unsuccessfully to find homes in El Dorado. For one, there was one home in our district in his price range – a modular on rural acreage. For the other, there were no suitable rentals to accommodate his three children. Turnaround time to relocate is often an issue also, with most educators need to relocate within a few months' time.
- Administrators have the added incentive of a relocation stipend within their first year of employment if they relocate to the USD 490 school district. It is important to note that many if not most, of our teachers and administrators living out of district choose to bring their own children to our schools and most would prefer living here if there were safe, affordable housing for rent and/or purchase.
- The complaints I hear most often are the poor conditions of existing rental property, the poor condition of surrounding homes, and the lack of mid-income properties in good areas and condition.
- My personal experience was purchasing a home that would not have been my preference as there were no rentals available in a desirable location. I still owned my home in Pratt and needed to find a rental, so I entered into a lease-purchase for a home priced above market value in order to meet my requirement to live in district.

BG Products, Inc.: Since 2004, the City of El Dorado has partnered with BG Products to establish a manufacturing and distribution presence in the El Dorado community. BG Products has invested \$68 million in buildings and equipment and has received a ten-year tax abatement on their real property investment. El Dorado initially anticipated a number of the transferred BG Products employees to move the community. Today, 26% of the 111 employees live in El Dorado and company management indicated most recent hiring at the El Dorado facilities has been workforce found within Butler County.

Summary: Employer and stakeholder feedback consistently indicates middle and higher income employees are often not choosing housing options within the El Dorado community. Surrounding communities in Butler County and East Wichita provide housing that is not available in El Dorado and reap the benefit of these higher income households. Unless this need for increased quality housing stock within El Dorado is addressed, the cost benefit to attract and expand industry diminishes (see chart on page 9).

The needs identified by our employers and recent local housing research indicate that community image, the age, condition and lack of housing inventory in El Dorado is a problem and we need affordable housing options; more

three bedroom, two bath housing in the \$150,000-\$200,000 price range and better quality rentals that are at least two bedroom and two bath in all price ranges.

Number of new jobs created in the last year:

Specific job creation numbers have not been tracked in relationship to our top 12 employers, although we know minimal new job creation has occurred in the public sector. The 2015 downturn in the oil industry has slowed the direct/indirect job creation for many of our larger employers and smaller oil related support businesses have been laying off employees.

Number of new jobs expected to be created in the next year:

30+ according to top 12 employers. Potential for up to 375 new jobs in the next 5 years from EDCF, which will need affordable quality rental property within a reasonable driving distance of their facility.

Existing jobs that are unfilled because there is a lack of adequate housing:

Employers were not able to quantify.

Employees not living in the community where they work because there is a lack of adequate housing but who would like to live in the community:

See narrative.

Employees living in the community but who have inadequate housing and are seeking better living conditions:

Research and stakeholder feedback indicates this is a major issue as it relates to existing El Dorado housing.

PART 2: DEMOGRAPHICS

Please fill in the boxes with the data requested. Numbers must add up when requested.

POPULATION CHARACTERISTICS	2000	2010	Percentage Change	Data Source
Total Population (total of next 4 lines)	12,057	13,021	8.00%	American Fact Finder: 2000 and 2010 Census
Number of under age 19	3,466	3,949	1.39%	American Fact Finder: 2000 and 2010 Census
Number of age 20-64	6,455	7,130	10.46%	American Fact Finder: 2000 and 2010 Census
Number of age 65 and older	2,136	1,942	-9.08%	American Fact Finder: 2000 and 2010 Census
Median Household Income	33,098	44,233	33.64%	American Fact Finder: 2000 and 2010-2014 Census
Per Capita Income	18,458	22,677	22.86%	American Fact Finder: 2000 and 2010-2014 Census
LMI Percentage	52.1%	43.45%	-16.6%	Supplied by SCKEDD
Unemployment Rate	2.3	4.2	82.61%	American Fact Finder: 2000 and 2010-2014 Census
Average Household Size	2.33	2.39	2.58%	American Fact Finder: 2000 and 2010 Census
Number of Homeless Persons				See information below

Homeless information does not exist for El Dorado only, but has been tracked countywide. The following information was provided by Melody Gault Butler County Department of Aging Program Manager and staff in response to our request for information regarding the number of homeless persons in El Dorado.

From: AGE - Melody Gault [<mailto:mgault@bucoks.com>]

Sent: Tuesday, June 28, 2016 4:19 PM

To: Brian Gartland <bgartland@eldoks.com>

Subject: RE: Information Request

- Point in Time Count (a state mandated count) was conducted in Butler County in January. The total number from that count was 114. Here is a breakdown and explanation about that count from our Case Manager: A word on the PIT count- I strongly feel that these numbers are not accurate, mainly due to duplication in the single men and single women (no children) metric. Also note that the households with children metric contained many households that were couch surfing or doubled up as opposed to being literally homeless. Many of these surveys were filled out/turned in by other agencies, not BHI.

56 individual men, 41 individual women, 13 (2 parent households) with a combined 25 children, 4 single parent households with 9 children =114 households

- ESG (emergency solutions grant) funded through the Kansas Housing Resources Corporation, Administered by the City of El Dorado, and managed by Butler Homeless Initiative. According to grant files in grant year July 2015-June 2016, Households served: 21 (that breaks down into 24 adults, and 22 minor children)
- BHI during the current year (January to present) has met with 29 adult individuals either in the office or during PIT (Point in Time Count). 6 of those adults had children in their household. The child number (what I know to be accurate) stands at 10. These households are all (or were at one time) literally homeless by HUD Standards. Numbers are based on BHI intake logs.
- 11 currently homeless individuals have been in the BHI office within the last 30 days. Numbers based on BHI intake logs
- March 2016 the Cold Weather Shelter was in operation. During the month of March 13 unduplicated persons stayed at the shelter. (2 women, 8 men, and 1 family (mom and 2 children)). The highest number of guests in one night was 6. One person stayed a total of 16 times during the month. There were 66 total stays. This count is from shelter intake forms.

HOUSING CHARACTERISTICS	2000	2010	Percentage Change	Data Source
Median Housing Value - Owner	62,400	89,200	43.00%	American Fact Finder: 2000 and 2010-2014 Census
Median Gross Rent - Renter	439	689	57.00%	American Fact Finder: 2000 and 2010-2014 Census
Number of Occupied Housing Units - Total	5,068	5,005	-1.24%	American Fact Finder: 2000 and 2010-2014 Census
Number of Owner-Occupied Units	3,163	2,947	-6.83%	American Fact Finder: 2000 and 2010-2014 Census
Number of Renter-Occupied Units	1,905	2,058	8.03%	American Fact Finder: 2000 and 2010-2014 Census
Number of Vacant Housing Units - Total	392	570	45.41%	American Fact Finder: 2000 and 2010 Census
For rent	185	189	2.12%	American Fact Finder: 2000 and 2010 Census
For sale only	74	98	32.43%	American Fact Finder: 2000 and 2010 Census
Rented or sold, not occupied	17	63	200.71%	American Fact Finder: 2000 and 2010 Census
For seasonal, recreational, or occasional use	14	29	100.07%	American Fact Finder: 2000 and 2010 Census
For migratory workers	0	0	0	American Fact Finder: 2000 and 2010 Census
Other vacant	102	191	87.25%	American Fact Finder: 2000 and 2010 Census
		2016		
Number of Deteriorated Housing Units - Total		719		June 2016 Property Condition Report Butler Co.
Number of Deteriorated Owner Units		247		June 2016 Property Condition Report Butler Co.
Number of Deteriorated Renter Units		472		June 2016 Property Condition Report Butler Co.
Number of Dilapidated Housing Units - Total		176		June 2016 Property Condition Report Butler Co.
Number of Dilapidated Owner Units		41		June 2016 Property Condition Report Butler Co.
Number of Dilapidated Rental Units		135		June 2016 Property Condition Report Butler Co.
	2014	2015		
Number of Single Family Building Permits Issued During Past Calendar Year	10	12	20%	City Engineering Department
Number of Residential Units Demolished During Past Calendar Year	21	18	-14.3%	City Engineering Department
Number of Homes for Sale (identify price)	60	67	10.5%	April 2015 and 6.14.16 data from MLS provided by SunGroup

HOMES FOR SALE IN EL DORADO, KANSAS AS OF APRIL 2015

Source: MLS provided by SunGroup

Zip	Price	Address	Bedrooms	Full Baths	Half Baths	Year Built	City
67042	\$19,900	612 N Atchison Street	2	1	0	1915	El Dorado
67042	\$33,500	811 N TAYLOR ST	2	1	0	1920	El Dorado
67042	\$40,000	1430 N Taylor St	3	1	0	1975	El Dorado
67042	\$44,500	823 N Atchison	2	1	0	1954	El Dorado
67042	\$47,000	142 N Washington St	3	1	0	1900	El Dorado
67042	\$49,900	502 S HIGH	2	1	0	1920	El Dorado
67042	\$50,000	1117 N Taylor St	3	2	0	1952	El Dorado
67042	\$54,900	1010 S EMPORIA ST	2	1	0	1960	El Dorado
67042	\$55,000	1232 W CENTRAL	4	1	0	1890	El Dorado
67042	\$55,000	600 N TOPEKA ST	3	1	0	1915	El Dorado
67042	\$55,000	608 W 3RD AVE	2	1	0	1915	El Dorado
67042	\$56,500	611 S EMPORIA ST	2	1	0	1920	El Dorado
67042	\$57,500	520 S Emporia St	2	1		1900	El Dorado
67042	\$59,900	630 N Emporia St	3	2	0	1910	El Dorado
67042	\$59,900	607 S Alleghany St	2	1	0	1949	El Dorado
67042	\$65,000	331 N TOPEKA ST	2	1	0	1925	El Dorado
67042	\$65,000	714 W 4th Ave	2	1	0	1936	El Dorado
67042	\$65,000	612 N Emporia St.	2	1	0	1945	El Dorado
67042	\$69,900	635 N STAR ST	3	1	1	1920	El Dorado
67042	\$69,900	630 W Olive Ave	2	1	0	1946	El Dorado
67042	\$72,500	917 S DENVER ST	4	1	1	1917	El Dorado
67042	\$74,900	1318 N TAYLOR ST	3	1	1	1978	El Dorado
67042	\$75,000	702 S WASHINGTON ST	3	2	1	1880	El Dorado
67042	\$79,900	803 REVEILLE LANE	3	1	1	1950	El Dorado
67042	\$79,900	115 S Orchard St	3	1	1	1950	El Dorado
67042	\$80,000	427 N SUMMIT ST	4	2	1	2010	El Dorado
67042	\$81,000	1030 W PARK AVE	2	1	0	1955	El Dorado
67042	\$83,000	1410 N Taylor	3	2	1	1969	El Dorado
67042	\$84,900	604 S High St	3	1	0	1920	El Dorado
67042	\$85,000	125 N Washington St	4	2	0	1883	El Dorado
67042	\$88,900	1401 N TERRACE DR	3	1	0	1951	El Dorado
67042	\$89,500	919 S Arthur St	4	2	0	1959	El Dorado
67042	\$89,900	1003 N Taylor St	3	1	0	1928	El Dorado
67042	\$92,000	109 N SUMMIT ST	3	2	0	1880	El Dorado
67042	\$99,900	304 S DENVER ST	4	2	0	1918	El Dorado
67042	\$99,900	318 N SCHOOL	3	2	0	1976	El Dorado
67042	\$99,900	605 E 7TH AVE	3	2	0	1996	El Dorado
67042	\$102,000	919 N GORDY	3	2	0	2003	El Dorado
67042	\$113,000	2037 SW 63RD TERR	3	2	0	1990	El Dorado
67042	\$115,000	627 S STAR ST	4	2	0	1900	El Dorado

Zip	Price	Address	Bedrooms	Full Baths	Half Baths	Year Built	City
67042	\$116,500	234 Belair St	3	1	0	1965	El Dorado
67042	\$124,500	521 S DENVER ST	4	3	0	1920	El Dorado
67042	\$125,000	1821 W 3rd Ave	5	2	0	1956	El Dorado
67042	\$130,000	325 S Arthur St	3	2	0	1996	El Dorado
67042	\$133,000	1617 Pennsylvania Ave	3	1	1	1962	El Dorado
67042	\$140,000	875 PAR DR	2	2	0	2009	El Dorado
67042	\$150,000	5051 NW 10th St	3	2	0	1961	El Dorado
67042	\$164,000	121 N High St	3	2	1	1935	El Dorado
67042	\$164,900	1902 SW Sunny Hill Rd	3	0	0	1979	El Dorado
67042	\$169,900	2430 Adams Ct	2	2	1	1980	El Dorado
67042	\$174,000	1914 LAKELAND DR	2	2	0	2002	El Dorado
67042	\$189,000	1218 N Osage	4	4	0	1989	El Dorado
67042	\$195,000	589 SE 30th St	4	2	1	1991	El Dorado
67042	\$197,000	1930 W 3RD ST	1	2	0	1982	El Dorado
67042	\$198,000	1670 N ARIZONA	3	2	0	1956	El Dorado
67042	\$205,000	135 GENNA CT	3	2	0	2014	El Dorado
67042	\$229,000	1680 Sherrylee	2	2	1	1957	El Dorado
67042	\$240,000	5754 NW 20th St	3	4	1	1981	El Dorado
67042	\$249,000	1635 Troon North St	2	2	0	2000	El Dorado
67042	\$320,000	530 E Prairie Rd	4	5	1	1978	El Dorado

CURRENT AVAILABLE HOMES FOR SALE IN ALL PRICE RANGES (6.14.2016)

<u>Age YRS</u>	<u>Listings</u>	<u>3BD/2BA</u>	<u>Type</u>	<u>Price Range</u>
<20	9	6	6 SF	\$130,000-\$269,900
21-50	11	8	9 SF	\$57,500-\$200,000
51-80	18	6	18 SF	\$31,500-\$172,000
>81	29	15	29 SF	\$12,000-139,900
Totals	67	35	62 SF	

HOMES FOR SALE IN EL DORADO, KANSAS AS OF 06-14-2016

Source: MLS provided by SunGroup

Zip	Price	Address	Bedrooms	Bathrooms	Approximate Age	City
67042	\$12,000	219 N Residence St	4	1	81+ Years	El Dorado
67042	\$23,500	106 S Arthur St	1	1	81+ Years	El Dorado
67042	\$27,500	1029 W Carr	3	2	81+ Years	El Dorado
67042	\$27,500	1251 S Douglas Rd	2	1	81+ Years	El Dorado
67042	\$31,500	1248 S Sheldon St	1	1	51 - 80 Years	El Dorado
67042	\$33,800	812 W Ash Ave	4	1	81+ Years	El Dorado
67042	\$35,000	403 N Star	3	2	81+ Years	El Dorado
67042	\$38,000	310 N SUMMIT ST	3	2	81+ Years	El Dorado
67042	\$43,500	413 W 3rd Ave.	1	1	51 - 80 Years	El Dorado
67042	\$46,500	142 N Washington St	3	1	81+ Years	El Dorado
67042	\$46,500	1122 S Sheldon St	2	1	51 - 80 Years	El Dorado
67042	\$47,000	216 N DENVER	3	2	81+ Years	El Dorado
67042	\$47,500	605 W Olive Ave	2	1	81+ Years	El Dorado
67042	\$49,700	1412 W CAVE SPRINGS AVE	2	1	51 - 80 Years	El Dorado
67042	\$54,000	331 N TOPEKA ST	2	1	51 - 80 Years	El Dorado
67042	\$54,000	1232 W Central Ave	4	1	81+ Years	El Dorado
67042	\$54,000	804 S Main St	2	1	81+ Years	El Dorado
67042	\$55,000	519 N Ohio St	2	1	51 - 80 Years	El Dorado
67042	\$57,500	1263 S Douglas Rd	2	2	36 - 50 Years	El Dorado
67042	\$59,000	219 W Cave Springs	3	1	81+ Years	El Dorado
67042	\$59,500	330 W Central Ave Apt 5D	1	1	36 - 50 Years	El Dorado
67042	\$61,900	1219 S High St	2	1	81+ Years	El Dorado
67042	\$62,000	1030 W Park Avenue	2	1	51 - 80 Years	El Dorado
67042	\$69,900	1298 S High St	2	1	51 - 80 Years	El Dorado
67042	\$72,000	731 S Washington St	4	2	81+ Years	El Dorado
67042	\$75,000	205 N Emporia St	2	1	81+ Years	El Dorado
67042	\$76,000	604 S High St.	3	1	81+ Years	El Dorado
67042	\$76,500	802 N ATCHISON ST	3	2	51 - 80 Years	El Dorado
67042	\$77,500	924 W 1st Ave	3	2	81+ Years	El Dorado
67042	\$79,500	102 S Arthur	4	2	81+ Years	El Dorado
67042	\$79,900	417 S Taylor St	3	1	51 - 80 Years	El Dorado
67042	\$84,500	431 N High St	3	1	81+ Years	El Dorado
67042	\$84,900	314 N Eunice St	4	1	51 - 80 Years	El Dorado
67042	\$87,500	326 N Atchison St	3	2	81+ Years	El Dorado
67042	\$89,900	320 N Hillside St	3	1	51 - 80 Years	El Dorado
67042	\$94,000	938 W 3rd	2	2	81+ Years	El Dorado
67042	\$99,500	512 W PINE AVE	6	2	81+ Years	El Dorado
67042	\$102,000	1825 W Webb Ave	3	2	51 - 80 Years	El Dorado
67042	\$105,000	125 N Emporia St	3	2	81+ Years	El Dorado
67042	\$109,500	332 N Washington St	3	2	81+ Years	El Dorado
67042	\$114,500	1344 N Crescent Dr.	3	2	51 - 80 Years	El Dorado

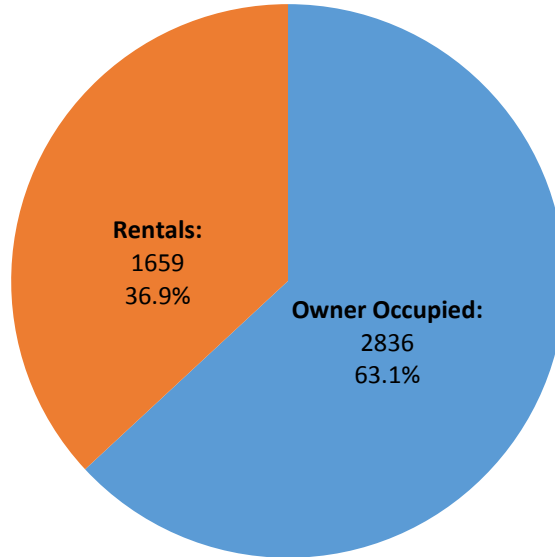
Zip	Price	Address	Bedrooms	Bathrooms	Approximate Age	City
67042	\$118,000	416 S Washington	4	2	81+ Years	El Dorado
67042	\$119,000	1316 E Terrace Drive	3	2	51 - 80 Years	El Dorado
67042	\$119,900	916 S Denver St	5	2	81+ Years	El Dorado
67042	\$120,000	5440 NE 53rd	3	2	6 - 10 Years	El Dorado
67042	\$130,000	885 E Par Dr.	2	2	6 - 10 Years	El Dorado
67042	\$133,000	1770 Country Club Rd	2	3	11 - 20 Years	El Dorado
67042	\$135,000	875 PAR DR	2	3	5 or Less	El Dorado
67042	\$136,000	1439 Lawndale Ave.	4	2	51 - 80 Years	El Dorado
67042	\$139,900	505 W CENTRAL AVE	3	2	81+ Years	El Dorado
67042	\$139,900	241 E Warren Rd	4	3	36 - 50 Years	El Dorado
67042	\$158,000	1832 Country Club Rd	3	3	21 - 35 Years	El Dorado
67042	\$159,900	319 S Washington St	5	3	36 - 50 Years	El Dorado
67042	\$160,000	1770 Country Club Rd	2	3	21 - 35 Years	El Dorado
67042	\$169,900	1310 S Emporia St	5	3	11 - 20 Years	El Dorado
67042	\$170,000	1745 E RYAN CT	3	3	21 - 35 Years	El Dorado
67042	\$170,000	2841 W 5th	4	3	21 - 35 Years	El Dorado
67042	\$172,000	1976 N Jamaica St	3	2	51 - 80 Years	El Dorado
67042	\$174,900	1760 E Lakeland Dr.	4	3	11 - 20 Years	El Dorado
67042	\$179,900	415 N Norris Dr.	4	4	21 - 35 Years	El Dorado
67042	\$184,500	2210 PICO CT	4	3	21 - 35 Years	El Dorado
67042	\$200,000	1450 N Chelle Ct	6	4	21 - 35 Years	El Dorado
67042	\$235,000	1230 E Glenview	5	3	11 - 20 Years	El Dorado
67042	\$257,900	1440 Jason Dr.	3	3	New	El Dorado
67042	\$268,000	1730 E Lakeland Ct	4	3	11 - 20 Years	El Dorado
67042	\$269,900	1425 Jason Dr.	5	3	New	El Dorado
67042	\$295,000	119 S TAYLOR ST	4	4	81+ Years	El Dorado

**All El Dorado Single Family Homes
As of June 13, 2016**

Based on information from the Butler County Appraisers office

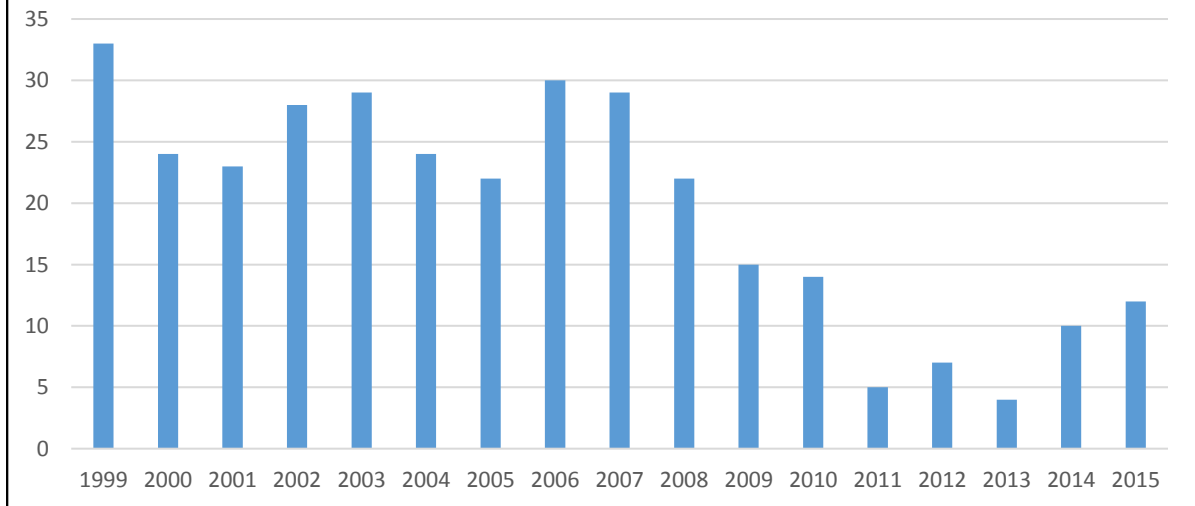
	Owner Occupied	Rentals	Total
Better than Avg. condition	282	108	390
Avg. to Avg.+ condition	2266	944	3210
Fair to Fair- condition	247	472	719
Poor -Unsound	41	135	176
Total SF Dwellings	2836	1659	4495
Appraised Value <25K	53		
Appraised Value 25K-75K	956		
Appraised Value 75K-150K	1294		
Appraised Value 150K-200K	359		
Appraised Value > 200K	174		
Total SF Dwellings	2836		

Total Homes = 4495

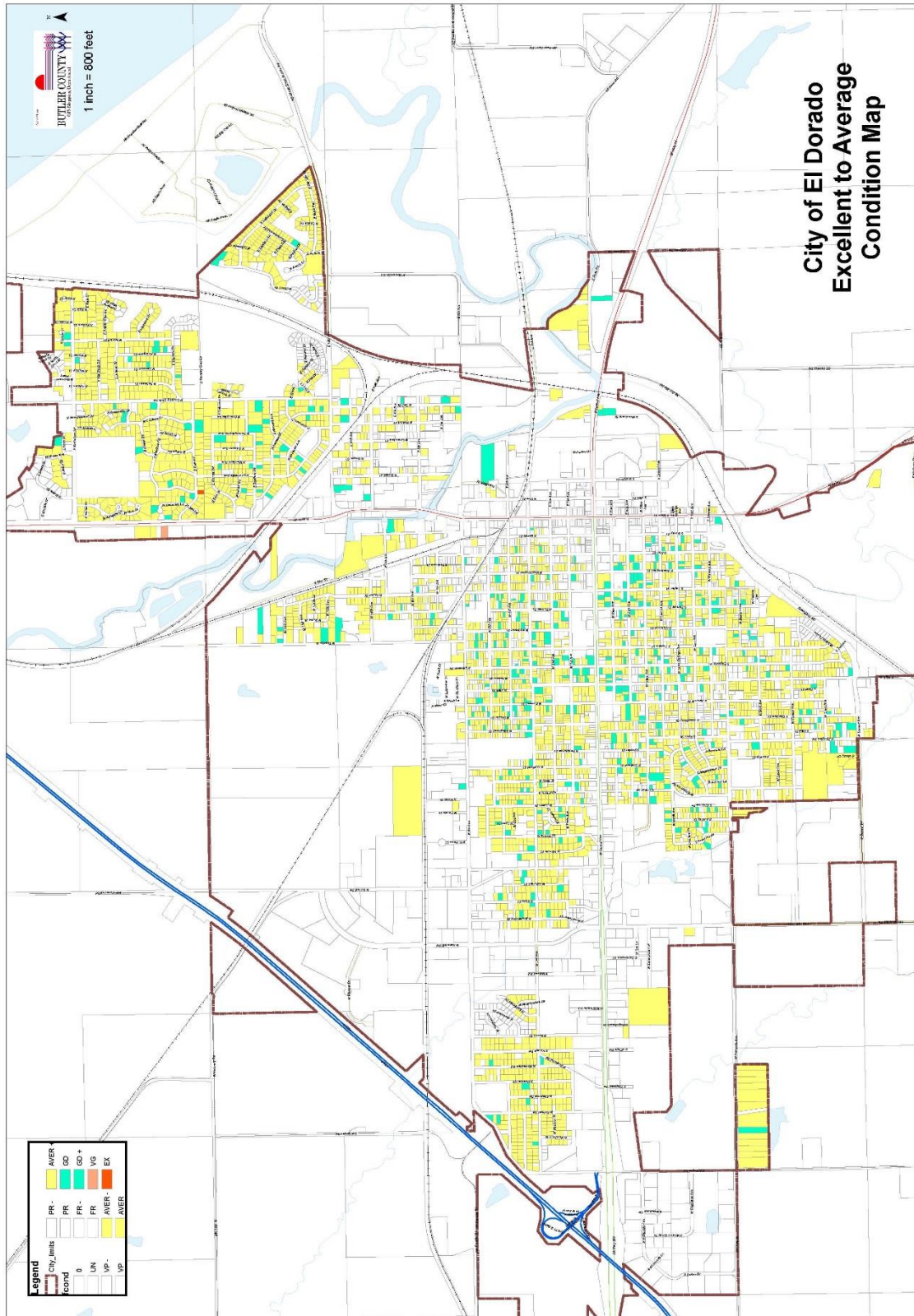


- Deteriorated Rental Housing Units: 472 or 65.6% of all deteriorated properties.
- Dilapidated Rental Housing Units: 135 or 76.7% of all dilapidated properties.
- Based on June 2016 information from the Butler County Appraisers office.

New Residential Building Permits Issued from 1999 to 2015



MAP DEPICTS LOCATION OF ALL AVERAGE TO EXCELLENT CONDITION SINGLE FAMILY HOUSING IN EL DORADO



PART 3: PAST ACTIONS, CURRENT INFRASTRUCTURE, AND BASIC SERVICES

A. Identify any housing activity that has taken place in the last five years (include any grants/programs or pending applications). Explain what parties initiated the change. What has it done to improve or worsen the housing issues in your community?

El Dorado, Inc. and the City of El Dorado have enjoyed a public/private partnership to promote economic development in El Dorado since 1987. The two organizations frequently work together to attract/recruit industry, host meetings and public outreach events as well as administer a number of housing policies and programs. In 2009, El Dorado, Inc. hosted a Housing Retreat that identified two major goals: facilitate a housing program that meets the needs of residential prospects and to create a housing rehabilitation strategy. Also in 2009, the City of El Dorado completed an update of the 2030 Comprehensive Plan that identified housing as a major goal with a number of policy and program recommendations.

In 2009, the El Dorado, Inc. Housing Committee was created and presented a report to the El Dorado City Commission. The report noted four major issues: (1) the average age of existing housing base is 50-60 years old, most of which are in poor condition; (2) the number of building sites for new homes is limited and must be expanded; (3) El Dorado Lake is a major under-utilized community asset; and (4) the community needs to visually reconstruct itself and improve basic aesthetics to attract new residents. The report recommended expanding the City's Neighborhood Revitalization Program (NRP), a tax abatement program for property owners improving existing structures or building new structures in blighted areas, to include all homes and rental properties within the community older than 25 years. The reported also recommended extending a five year NRP incentive to all new housing starts. Over the next year, the El Dorado City Commission reviewed the recommendations presented by El Dorado, Inc. and amended the NRP program.

In late 2011, El Dorado, Inc. contracted with Wichita State University Center for Economic Development and Business Research (WSU CEDBR) to conduct a study designed to identify the perceptions relating to housing and the community image of residents and nonresidents working within El Dorado. The results, released in January 2012, showed that quality of schools, availability of housing, and job proximity were major factors considered when looking for housing in the community.

In the fall of 2012, El Dorado, Inc. evaluated the condition of all single family residential properties in El Dorado based on the property condition report provided by the Butler County Appraisers office and presented the report to the City of El Dorado. To identify rental properties it was assumed tax statements sent to an address other than the property address were rentals. In reviewing this information, the El Dorado City Commission and El Dorado, Inc. decided to create an Ad Hoc Housing Committee to address housing issues collectively and on an ongoing basis. The members of the Ad Hoc Housing Committee includes two members of the City Commission, two members from El Dorado, Inc., two building professionals, three major employers, the El Dorado City Manager, El Dorado, Inc. Executive Director, the City Engineer, and the City Planning Director.

From 2013 through 2016, the following recommendations made by the Ad Hoc Housing Committee were initiated by El Dorado, Inc. and City of El Dorado staff unless otherwise noted:

Kansas Housing Resources Corporation Moderate Income Housing Program:

- 2013 Application submitted to construct 6 duplexes-Ranked #11, the top ten projects were funded.
- 2014 Request for Proposals for MIH applications-Several developers expressed interest but the projects couldn't meet the readiness factor.
- 2015 MIH Application
 - Demolish unsound condition homes shown below at 301 and 307 N. Star.
 - Build three-3 bedroom/2 ½ bath single family rental units.
 - \$90,000 funding approved.
 - Project will break ground in July 2016.



Cohen-Esrey (Former Middle School) Renovation Project

- Submitted in 2013 and 2014 to KHRC for 40-50 residential units.
- Proposed use of historic tax credits, low income tax credits, and Federal Home Loan Funds.
- Both applications for low income tax credits to KHRC were denied.

Neighborhood Revitalization Program - Property Tax Rebate

- 2015-Renewed program making all housing > 25 years old eligible. (expires 12/21/2019).
 - Allowed 5 year rebate on first \$175,000 for new construction until 12/31/2015.
- 2016-New construction renewed with rebate on the first \$250,000 until 12/31/2016.
- 2015 to May 2016-16 new homes built using the program.

360eldorado.com "Available Rentals" webpage maintained by El Dorado, Inc.

- 2013-launched in March.
- Provides easy access to available rental listings in El Dorado.
- Page Views
 - 2013-14,038
 - 2014-42,112
 - 2015-45,218
 - 2016-32,569 through June 29th.

Approved Industrial Revenue Bond Financing for LakePoint Assisted Living Facility

- 3.5 million dollar tax abatement for 10 years.
- 38 assisted living units were built.
- Bonds were issued by Butler County.

Spec Housing Incentive Program-Funded by El Dorado, Inc. and the City of El Dorado

- Launched in 2013 and annually renewed in 2014 and 2015.
- The program provides a safety net for builders willing to construct a spec home in El Dorado. If the home has not sold within six months after the certificate of occupancy is issued, the incentive provides reimbursement for interest and special assessments for up to one year.
- Nine spec homes have been built.
- Two spec homes are currently available.

HOPE VI-City of El Dorado and El Dorado Main Street

- Received \$500K grant used to renovate two historic buildings in downtown El Dorado.
- Funds helped to create 16 new upper story housing rentals in the El Dorado Main Street Historic District.
- Project utilized State and Federal Historic Tax Credits and the local NRP program.

Building Demolition Program

- City purchases deteriorated and unsound residential structures for demolition.
- Sells vacant lots for infill development.
- 15 residential structures demolished since 2013, with four currently awaiting demolition.

Community Visioning Summit

- El Dorado Inc., the City of El Dorado, El Dorado Chamber of Commerce, and El Dorado Main Street held a community visioning summit in April of 2015. Seventy-five members of the El Dorado community attended the summit and represented all age groups and community organizations. Housing was one of the three main topics discussed.
- Identified a need for more three bedroom, two bath homes and better quality rental properties.
- Identified opportunities for new incentives, rehabilitation of existing housing and infill construction projects.

Over the last five years, the City of El Dorado and El Dorado, Inc. have partnered to submit a number of grant and program applications, as well as create a number of new local programs and policies to improve existing housing and new housing starts. Although considered successful, these initiatives have not done enough to address the housing needs. Both organizations continue to evaluate the City's housing stock and evaluate policy, program, and grant opportunities.

B. What would you describe as your housing needs? How did you arrive at this conclusion?

The following needs were consistently identified based on the age, condition, lack of inventory and feedback received from housing studies and activities conducted over the past seven years: more three bedroom, two bath housing in the \$150K-\$200K price range and more affordable quality rentals in all sizes and various price ranges that are at least two bedroom and two bath. Currently 359 (12.6%) of the 2,836 single family "owner occupied" housing units in El Dorado are appraised in the \$150K- \$200K price range.

There is also a consistent perception that the age and appearance of the older neighborhoods lack the visual image standards necessary to recruit new residents and deter current residents from buying homes because of fear they will not sell for market value in the future.

We have arrived at these conclusions based on the following: 2010 El Dorado, Inc. Housing Report, 2012 WSU CEDBR Study, 2013 El Dorado, Inc. Rental Property Report, 2015 Visioning Summit, 2016 Housing Open House, 2016 Realtors Luncheon and 2016 review of single family property conditions from Butler County Appraiser.

C. Describe the infrastructure system (water, streets, sewer, storm drainage, natural gas distribution and electrical distribution) as it relates to housing needs.

The City of El Dorado has a firm understanding of the infrastructure needs of our community. Infrastructure is not a major issue as it relates to housing needs in El Dorado. In the core area of our community we have aggressively replaced the vast majority of our undersized and aging waterlines. This has allowed us to increase water pressure and fire flow capabilities. We have annually inspected our sanitary sewer system with C.C. TV cameras to identify issues before they become a problem. The City recently relined and replaced over a mile of sanitary sewer mains, as well as coating around 500 manholes to reduce infiltration into our system. Storm drainage maintenance and improvements are handled through our Storm Water Utility Department and we foresee no known issues. Gas and electric infrastructure is provided by Kansas Gas Service and Westar Energy, these two companies are great community partners and have shown support to El Dorado in meeting current and future needs.

Since 1991, El Dorado has dedicated \$500,000 from its one-cent sales tax to the maintenance of existing streets. The program has addressed 126 miles of street maintenance and makes a visible difference in the appearance of the community.

D. Describe the visual appearance of the area, indicating the age/condition of residential, commercial and industrial buildings, the accumulation of debris/junk, presence of noxious weeds, etc.

The visual appearance as a whole is relatively in good shape, however with the age of our housing stock and years of deferred maintenance there are areas of town where property valuations have significantly decreased. The El Dorado community has 719 housing units that are deteriorated and 65.6% of those units are rental properties. Additionally, 76.7% of the 176 dilapidated homes are rentals. It has been difficult to date to find the political will to enact rental or housing maintenance (aesthetics) codes. One objective outlined in our Comprehensive Plan from community input is to protect property values and play a significant role in historic preservation. The City of El Dorado employs a Code Enforcement Officer that addresses nuisance abatement issues with property owners. Code Enforcement regulates the accumulation of junk, weeds/grass, and appearance issues, etc. for the City. (Data above based on 6.13.2016 Butler County Appraisers property condition report.)

With the exception of one property, the commercial and industrial buildings in our community are in good condition and property owners comply with code enforcement regulations in a timely manner. Butler County and the City of El Dorado are working together to address the one property that does not comply.

E. What are the community’s homelessness prevention efforts? What homelessness assistance does the community provide or need?

Butler Homeless Initiative (BHI) is a nonprofit organization that works to prevent homelessness and assist the homeless and underserved within the community. BHI has a number of programs in place to accomplish this goal. BHI currently has a rental property that can serve one homeless person or family at a time. They also offer rental assistance to homeless people through an Emergency Solutions Grant, and provide a cold weather shelter from November to March. The organization recently applied for a Tenant Based Rental Assistance grant, intended to help with homeless prevention and assist homeless persons.

Over the last few years, BHI has worked with the City of El Dorado to amend its zoning ordinances to include a land use classification for transitional housing and is currently reviewing potential locations for a transitional housing facility.

F. What are the environmental issues that could affect housing decisions? For example: flood zone, railroad tracks and major roadways.

The City does not anticipate environmental issues to be an impediment to our housing needs. Ordinances are in place to protect and restrict development in flood plains. Zoning regulations, maps, and future land use guidelines are in place to properly determine where the City should invest in housing versus commercial/ industrial properties.

Over the past fifteen years the majority of new housing developments have occurred in the northeast quadrant of the El Dorado community and the presence of the Burlington Northern Santa Fe railroad main line has not created an impediment to development efforts. Our studies and citizen feedback indicates there is the need for a northwest traffic way to accommodate future housing growth, as identified in the 2030 City of El Dorado Comprehensive Plan. The proposed traffic way has been part of the City of El Dorado Capital Improvement Plan (CIP) for many years and proposes to connect housing in the northeast quadrant with the growing West Central retail/service and industrial sectors. One of the major hurdles to the proposed traffic way project is the cost to construct a bridge over the Walnut River.

G. Describe basic services in your community. For example: Do you have a Grocery Store, School, Bank, Medical Clinic, Gas Station, etc.

The El Dorado, Kansas community is fortunate to be able to offer all basic services needed by its residents. One of the unusual amenities, for a community of our size, is Susan B. Allen Memorial Hospital, a not-for-profit, general acute-care medical facility, licensed for 74 beds, including Medical/Surgical and Skilled Cared, SBA Family Birth Center, SBA Dialysis Center and SBA Cancer Care Center. Over 25 physicians practice a variety of specialties within the Susan B. Allen umbrella. Additional medical related businesses include three pharmacies, four dentists, three home health agencies and five optometry practices. There are four veterinary practices in El Dorado.

El Dorado is home to Butler Community College the second largest community college in Kansas. The community has several excellent pre-school/day care options, K-12 students are served by USD 375 (Circle), USD 490 (El Dorado) and Victory Christian Academy.

The community has a Wal-Mart, Dillions, ten gas stations, five banks and thirty-eight restaurants. A complete list of all goods and services available in El Dorado can be found at <http://www.360eldorado.com>.

H. Other factors not addressed above that are important factors for your community.

Other Housing Related Factors:

- Over 66% reduction in new housing starts since 2008.
- The consistent low inventory of available housing for sale in all price ranges since 2008.
- 36.9% of single family homes are rentals.
- Less than 2% of all rentals are vacant.
- 19.9% of El Dorado single family homes are deteriorated (719) or dilapidated (176).

Unusual Rental Housing Demands:

The need to supply adequate housing during HollyFrontier El Dorado Refinery maintenance and capital improvement projects. For example, during an eight week period in the fall of 2014, HollyFrontier contractor's employed 1,600 temporary construction workers in El Dorado. Capital improvement projects usually require 200-600 workers to be on site for 6-12 months prior to the actual peak construction activity. Many of the advance workers utilize rentals rather than lodging during the time they work in El Dorado. With this project occurring in fall months, housing normally available for incoming new teachers and Butler CC students was not available. This results in students not attending Butler CC and teachers not fully engaging in the community. We have heard many times if someone moves into a temporary housing option in another community, they rarely move to El Dorado later because their family becomes a part of the other community schools, church and employment base.

An additional stressor on the rental housing market is the annual demand for housing by Butler CC students. Since Butler CC does not have enough dedicated student housing on campus, many students seek rental property within the community for 9 months. This creates a void in available housing for full-time, long-term residents such as teachers or guards at EDCF. Parents of incoming 18 and 19 year old students attending Butler CC require safe and adequate quality housing options for their young adults. If it is not available, they often choose another school.

Homes for Sale:

In a 2016 meeting with local Realtors, they indicated buyers today are searching for homes on the internet through sites such as Zillow, Trulia and Realtors.com. If an adequate inventory of homes is not available on these sites, they chose to look elsewhere and El Dorado Realtors are never contacted. The current low inventory of available housing is making it challenging for Realtors to attract potential buyers to the area.

PART 4: ANALYZE THE DATA

Explain what was learned about the community and regions housing. Are there specific needs and goals identified? Are there areas of housing that are adequate in the community? What is identified as strengths, weaknesses, opportunities and priorities?

Butler County is the fastest growing county in the South Central Kansas region. El Dorado may be the largest city in Butler County, but housing challenges make it difficult to fully realize the growth to the same capacity as the western portion of Butler County. Recovery from the 2008 economic downturn is slow compared to other communities and our low inventory of available housing in all price ranges makes it difficult to serve the housing needs of our residents and prospects.

The City of El Dorado and El Dorado, Inc. are committed to improving the quality of life in the community and realize housing is an important factor. Investment in new housing remained steady until the 2008 economic downturn. In 2015, new housing starts equaled one-third of the pre-2008 average. Housing in the northeast section of El Dorado is of good quality with few exceptions. Even with the northeast sector of housing growth and quality, recent housing studies and feedback from Realtors and other stakeholders show the current quality, quantity and age of available housing does not often meet the expectations of potential buyers, renters and residents.

Strengths:

- Numerous housing reports, initiatives and studies have provided a firm understanding of community wide housing conditions and challenges.
- Involved city commission and staff, economic development professionals and key stakeholders, who are all willing to work together to address housing related challenges. (108+ stakeholders participated in the process)

Challenges:

- El Dorado as part of the Wichita MSA with a population >10,000 is ineligible for USDA Single Family Loan programs.
- ECKAN Weatherization Program is not often engaged or utilized in El Dorado.
- 19.9% of El Dorado single family homes are deteriorated (719) or dilapidated (176).
- Low rental vacancy rates of less than 2%.
- High %age (36.9%) of single family homes used as rentals.
- Low inventory of available homes for sale in all price ranges.
- 66% reduction in housing starts since 2008.
- The cost of property taxes and special assessments.
- The need for a northwest traffic way from Highway 77 to West Central to accommodate future growth identified in the City of El Dorado Comprehensive Plan.
- Slum and blight in older neighborhoods.

Opportunities:

- Infilling vacant lots in existing neighborhoods with new construction.
- Demolition of dilapidated properties.
- Rehabilitation of existing housing.
- Increase utilization of existing weatherization and energy programs.
- Cultivate new local incentives.

- Identifying reliable long-term funding sources.
- Create a matrix to evaluate/measure housing progress.
- Seniors currently living in single family homes may consider relocating if more quality “at least” 2 bedroom/2 bath homes were available for rent or sale.
- To continue working with interested investors to build more senior housing.
- To build upper story housing downtown in the former Commerce Bank and Masonic buildings. (25+ unit potential)

Priorities/Goals to achieve by 12/31/16:

- Complete HAT and make presentation to HIAC in July 2016.
- Begin to utilize available programs and opportunities identified by HIAC to improve housing conditions and increase availability of quality housing stock and rentals.
- Investigate the opportunity to create potential partnerships for additional housing and housing improvements with Mennonite Housing, Habitat for Humanity and others.
- Continue to work with new and existing developers/investors related to infill and new senior housing projects.
- Work with the Resource Center for Independent Living, Flint Hills Services and Creative Community Living to better understand the housing needs of the disabled residents in our community. For example, income based housing and Section 8 Vouchers.
- Host meeting at the El Dorado Senior Center with seniors >65 and retired citizens regarding El Dorado housing.