

Housing Assessment Tool (HAT)

2021 Housing Assessment Tool (HAT) Overview

City of Arkansas City, Kansas

Purpose

The purpose of conducting a “housing assessment” is to help local communities identify strengths, weaknesses, opportunities and priorities before allocating resources to implement strategies or tasks that will address those priorities. This assessment should be able to be completed locally. Depending upon local capacity, some communities might decide to hire a facilitator to assist, but locals should drive the process, not the facilitator. It is anticipated that communities conducting a housing assessment will use what is learned to determine goals to resolve housing issues. The community should keep in mind that this assessment is an evolving process that is subject to change depending on community issues and perspectives. Timeliness, while important, should not be the primary factor for the community in doing the assessment.

Definitions

“Strengths” refer to an area or aspect of a community that is advantageous.

“Weaknesses” refer to an area or aspect of a community that may or may not need improvement based on community perspectives and/or limited resources.

“Opportunities” refer to a favorable combination of circumstances that possibly will lead to an improvement after a specific action is taken.

“Priorities” refer to what areas or issues a community is seeking to address first, given community preferences and/or limited local resources.

“Strategy/Task” refers to the action steps taken to address a community priority to take advantage of an opportunity.

PART 1: STAKEHOLDERS / ORGANIZATIONS

- A. Select Stakeholders: Please check the boxes of the individuals/groups that participated in partnerships to manage the assessment process. Check all that participated in the process and identify the person involved. Every effort should be made to make the housing assessment process as participatory as possible. A substantial citizen involvement is critical to this process and the final product.**

Public Agencies

City: City of Ark City: Mike Bellis, Mike Crandall, Randy Frazer, Andrew Lawson and Josh White

County: Cowley County: Kerri Falletti

School District: USD 470: Ron Ballard, Jeri Crumbliss, Will Pfannenstiel and Braden Smith

Public Housing Authority: N/A

Rural District: N/A

Planning Commission: Arkansas City Planning Commission: Mary Benton, Lloyd Colston, Joni Curl, Paisley Howerton, Charles Jennings, Andrew Paton and Cody Richardson

Area Agency on Aging: South Central Kansas Area Agency on Aging: Jodi Abington

Local Job Services: Cowley First: Kerri Falletti

County Extension: K-State Research & Extension-Cowley County: Becky Reid

Community College: Cowley College: Lynlea Bartlett and Jason O'Toole

Other: Equal Opportunity and Accessibility Advisory Board: Bob Baker, Ethan Bartlett, JoAnn Bierle, James Fry, Anita Judd-Jenkins, Tammy Lanman-Henderson and Frances Smith

Public or Private Organizations

Main Street Board: N/A

Economic Development: Cowley First: Kerri Falletti

PRIDE Program: Arkansas City Beautification and Tree Advisory Board: Robin Henderson, Candace Hendricks, Nancy Holman, Paisley Howerton and Harrison Taylor

Community Dev. Corp.: Ark City Industries: Otis Morrow and Mark Paton

Downtown Merchants Assoc.: Arkansas City Area Chamber of Commerce: Paisley Howerton

Chamber of Commerce: Arkansas City Area Chamber of Commerce: Paisley Howerton

Bank: RCB Bank: John Sturd

Bank: Union State Bank: Bill Docking and Clayton Pappan

Utility Company: Cox Communications: Megan Bottenberg and Cody Corbet

Civic Club: Arkansas City Rotary Club: Tasha Bucher and approximately 50 other members

Building Contractor: Jellings Construction: Brandon Jellings and Sarah Jellings

Business: Creekstone Farms Premium Beef: Tom Minton and Alex Muñoz

Business: Western Industries (Strother Field): Brandy Soule

Business: L.G. Pike Construction: Angela Bruce

Business: Jet AirWerks

Other: Housing Entities: MeadowWalk Apartments and GardenWalk Apartments

Other Stakeholders

Health Care: SCK Health: Jeff Bowman and Krista Carrillo; Graves Drug: Jancie Harader; Community Health Center in Cowley County (Winfield): Taylor Schwartz

Minorities: Equal Opportunity and Accessibility Advisory Board

Workers: Cowley First: Kerri Falletti

Senior Citizens: Arkansas City Presbyterian Manor: Sarah Griggs; Cowley County Council on Aging: Mike Crandall; South Central Kansas Area Agency on Aging: Jodi Abington; Equal Opportunity and Accessibility Advisory Board

Youth: Cowley College: Jason O'Toole; USD 470 (Arkansas City): Ron Ballard, Jeri Crumbliss, Will Pfannenstiel and Braden Smith

Unemployed Persons: Angels in the Attic, Inc.: Ivy Beals, Janice Marr and Jessica Richerd

Homeless Persons: Cowley House of Hope: Todd DeMint, Jack Dickson and Bradley Gamber

Disabled Persons: Cowley County Community Developmental Disabilities Organization: Linda Misasi; Mosaic of South-Central Kansas: Ron Niday; Equal Opportunity and Accessibility Advisory Board

Realtor: Summit Realty Agency, Inc.: Bonnie Niles, Jennifer Owen and Clayton Pappan

Realtor: United Realty Agency, Inc.: Kevin Campbell, Candace Hendricks and Brooke Padgett

Nonprofit: Legacy Regional Community Foundation: Yazmin Wood

Church: First Assembly of God Church, Pastor James Newman

Church: Shepherd's Grace Church: Pastor Jack Dickson

Other: Private Citizens: Joan Caldwell, Melodi Kay, David Kerwood, Brynn Nulik, Sue Perdue, Michala Taylor, Joel Wilke and Lindsay Wilke

B. 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.

City: Arkansas City

The City of Arkansas City, Kansas, is located in Cowley County at the confluence of the Arkansas and Walnut rivers in south-central Kansas, near the Kansas-Oklahoma state line. The City limits encompass 9.3 square miles. Arkansas City, surrounded by rich farm and ranch land, is about 58 miles southeast of Wichita. Its 2010 Census population was 12,415 residents.

The City of Arkansas City, founded in 1870 and incorporated in 1884, is a city of the second class. The City adopted the commission-manager form of government in an election in 1930.

This was reaffirmed in 2016 with the unanimous passage of Charter Ordinance No. 29. The commission-manager plan is the system of local government that combines the strong political leadership of locally elected city commissioners with the strong managerial experience of an appointed local government manager.

The plan establishes a representative system in which all power is concentrated in the elected City Commission as a whole, and the Commission hires a professionally trained manager to oversee the management of the City's operations and its delivery of public services.

The City of Arkansas City strives to provide a high quality of life for its citizens by furnishing a variety of efficient services in a professional, courteous manner.

New housing construction is picking up steam in Arkansas City, and the overall value of homes has risen recently. The median home cost is \$80,134 and median rent is \$675. The cost-of-living index in Ark City is estimated at 75.0 (low), while the U.S. average is 100. About 46% of occupied housing stock is rentals.

Arkansas City has an estimated 5,611 homes, 98.8% of which have complete plumbing. Of those, 82.6% are occupied and 17.4% are vacant. The rental vacancy rate is estimated at 11 percent. About 37.4% of the City's housing stock is more than 70 years old.

Arkansas City is home to a variety of businesses that employ local residents, as well as citizens from surrounding communities. Businesses operate in a variety of industries, including manufacturing, construction, animal processing, aseptic cold and frozen drink packaging, agriculture and grain milling, and health care. The City would like to offer more housing opportunities so employees of local businesses have the option to live where they work. Because the city has lots of manufacturing and low-to moderate-wage jobs, it also needs more adequate rental options.

The City of Arkansas City issued a proclamation on April 2, 2019, declaring the month of April as Fair Housing Month, celebrating 51 years of fair housing in the United States as a result of the Civil Rights Act of 1968. The City is committed to providing fair and equal housing opportunities for all. The City offers a

variety of incentives to homeowners and developers, including the Neighborhood Revitalization Program rebate, Historic District tax credits and permit fee waivers.

Arkansas City is committed to improving its quality of life and recognizes that an important step in doing so is to have affordable housing available to its citizens.

County: Cowley County

Cowley County has a population of 35,753 and is located in south-central Kansas, approximately 30 minutes from Wichita. Winfield, population 12,284, is the county seat and home of Southwestern College. Arkansas City is the home of Cowley College. Five school districts serve students in the county. Census data estimates there are 16,209 housing units within the county, with 67.4% being owner-occupied. The median value of owner-occupied housing is \$89,000 and the median gross rent is \$694. In 2020, there were a total of 43 building permits approved.

Agriculture is a significant part of the economy of Cowley County, which ranks sixth in the state in the amount of acres of farmland. The 650 farms within the county produce wheat, milo, corn, cotton, sunflowers and cattle, among other crops and livestock. Major employers in the county include Creekstone Farms, Newell Rubbermaid, GE Aviation, USD 465, USD 470 and William Newton Hospital.

Region: South-Central Kansas

The South-Central Kansas region consists of Butler, Cowley, Harper, Harvey, Kingman, McPherson, Reno, Sedgwick and Sumner counties. It is one of the most prosperous regions in Kansas. Communities are connected by an excellent highway system that has made commuting to work easy, especially between Arkansas City and Winfield, but also as far away as Wichita via either the Kansas Turnpike or K-15. As you can see below (in the business survey), many of Ark City's largest employers employ individuals who live outside of Ark City.

Because of the lack of available housing in Arkansas City, some employers have to help employees find housing throughout the South-Central Kansas region (or even in north-central Oklahoma). It would improve the quality of the community, businesses, and employees' lives if they were able to find adequate and affordable housing inside of Arkansas City. This would not only improve the quality of life for employees, but also create a deeper sense of community in Ark City. When citizens live and work in the same community, they become more attached to those communities, and the communities become stronger as a result.

Community Economic Overview

Labor Force

In 2019, unemployment was 2.9% in Cowley County and 2.8% for the State of Kansas. Statistics showing dramatic increases in both state and county unemployment for 2020 follow (**Note:** The below estimated unemployment rate in Arkansas City does not account for the recent impact of the COVID-19 pandemic):

	<u>Civilian Labor Force</u>	<u>Unemployment Rate</u>
Arkansas City	5,232 [^]	7.0% ^{^^}
Cowley County	17,035	8.0%
State of Kansas	1,497,337	6.9%

**Sources: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates; Kansas Department of Labor, August 2020.*

[^]2018 American Community Survey estimate, ±247 people

^{^^}2018 American Community Survey estimate, ±2.9 percent

Population Trends

Population levels have remained fairly steady for the last 40 years in Arkansas City and Cowley County. Through the last decade (2000-2010), the population of Arkansas City increased by approximately 6%.

<u>Year</u>	<u>Population</u>	<u>Change</u>	<u>Percent Change</u>
2001	11,712		
2002	11,971	+259	+2.21 %
2003	11,697	-274	-2.29 %
2004	11,556	-141	-1.21 %
2005	11,286	-270	-2.34 %
2006	11,114	-172	-1.52 %
2007	11,111	-3	-0.03 %

2008	11,023	-88	-0.79 %
2009	10,977	-46	-0.42 %
2010 (Census)	12,415	+1,438	+13.10 %
2011	12,356	-59	-0.48 %
2012	12,322	-34	-0.28 %
2013	12,262	-60	-0.49 %
2014	12,154	-108	-0.88 %
2015	12,094	-60	-0.49 %
2016	12,009	-85	-0.70 %
2017	11,864	-145	-1.21 %
2018	11,793	-71	-0.60 %
2019	11,986	+193	+1.64 %

**Source: U.S. Census Bureau, Population Division, Annual Estimates of the Resident Population: April 1, 2000, to July 1, 2019.*

The following table shows the population breakdown by age deciles for Arkansas City.

<u>Age Group</u>	<u>Total Percentage</u>	<u>Male</u>	<u>Female</u>
0 to 9 years	15.4%	16.4%	14.3%
10 to 19 years	14.7%	14.2%	15.8%
20 to 29 years	15.0%	15.0%	15.5%
30 to 39 years	11.3%	11.9%	9.7%

40 to 49 years	10.5%	12.4%	8.5%
50 to 59 years	11.4%	12.7%	11.2%
60 to 69 years	9.7%	9.3%	11.1%
70 to 79 years	6.6%	5.4%	7.9%
80 years or older	5.6%	2.8%	5.8%

**Source: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates.*

(Note: All figures carry a margin of error of anywhere from ±0.8% to ±1.7%.)

C. 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 not, what are the needs of the employees? Are they planning any expansion or reduction in workforce? 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?

1. **Creekstone Farms**, a meatpacking processor owned by Japan-based Marubeni Corp., is well known internationally for its Black Angus premium beef and Duroc pork. Creekstone is the City’s largest employer with **1,080** employees (up 230 from 2019 employment levels) and continues to grow, with multiple ongoing construction projects to expand the existing facility. Since January 2020, 205 new jobs have been created and an additional 140 new jobs are planned this year. Some of these jobs are unfilled due to a lack of housing. Currently, about 55% of Creekstone’s employees live outside of Arkansas City, with 14% in Winfield. Multiple buses shuttle 11% of Creekstone’s employees in to work each day (and back) from their homes in Wichita, 60 miles away. With workforce expansion planned in the future, both apartments and homes are needed.
2. **Unified School District No. 470** provides public education through four elementary schools within the City limits (Adams, Frances Willard, Jefferson and Roosevelt), as well as two outside of the City (C-4 and IXL), plus secondary education at Arkansas City Middle School and Arkansas City High School. In the 2019-2020 school year, it employed **444** people, most of who live in the Arkansas City area and have adequate housing. Free and reduced breakfasts/lunches for students in need are provided by five of the school buildings throughout the week. The amount of students attending is growing slowly, but this does not count the moving or transient population that might add capacity. There is an inadequate amount of housing for teachers and school workers, causing most teachers to live in nearby towns and have to commute 30 minutes to sometimes an hour to work every day. Another barrier, because of the lack of housing, is being unable to attract and hire ESOL (English as a Second or Other Language) personnel to work with individuals whose children typically translate for them. Retaining promising students can be a challenge, too, as many graduate from high school programs with college credit-hours or even associate’s degrees, then apply for jobs in more urban places after completing their higher degree program. Families are also affected by the housing crisis as more move to Ark City, rather than single people. A trend the district has noticed is a deficit in the child care needed by its workforce, which amplifies the difficulty in attracting younger families to the area that already occurs because of the lack of available housing in Arkansas City.
3. **Western Industries Plastic Products LLC**, headquartered in Strother Field, is a leading contract manufacturer of blow-molded products. From its centrally located multi-facility manufacturing campus, it has produced millions of blow-molded parts for shipment to locations around the world. Western Industries employs **360** workers (up 170 from January 2020 employment levels), many of whom live within Arkansas City, with the rest hailing from Winfield and other surrounding areas, including Oklahoma. While some employees currently have adequate housing, the company will be expanding in the future and expect housing,

specifically apartments, to be an issue. Western also highlighted middle-class single-family homes for rent as an area of need. Housing has been an issue when recruiting nationally to relocate employees to Cowley County.

4. **KanPak**, a company owned by Golden State Foods that specializes in aseptic cold and frozen drink packaging, employs **286** people (up 9 from 2019 employment levels) at two primary locations in Arkansas City. One, the main production facility, is located just north of the intersection of U.S. 77 and U.S. 166 at the bypass in south Arkansas City, providing convenient shipping access to two major U.S. highways. The company also opened a brand-new, state-of-the-art, 202,800-square-foot warehouse and distribution facility in January 2019, located in Goff Industrial Park in north Ark City, near U.S. 77. Notable KanPak customers include Chick-fil-A, Whataburger, Quik Trip, 7-Eleven and more.
5. **South Central Kansas Health** employs **259** full- and part-time employees (up 54 from 2019 employment levels), providing inpatient hospital and outpatient clinic medical services to Arkansas City, Winfield and the surrounding region. This recently rebranded organization includes South Central Kansas Medical Center, a 10-year-old state-of-the-art medical facility located 2 miles north of Arkansas City in Patterson Park Subdivision, as well as a specialty clinic on the same campus, three primary care clinics (two in Ark City and one in south Winfield), an urgent care clinic and a new Midwives program. Most SCK Health employees live in Arkansas City, but some staff commutes from neighboring areas, including Oklahoma. Some of these individuals have expressed a need for more rental options locally, especially for mid-income-range employees.
6. **Cowley County Community College** employs **212** people (up 23 from 2019 employment levels) across five campuses, including the main campus in Arkansas City. It also operates satellite campuses in Mulvane, Wellington, Winfield and downtown Wichita. This two-year community college offers a variety of academic programs, as well as career and technical education, and has recently signed 2+2 agreements with several four-year universities in Kansas. The lack of available housing in Ark City often pushes students to live in on-campus dormitories; however, these dorms are basically at capacity. As a result, for many students, Cowley College is a commuter campus. This is an especially acute problem at the Sumner County campus in Wellington. Even college employees are increasingly choosing to live elsewhere and commute in for work. The college has expressed interest in the possibility of renovated apartment spaces on the second floors of downtown buildings due to their close proximity to campus (just a block or two to the east) and the increasing demand for roommate-free, studio-style living by incoming college freshmen; other junior colleges have partnered on similar projects.
7. The **City of Arkansas City** employs **115** workers in a variety of disciplines, including police, fire and EMS protection; water treatment and distribution; wastewater collection and treatment; street and stormwater maintenance; parks and facilities maintenance; neighborhood services, emergency management, animal control, zoning and code enforcement; Municipal Court; and clerical, financial and administration functions. Due to recent changes in policy removing residency requirements for more than a handful of positions (and replacing them in some cases with response time requirements), as well as a lack of available housing locally, approximately 19% of employees live outside the Arkansas City ZIP code and commute into work daily. There

is ongoing discussion about removing most of the remaining residency requirements to improve competitive position.

8. **RCB Bank**, a large corporate bank headquartered in Claremore, Oklahoma, employs **100** people at three local branches in Ark City. Most of its employees live in the Arkansas City area, but they have one employee who commutes from Newkirk, Oklahoma. She chooses to live in Newkirk because the taxes are less. Most of their new hires are local and already have housing. But hiring for a management position might create an issue for someone coming in out of town who may be looking for a higher-end property.

PART 2: DEMOGRAPHICS

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

Population Characteristics	2010	Most Current	Percentage Change	Data Source
Total Population (Total of 3 lines)	12,296	11,868	-3.48%	ACS 2010, ACS 2019 5yr Estimate
Number of age 0-19	3,962	3,506	-11.5%	ACS 2010, ACS 2019 5yr Estimate
Number of age 20-64	6,501	6,374	-1.95%	ACS 2010, ACS 2019 5yr Estimate
Number of age 65+	1,833	1,988	+8.46%	ACS 2010, ACS 2019 5yr Estimate
Median Age	35.5	34.8	-1.97%	ACS 2010, ACS 2019 5yr Estimate
Median Household Income	\$34,844	\$42,576	+22.2%	ACS 2010, ACS 2019 5yr Estimate
Per Capita Income	\$17,531	\$22,408	+27.8%	ACS 2010, ACS 2019 5yr Estimate
LMI Percentage	49.69%	51.01%	+1.31%	ACS 2006-2011 ACS 2011-2015
Unemployment Rate	7%	6%	-14.3%	ACS 2010, ACS 2019 5yr Estimate
Average Household Size	3.19	2.41	-24.5%	ACS 2010, ACS 2019 5yr Estimate
Number of Homeless Persons		~150 countywide	insufficient data at the municipal level	Cowley House of Hope 2019

Housing Characteristics	2010	Most Current	Percentage Change	Data Source
Median Housing Value - Owner	\$58,000	\$64,100	+10.5%	ACS 2010, ACS 2019 5yr Est.
Median Gross Rent - Renter	\$582	\$668	+14.8%	ACS 2010, ACS 2019 5yr Est.
No. of Occupied Housing Units - Total	4,571	4,641	+1.5%	ACS 2010, ACS 2019 5yr Estimate
No. of Owner-Occupied Units	2,934	2,807	-4.3%	ACS 2010, ACS 2019 5yr Estimate
No. of Renter-Occupied Units	1,637	1,834	+12.0%	ACS 2010, ACS 2019 5yr Estimate
Number of Vacant Housing Units - Total	963	1,135	+17.9%	ACS 2010, ACS 2019 5yr Estimate
Number of Deteriorated Housing Units - Total	N/A	417	N/A	Local Ark City Windshield Survey, March 2021
Number of Dilapidated Housing Units - Total	N/A	43	N/A	Local Ark City Windshield Survey, March 2021
Single-Family Building Permits Issued Past Calendar Year	2	7	+350%	Neighborhood Services Division, 2021
Residential Units Demolished During Past Year	5	3	-40%	Neighborhood Services Division, 2021

No. of Homes for Sale (Identify Price)		23 (ranging from \$30,000 to \$429,900)	\$114,000 median for Cowley County	South Central Kansas MLS, June 2021
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Note: Data for the number of deteriorated or dilapidated housing units can be developed by having the community conduct a windshield survey. A housing unit is “deteriorated” if there are at least two major structural problems, but the unit can still be repaired for a reasonable amount of money. A housing unit is “dilapidated” if there are three or more major structural problems, but the unit cannot be repaired for a reasonable amount and is, therefore, proposed for demolition.

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?**

New Housing Construction for 2016-Current (as of May 31, 2021)

New Housing Units: **87**

2016: **3** (1 duplex, 1 single-family)

2017: **9** (5 single-family, 1 duplex)

2018: **4** (4 single-family)

2019: **54** (6 single-family, 48 multi-family)

2020: **7** (5 single-family, 1 duplex)

2021 (thru May 31): **10** (3 single-family, 2 duplex, 1 triplex)

All of the housing units built were eligible for the Neighborhood Revitalization Program, which involved rebating a portion of the property taxes on the increase in value for a certain number of years. Starting in 2021, all residential projects are eligible for a 90% rebate for 10 years. Prior to that, depending on the location, some were 90% for 10 years and some were 75% for 7 years.

5 of the single-family homes (1 each year) were built by Arkansas City Habitat for Humanity.

The 48-unit complex was built using Low-Income Housing Tax Credits (LIHTC).

In 2018, a Moderate Income Housing grant was awarded to the City for infrastructure at Compass Point Addition. Compass Point is responsible for 1 housing unit in 2019 and 7 housing units in 2021, with more to come. (54 total housing units are planned in this subdivision.)

All other housing units were constructed by local contractors with all private funds.

During this period, the City also participated in the Weatherization Program through the South Central Kansas Economic Development District (SCKEDD), which helped with weatherization of older housing but was not responsible for any new housing units. The City also has a Land Bank program that will sell vacant lots to those wishing to either expand their yards or for new residential construction at a reduced cost. The Land Bank recently purchased lots from the Cowley County tax sales to try to get properties back on the tax rolls. In addition, the Land Bank has acquired a few properties in exchange for demolition by the City of dangerous structures.

Demolitions:

Total: **56**

2016: **15**

2017: **13**

2018: **11**

2019: **4**

2020: **6**

2021 (through July 31): **7**

Residential demolitions are included in these numbers. With 87 new housing units and 50 demolitions, the City has a net gain of 37 housing units from 2016 to today. It is important to note that some of the 50 demolitions could have been multifamily units, but the City doesn't have enough information in its records to confirm this. However, most if not all of the demolitions occurred to structures that were dilapidated and perhaps had not even been used as housing units for a number of years prior to their demolition.

Housing Market Statistics

\$139,900 - Median Sales Price

17 - Homes Sold (past 30 days)

86 - Average Days on Market

\$66,000 - Median List Price

19 - Homes for Sale

2.06 - Months of Inventory

Arkansas City Building Construction

The following are the number and value of building permits issued in Arkansas City for the years shown:

<u>Year</u>	<u>Permits Issued</u>	<u>Total Valuation of Permits Issued</u>
2007	306	\$9,179,433
2008	357	\$3,921,859
2009	750	\$38,997,833
2010	608	\$25,780,091
2011	100	\$16,046,446
2012	472	\$6,897,498
2013	499	\$40,715,452
2014	798	\$34,150,527
2015	748	\$12,831,087
2016	1,052	\$26,750,556
2017	972	\$18,139,166

2018	809	\$18,327,158
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2019	1,269	\$39,732,100
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**Source: City of Arkansas City Neighborhood Services Division, October 2020.*

Housing

Year of Construction

Number of Houses

1939 or before	2,905
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1940 to 1949	184
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1950 to 1959	795
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1960 to 1969	222
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1970 to 1979	278
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1980 to 1989	174
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1990 to 1999	71
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2000 to 2009	92
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2010 to present	65
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**Source: City of Arkansas City Neighborhood Services Division, February 2021.*

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

Our process involved gaining input from the City Commission, City boards and civic groups, surveys distributed to citizens, direct contact with businesses, reviewing a recent comprehensive housing study of the county, and analyzing current housing data. This process identified multiple housing needs, with three needs standing out: low- and moderate-income housing, particularly for single families; senior housing; and apartments.

Meetings were held on the following dates with various boards and stakeholder groups:

- April 8, 2021 — Equal Opportunity and Accessibility Advisory Board and Cowley College
- April 12, 2021 — Ark City Rotary Club (representing numerous business stakeholders)
- April 13, 2021 — Planning Commission, Cox Communications, KS Commerce Dept.
- April 30, 2021 — City Commission (study session) and Cowley House of Hope
- May 4, 2021 — City Commission (public hearing at regular meeting)
- May 11, 2021 — Planning Commission and Cowley First
- May 13, 2021 — Equal Opportunity and Accessibility Advisory Board, CDDO and Mosaic
- May 13, 2021 — SCKEDD Housing Rehabilitation Stakeholders Meeting (USD 470)
- June 15, 2021 — USD 470 Stakeholder Meeting

In addition, the City received 24 responses to its Housing Assessment Tool survey on Google Forms, numerous paper copies of the same survey were returned to the City by employers and other concerned citizens (including copies distributed at the Cowley County Job Fair), and 102 people responded to a simple FlashVote housing needs survey conducted on May 17-19, 2021.

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

Municipal Services

The City of Arkansas City owns and operates its own water and wastewater utility systems through its Environmental Services Department, which maintains and flushes 116 miles of water lines and 79 miles of underground gravity and force sewer mains. This department is committed to adhering to the strictest regulatory guidelines for environmental compliance.

The Wastewater Treatment Plant Division is responsible for removing contaminants from household and commercial wastewater to yield an effluent that can be returned to the environment. The Water Distribution & Collection Division maintains all lines, fixes main breaks, services approximately 5,000 water meters and 687 fire hydrants, and is responsible for all new meter sets, pulls and maintenance. The Water Treatment Facility Division is responsible for the treatment and production of all potable water for the Arkansas City community at a new facility that began operating in March 2018 and uses a reverse-osmosis system to treat and produce more than 2.75 million gallons of water each day, with an average consumption of 2.44 million gallons per day. In addition, two well fields containing 10 wells and three pump stations are routinely monitored and maintained by this division.

The City of Arkansas City also owns and operates its own sanitation and stormwater management utility systems, both of which are maintained by the Public Services Department. The Sanitation Division serves 4,950 customers, assists the City of Winfield with a joint recycling program, and maintains the F Street Limb and Compost Site. The Street & Stormwater Division is responsible for maintaining 104 miles of City streets, comprising the following surface types:

- 63 miles of asphalt roads
- 24 miles of brick streets
- 14 miles of gravel roads (some of these were recently upgraded with asphalt millings)
- 3 miles of concrete streets

The Street & Stormwater Division's duties include street sweeping, pothole maintenance, chip sealing, and snow and debris removal. In addition, street crews set and maintain all signage and barricade placement. They also consistently monitor the City's 725 stormwater drain inlets and clear them of debris to provide easy runoff of rain and flood waters through the City's 17 miles of stormwater pipes. Other maintenance includes excavating ditches and clearing inlet blockages, as well as maintaining three canals (C Street, Fifth Street and Mill) and 9.8 miles of flood levee.

The Arkansas City Fire-EMS Department provides continuous, full-time fire protection and ambulance services to not only the City, but also southern portions of Cowley and Sumner counties, and northern portions of Kay County, Oklahoma. The Arkansas City Police Department provides law enforcement and traffic enforcement services within the City limits only.

Utilities

Evergy and Kansas Gas Service supply electricity and natural gas to the City, respectively. Cable and telephone service are provided respectively by AT&T and Cox Communications, Inc. All four of these companies operate under franchise agreements with the City.

Transportation Facilities and Routes

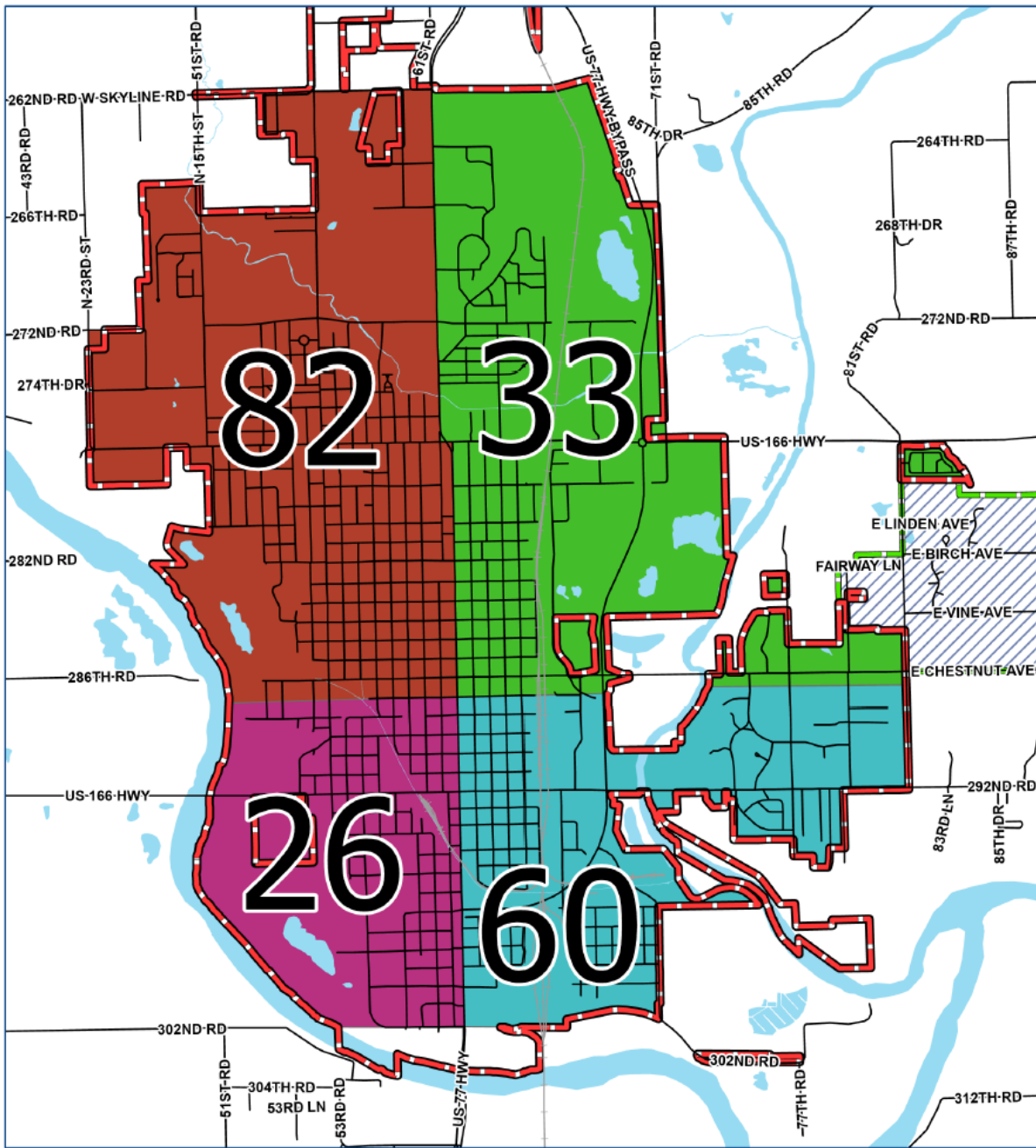
The City is served by Burlington Northern and Santa Fe Railway Co. (BNSF) and Strother Field Airport, which features a 5,506-foot lighted asphalt runway. Its concrete parallel taxiway was resurfaced in 2014.

Two highly traveled federal highways intersect in a roundabout just east of the City — U.S. Highways 77 and 166. More than 475,000 trucks, with origin at or destination to the City, utilize those two highways annually. The City also has direct access, via U.S. 166, to the Kansas Turnpike, which extends from Kansas City, Kansas, to the Kansas-Oklahoma state line, where it connects with the free, four-lane Interstate 35 to Oklahoma City and south to Dallas-Fort Worth, Texas. A brand-new bridge on U.S. 166, spanning the Arkansas River west of town, opened at the end of 2019 after a year of construction.

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 City has a wide variety of housing conditions. Many neighborhoods are well kept and maintained while others, especially in the older neighborhoods, are experiencing a decline. The downtown commercial buildings are also showing their age and their upkeep has become quite expensive. Some of the commercial and industrial structures on South Summit Street and West Madison Avenue also have fallen into disrepair. The City has an active code enforcement program, as shown on the map below. The numbers on the map represent 2021 active cases in each of four quadrants of the City. The City enforces the 2015 International Property Maintenance Code to remove the accumulation of debris/junk, noxious weeds and abandoned vehicles, as well as demolishing dangerous structures.

Code Enforcement Activity



Produced by the City of Arkansas City GIS using the best available data to date. The City makes no warranty or representation, expressed or implied, with respect to the data displayed. June 28, 2021

- Northeast
- Northwest
- Southeast
- Southwest



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

Cowley House of Hope estimates there are around 150 persons experiencing homelessness in Cowley County, although this number can fluctuate and is difficult to nail down precisely.

The mission of Cowley House of Hope, a nonprofit organization, is to bring together people in Cowley County who share the united goal of caring for the homeless in the community.

Homelessness is defined as -

- Multi-family Households
 - Multiple families living in a single-family dwelling
- "Couch surfing"
 - Living in a place that is not paid for by the individual
- Living in temporary housing
 - Tent or rough shelter
- Living on the streets

Many times, persons experiencing one of these conditions do not consider themselves traditionally "homeless," adding to the difficulty of calculating the true impact of homelessness.

In December 2020, through the generous support of the community, Cowley House of Hope provided hotel rooms for more than 30 individuals and families during extreme cold conditions. In addition to providing emergency housing, Cowley House of Hope guides many people to other needed resources, such as food, clothing, permanent housing resources and more. A variety of other service organizations, such as Angels in the Attic and Mid-Cap, also assist in this effort, as do many churches that are part of the Arkansas City Ministerial Alliance.

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

The City has a number of environmental concerns that affect housing. Flood zones are an issue as the City is surrounded on three sides by rivers. Most of the areas bordering the Arkansas River are protected by levees. There are some areas that don't drain well and are influenced by the Arkansas River. One area is approximately west of 8th Street from Chestnut Avenue south to Washington Avenue. Another area is at the south end of town along Lincoln Avenue. The Walnut River floodplain does extend into the City more. At the south end, there is an area in Sleeth Addition along the Mill Canal that can flood. There also are a number of flood zones along the C Street Canal corridor, which runs from north of Kansas Avenue at the U.S. 77 Bypass, west to Summit Street and then northwest to Timberlane Estates, off 15th Street. The floodplain extends on both sides of the canal and is fairly expansive east of Summit Street, from Kansas Avenue north to the Brad Meek Addition.

Another environmental issue involves the city’s transportation networks. The U.S. 77 Bypass keeps the majority of tractor-trailer traffic on the far east side of the City until it curves back toward Summit Street near KanPak. The highway then extends south to the Arkansas River along Summit Street. U.S. 166 follows Madison Avenue from Summit Street west to the Arkansas River. BNSF Railroad has a track that runs the length of the City from south to north at approximately E Street. At Birch Avenue, it starts to take a turn toward the northeast, but is still relatively close to the Brad Meek and Hillside neighborhoods.

The City also has an EPA Superfund site related to activity at the old City dump and refinery operations on the west side along Madison Avenue, near the City’s Central Shop. No building, including housing, can be constructed in these areas.

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

Place of Basic Service	Within 15 Miles	Within City Limits
Auto Parts	5	2
Banks	19	8
Clothing Apparel	2	1
Convenience Stores	11	6
Department Stores	4	2
Dollar Stores	5	3
Drug Stores	1	1
Entertainment	2	1
Fitness	1	1
Grocery Stores	3	1
Health/Beauty	1	1
Health Care	73	21

Home Improvement	3	3
Hotels	6	3
Restaurants	18	12
Specialty/Sporting Goods	3	2
Wireless Stores	2	1

*Adapted from: *2020, Sites USA, Chandler, Arizona 480-491 1112*,
https://www.retailattractions.com/Portals/0/PropertyAgent/513/Files/442/Arkansas%20City.%20Kansas_RADIUS_FULL.pdf

Grocery Stores and Gas Stations

The two primary grocery stores in Arkansas City are Dillons and Walmart. As recently as a few years ago, the community also supported a third grocery store in Country Mart, now closed. Retail analysis indicates the market is sufficient to support a third store. In addition, there are two “dollar stores,” Dollar Tree and Family Dollar, and although a Dollar General recently closed, the company has expressed interest in building at a different location.

Casey’s General Store operates three filling stations/convenience stores in south, north-central and north Arkansas City. Other gas stations in town include Phillips 66, Apco, Love’s Country Store and Two Rivers Co-Op, which requires a membership to fill up at its main location. Many city residents also travel just south of the Kansas-Oklahoma state line to fill up at the “gasino.”

Education

Unified School District No. 470 operates six elementary schools; one middle school, serving grades 6, 7 and 8; and one senior high school. In addition, there are two private schools located in the City. The main campus of the rapidly expanding Cowley County Community College and vocational-technical school is located in the City.

Cowley College, located in Arkansas City, is both a community college and a vocational-technical school that began in 1922 in the basement of Arkansas City High School.

The facility has been transformed through the years into a cutting-edge institution recognized nationally for the quality of its classrooms and the success of its students. It has five locations, including centers in Mulvane, Wellington, Wichita and Winfield, and offers more than 70 majors and degrees, including a robust online degree program.

Southwestern College in Winfield is a private four-year institution affiliated with the United Methodist Church. It offers a variety of programs and is a popular destination for some Cowley College graduates.

Listed below are summaries of enrollments at USD 470 and Cowley College:

<u>School Year for USD 470</u>	<u>Audited Total Headcount Enrollment</u>
2005-06	2,908
2010-11	2,765
2015-16	2,872
2020-21	2,817

**Source: USD 470, 2021.*

<u>Cowley College Year</u>	<u>Main Campus Enrollment</u>	<u>Total Enrollment</u>
2000	1,936	6,236
2010	2,081	6,562
2020	1,136	4,045

**Source: Cowley College, IPEDS 12-month enrollment survey, October 2020.*

Educational Attainment

As can be seen in the table on the next page, Arkansas City compares somewhat favorably to the state average in the percentage of its citizens who have graduated from high school and possibly attained an associate’s degree. This also is reflected in the City’s comparatively equivalent workforce numbers. However, the City continues to lag the state average of those with bachelor’s, master’s, or professional degrees or doctorates.

<u>Highest Attained</u>	<u>Arkansas City Estimated</u>	<u>Kansas Average</u>
High school or higher	87.2%	90.7%
Bachelor's degree or higher	10.7%	20.8%
Graduate or professional degree	6.0%	12.1%
Unemployed	7.0%	6.9%

**Sources: U.S. Census Bureau, 2014-2018 American Community Survey 5-Year Estimates; Kansas Department of Labor, August 2020.*

Financial Institutions

Arkansas City has four major banking institutions: **Union State Bank** (three local branches), headquartered in Arkansas City; **RCB Bank** (three local branches), which is based in Claremore, Oklahoma; **The Stock Exchange Bank** (one branch), which is based in Caldwell; and **Community National Bank & Trust** (one branch). In addition, there are two credit unions (Ark Valley Credit Union and MidAmerican Credit Union) between Kansas Avenue and Radio Lane on Summit Street, in addition to a few “payday loan” and check cashing institutions.

There are 20 total banking offices in Cowley County. The deposits at those banks through a 10-year period are highlighted below:

<u>Year</u>	<u>County Total Deposits</u>	<u>Market Share for Kansas</u>
<u>2010</u>	<u>\$ 575,902,000</u>	<u>0.96%</u>
<u>2015</u>	<u>\$ 620,452,000</u>	<u>0.91%</u>
<u>2020</u>	<u>\$ 725,948,000</u>	<u>0.82%</u>

**Source: Federal Deposit Insurance Corporation, June 30, 2020.*

Medical and Health Facilities

The largest health care facility in the region is South Central Kansas Medical Center (SCKMC), located 2 miles north of the City in a new facility that was completed in 2011, supported by the Public Building Commission (PBC) and a new long-term, one-cent sales tax that began collection in January 2019. Later in 2019, this facility's construction debt was successfully refinanced by the PBC and the City, reducing annual payments to less than sales tax receipts and shaving millions of dollars off the total amount owed by the taxpayers, in addition to shortening the time frame of repayment. An added bonus was the removal of this debt from the financial records of SCKMC. Under the direction of new Chief Executive Officer Jeff Bowman, this organization, now branded as "SCK Health," has grown to encompass three primary clinics — South Central Kansas Clinic (Summit Clinic) in downtown Ark City, Ark City Clinic in northwest Ark City and Winfield Medical Arts in Winfield — as well as a specialty clinic at the hospital's Patterson Park location, urgent care services and a new Midwives association.

The City also is home to three nursing and assisted living facilities — Alderbrook Village, Arkansas City Presbyterian Manor and Medicalodges of Arkansas City.

Pharmacies are well represented in Arkansas City, with both corporate pharmacies (Dillons and Walmart) and locally owned ventures (Graves Drug, Taylor Drug, and K' an D' Pharmacy) available to residents. (A Walgreens pharmacy closed in 2020.)

Other local health care options include the Community Health Center in Cowley County, a Federally Qualified Health Center located in Winfield that is working to obtain a Federal grant for a second location in Arkansas City; Chestnut Wellness, a brand-new private practice operated by a former SCKMC general surgeon; Stacey Jervis, PA, who just opened a new practice in north Arkansas City; and a small selection of local chiropractors and osteopaths.

Recreational Facilities

Arkansas City has an abundance of recreational programs, parks and events. Programs include football, baseball, volleyball, softball, tennis, soccer, bowling, golf, swimming and more. A 4.5-mile hike-bike trail was completed in the City in 2011. The City has a Tree City USA designation, 17 parks, a public swimming pool, and such attractions as Chestnut Park (kayak ramp on the Arkansas River), Knebler Pond (fishing, disc golf and trails), Veterans Memorial Lake (fishing and trails), Poplar Walking Trail and Walnut Park (boat ramp on the Walnut River).

Chaplin Nature Center is located within easy driving distance and boasts 230 acres of creeks, prairies, forests, and natural trails. The Kaw Wildlife Area also is located near the confluence of the two rivers. Further to the east, Camp Horizon features world-class mountain bicycling trails.

Arkansas City also has rental facilities that will hold both small and large groups. In 2010, the community committed financial assistance to the Ark City Public School District for the completion of a new sports complex. A master plan exists for the expansion and enhancement of Wilson Park and adjacent property formerly occupied by the old hospital, since demolished.

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

- The likely future impact of the Etzanoa Conservancy cannot be overstated. Recent archaeological studies have indicated that the Etzanoa settlement, dating back to the early 1600s, was the second-largest such indigenous settlement in America, behind only Cahokia in Illinois, and it may eventually surpass that site in total areal coverage. The long-term goals of the Conservancy are to construct an interpretive center east of town on U.S. 166 and eventually to obtain UNESCO World Heritage Site status, which could within the next 50 years be a large driver of international tourism to Arkansas City.
- As stated above, Creekstone Farms continues to expand rapidly in both facility construction and workforce expansion. As the City's largest employer, its growth is closely tied to the health of the community and a rich source of resident influx, but this growth also presents challenges to physical infrastructure and the education system that will need to be planned for and taken into account in the future.
- One "ripple effect" of Creekstone's growth is the planned construction of a large truck stop near the U.S. 77/U.S. 166 roundabout in east Arkansas City, to include a truck wash and possibly a hotel and/or restaurant. A traffic impact study has been completed for this project and the City plans infrastructure improvements in the area. This is a prime example of how a "rising tide lifts all boats" and key economic development can lead to additional positive impacts in the business sector as support businesses fill needs gaps.
- In 2021, the Kansas Legislature passed a bill that expanded the Rural Housing Incentive District (RHID) program to allow upper-story housing projects in downtown buildings. To date, we are waiting to learn more information about this program, but think this would be an excellent way to expand our housing options in the downtown area, especially if the program can be paired with existing incentives such as the Neighborhood Revitalization Program and the Historic District Tax Credits. The Arkansas City Area Chamber of Commerce also is in the early stages of applying to join the Kansas Main Street program.
- The City is committed to further development of its approximately 30 available vacant retail spaces and additional lots suitable for commercial construction. To this end, retail consultant Rickey Hayes has been retained and is currently engaged in both market research and outreach to his corporate contacts, with several exciting prospects already identified.

PART 4: ANALYZE THE DATA

Explain what was learned about the community's and region's housing.

Beginning back in 2014, a comprehensive study and plan was commissioned by Cowley County to identify the housing needs of the entire county. The implementation of this plan was to be completed by 2019. This plan estimated that 199 new housing units would be needed in Arkansas City, with 94 being owned units and 105 being rentals. Demand for 20 rental units and 6 owner units also were identified for downtown Arkansas City. By the end of 2019, 75 new housing units had been built, but with no housing development happening in the downtown area. This study established a need for housing within the city, prior to the current housing challenges resulting from the COVID-19 pandemic, but this goal has not yet been met.

From the background provided by the comprehensive housing study, we next looked at updated housing and demographic data. Data was collected from the Census Bureau, as well as from the Center for Economic Development and Business Research and the Center for Real Estate, both located at Wichita State University. Throughout the community feedback portion, data also was pulled from City records and from a preliminary report created by the retail consultant hired by the City. This data has been utilized throughout this HAT.

While the research provided hard data on the needs of the community, the public meetings with community members and business leaders brought to light specific examples of challenges the community was facing, the struggles businesses were having in attracting talent, and the housing priorities on which the City should focus. Something frequently mentioned in community and business feedback was poor quality of rental properties in the city. Due to a lack of competition and high demand, it is theorized that some landlords do not feel an urgent need to upgrade their rental properties in order to compete for renters. Support for the City's providing incentives for development and home improvement was indicated consistently, although there were different ideas about what incentives were appropriate.

Are there specific needs and goals identified?

The specific housing needs identified are moderate- and low-income, single-family housing; senior housing; and apartments. Currently, due to a lack of available and suitable senior housing and complexes, many senior citizens are choosing to stay in their larger homes. This has a ripple effect by causing a shortage of low- and moderate-income homes for families desiring to move out of their apartments or rentals and into "starter homes." In addition, the housing stock within the city is extremely old, with 62% of houses having been built before 1960, so there is a need to demolish and rebuild homes or at least significantly renovate them, to bring these homes up to modern and adequate living standards.

Apartments are also needed, partly because of local college students, but also due to the largest employer, Creekstone Farms, busing in numerous employees every day from outside of Arkansas City. During one meeting, a local builder indicated that enough demand existed for a new 100-unit complex (in addition to an additional manufactured housing subdivision). Adding more apartments also could

have the added benefit of adding pressure to local landlords to fix up their own rentals, improving the overall quality of rental housing in the community.

When discussing the problem of housing new and current workers with MeadowWalk Apartments, the discussion went straight to the pandemic and how, because of that crisis, they have been able to identify that housing is going to be their greatest problem. When asked how full or what capacity they were at, they responded with 100%, and when someone does vacate their place, there is only an average turnaround of a week to find a new tenant to fill their space.

This pattern seems to fit most of the other living complexes, as well, based on discussions with local Realtors and residents. MeadowWalk also has noticed an influx in the past year from Creekstone Farms, which is located just north of the complex; almost weekly, they have someone walk over and ask if there are any open apartments to move into at the facility. Arkansas City as a whole does not have an apartment complex on every corner like some other comparable cities may have. Apartments are good for people who don't like the day-to-day activities that come along with owning a house, but still want to have their own space.

Are there areas of housing that are adequate in the community?

Throughout our research and gathering feedback from the community, a significant need for high-income housing was never consistently identified. In one internet-based survey that was conducted, just 19.4% of respondents said there was a need for high-income housing, while 74.6% and 73.1% identified low-income and moderate-income housing, respectively, as a need. The demand that does exist for higher-income housing comes primarily from physicians and business professionals. There is a shortage of developable lots on which to build this housing.

Strengths:

When discussing what residents found to be the strengths in this community, the most common conclusion that was expressed was the “small-town feel” of Arkansas City, and how everyone felt welcomed here. During times of crisis, members can recall being able to ask for help and receiving an overwhelming response. This creates a sense of community pride within the members who live here, creating a great attraction for those who might want to move into Arkansas City. There is a closeness and diversity to the community members that lead to them creating new history that is appreciated by all members, making the city feel more connected and welcoming to new people moving into the area.

More than the intangible advantages of community perception, the City's Land Bank program serves as a great housing and economic development tool that allows the City to provide land to individuals who desire to build and improve the community. The Ark City chapter Habitat for Humanity builds a new home each year and often makes use of this program.

Another strength comes from SCK Health, which — unlike many other rural hospitals across the state that are struggling financially or have had to close — is growing, ensuring that residents across the county will continue to have access to convenient, quality medical services. Citizen support for this organization was demonstrated as recently as 2018, when a 1-cent sales tax with no immediate sunset

date was approved by the voters to provide for the refinancing of the medical center's construction debt. Additionally, the City has a brand-new water treatment plant and the ability to draw more water from its existing rights, allowing for plenty of room for industrial growth by Creekstone Farms and other customers.

Weaknesses:

As previously mentioned, the shortage of available quality housing of various types is a key weakness for Arkansas City. The housing stock the City does have is largely old and in need of demolition or additional investment to fix up the houses. There also is not a lot of developable land, limiting the space in which large development projects may be built. There is also a shortage of builders, tradesmen and especially electricians; although Cowley College is launching a new construction trades program to tackle this issue. Most of the construction companies who do build houses here are local small businesses. An additional weakness is that Ark City's comparable low property tax valuations have led to a fairly substantial mill levy, although the City has kept this levy flat for the past 15 years. A higher levy that generates less overall taxes than comparable cities such as Winfield decreases the City's ability to make public investments in housing and infrastructure.

Opportunities:

The biggest opportunity that exists within Arkansas City is a community that recognizes the need to improve upon the housing options and quality. The community seems willing to come together and collaborate to address this need. Specific opportunities available in the community include a large vacant lot the size of a whole city block in central Ark City, upon which a new housing development could be built. Recent discussions by Amtrak about its intent to re-establish a passenger stop in Arkansas City may eventually bring many new tourists to the city, if hours of operation are favorable. While the pandemic has had many negative effects, the acceleration of the normalization of remote work has the potential to benefit Ark City. Though expensive for some users, good broadband speeds are available throughout town, and the small-town appeal and quality of life offered in the City will be appealing to remote workers, as long as adequate housing is available for them. This provides a recruitment opportunity.

Priorities:

Top priorities for the City are improving the quality and supply of housing of all types. Beyond housing, other priorities include maintaining and improving infrastructure, including the streets, wastewater and water infrastructure. On the economic side, the City is prioritizing attracting retail and industrial businesses. Quality-of-life improvements also are a focal point with the development of the Wilson Park Master Plan and the Master Transportation Plan. Among other quality-of-life improvements, there is a strong focus on improving the Paris Park Pool and expanding the City's trail networks.