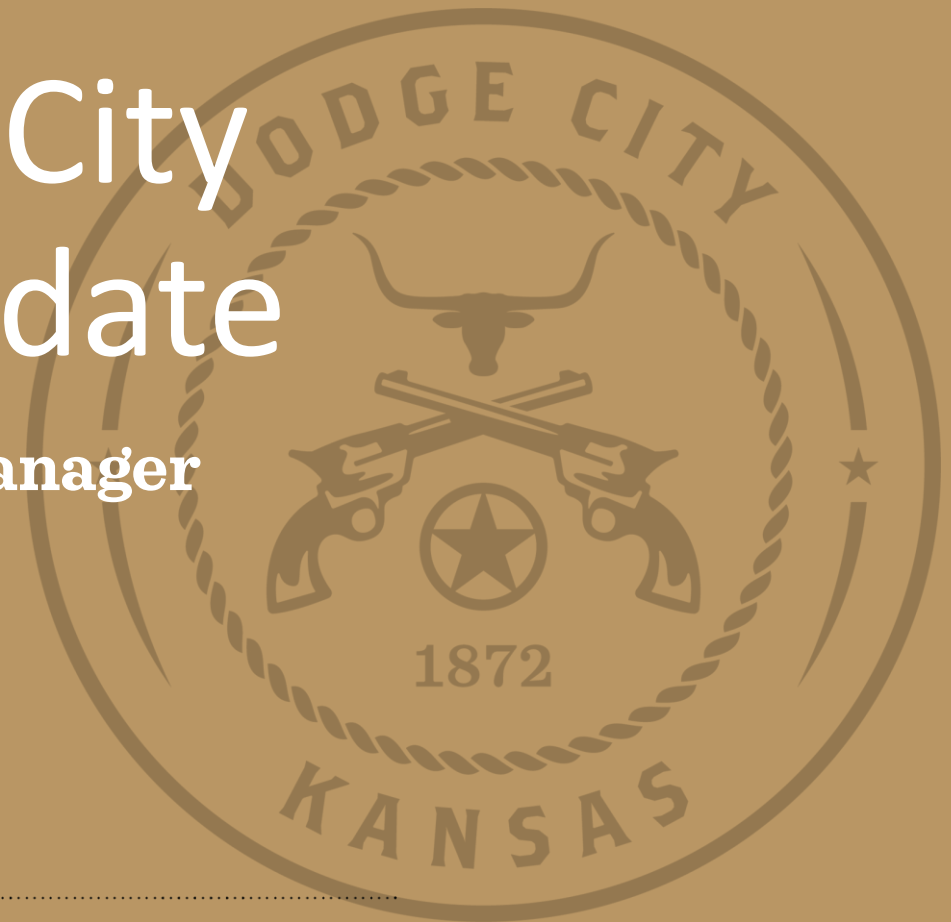




2022 Dodge City Economic Update

Nick Hernandez, City Manager



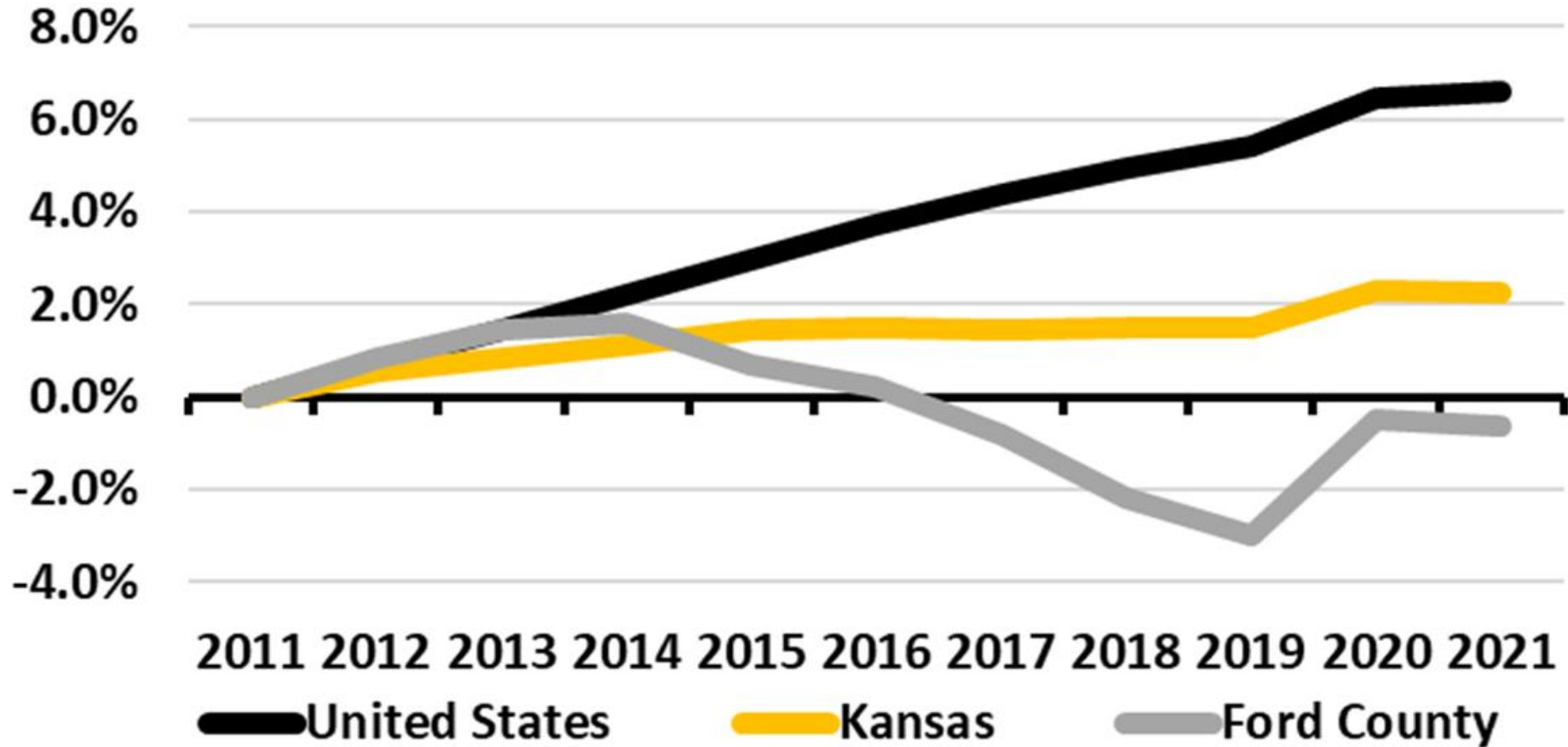


2022 Census

Yes, still talking Census.

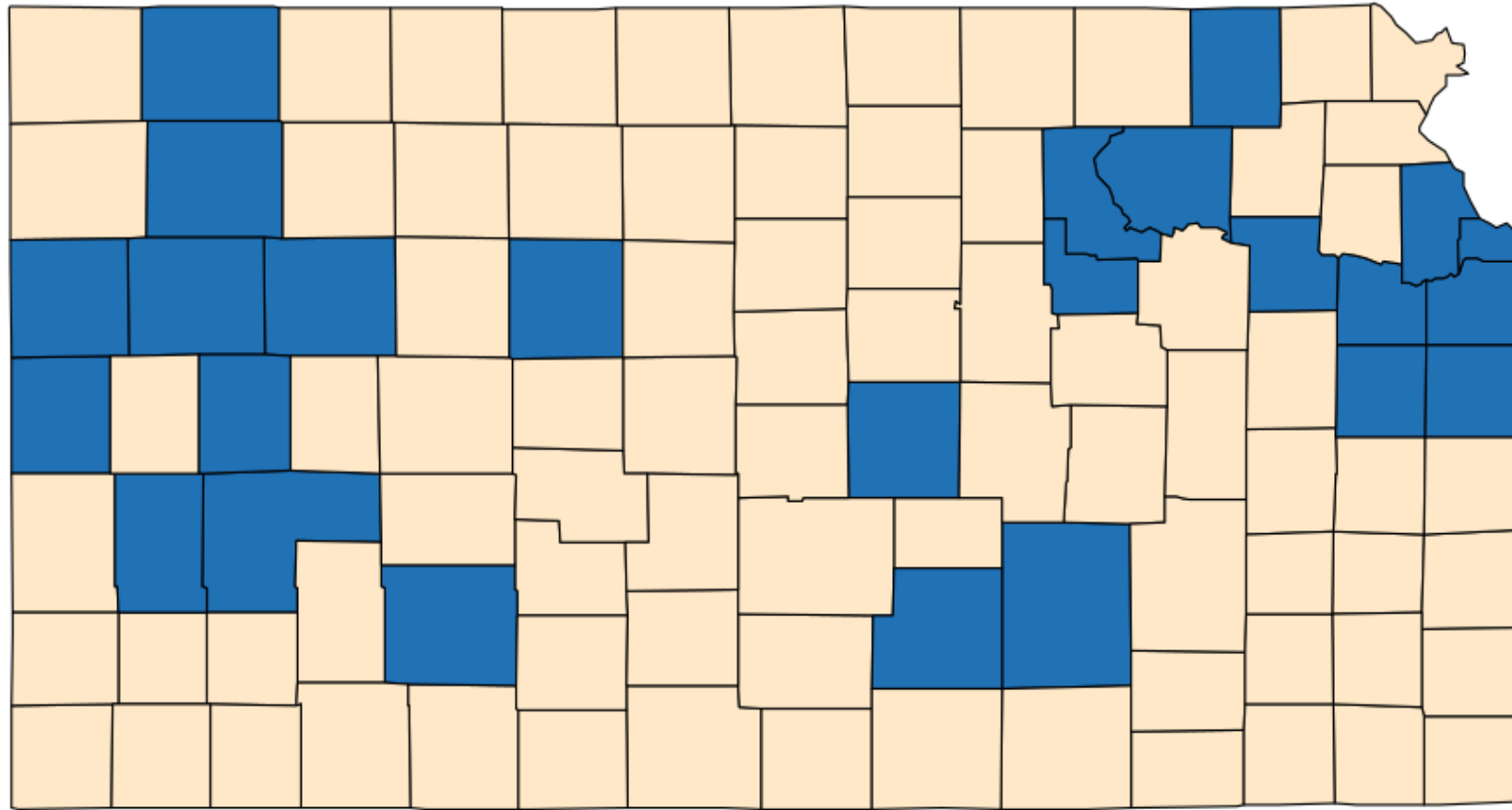


Ford County Population Growth



Source: CEDBR, Census, (Cumulative)

Counties with Positive Population Growth 2010-2020

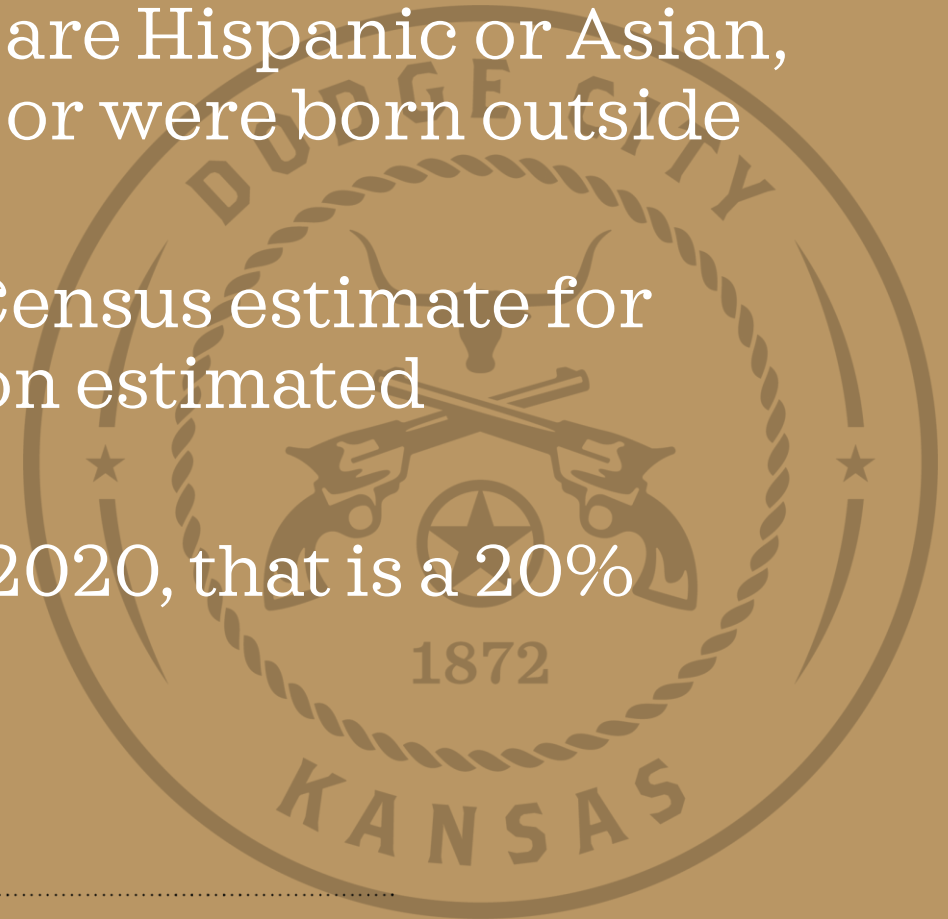


Finney County
Economic Development Corporation

Data from US Census Bureau

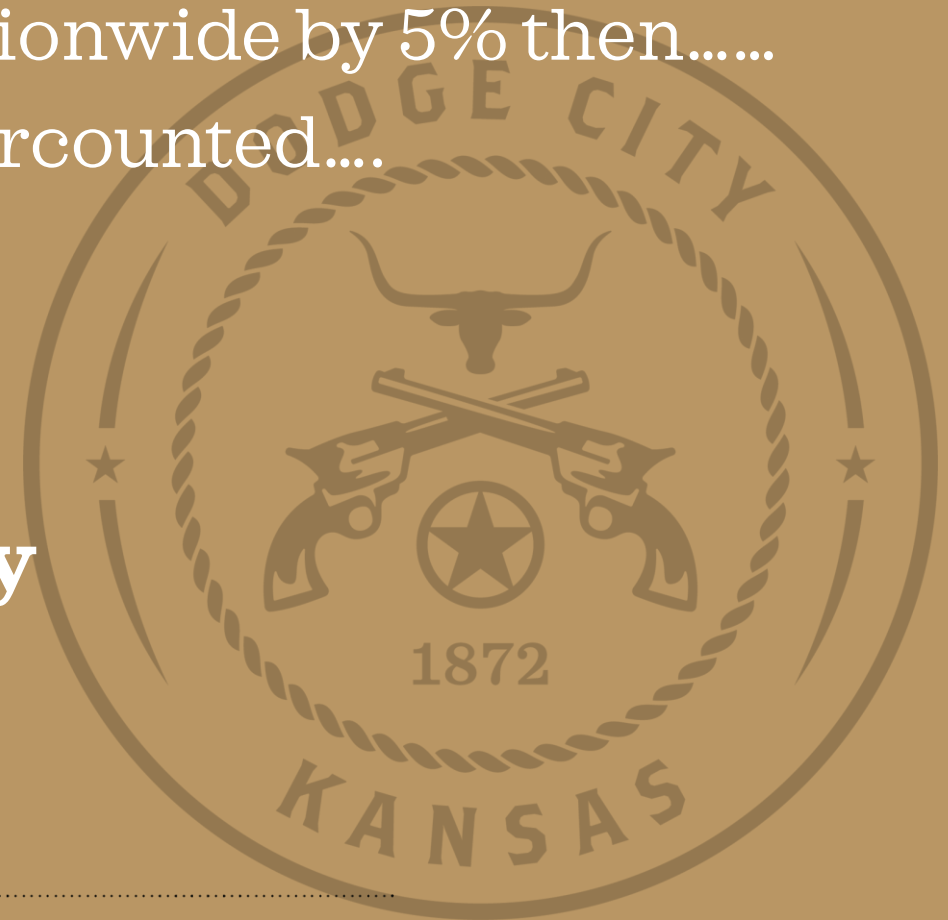
What is Census Undercount verified?

- At the census-tract level — undercounts are most likely in areas where the majority of residents are Hispanic or Asian, have lower incomes, rent their homes or were born outside of the U.S.
- What Percentage of Undercount did Census estimate for Dodge City? 5% of Hispanic Population estimated nationwide.
- 64% of our population is Hispanic in 2020, that is a 20% increase over 2010



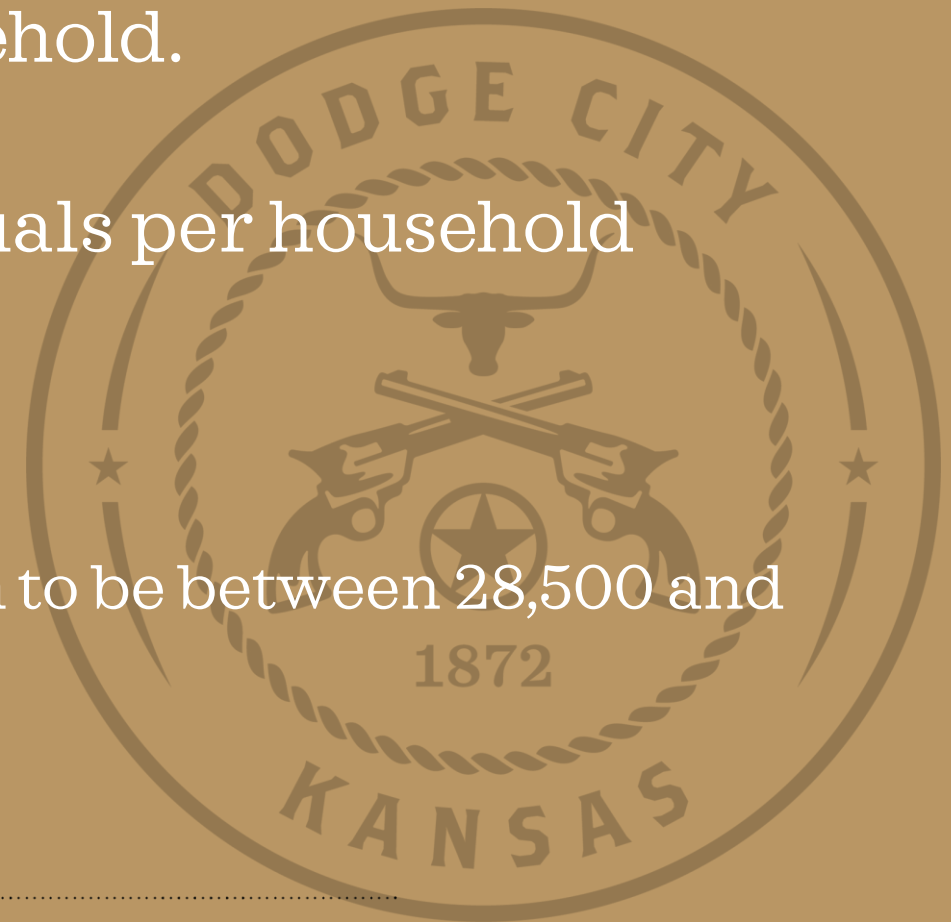
So what does that mean?

- If 64% of Population is Hispanic (80% in School) and they are estimated to be undercounted nationwide by 5% then.....
- 64% of our total population was undercounted....
- 64% of 27,788 equals 17,784 plus 5%
- 27,788 plus 890 equals
- **28,678 residents in Dodge City**



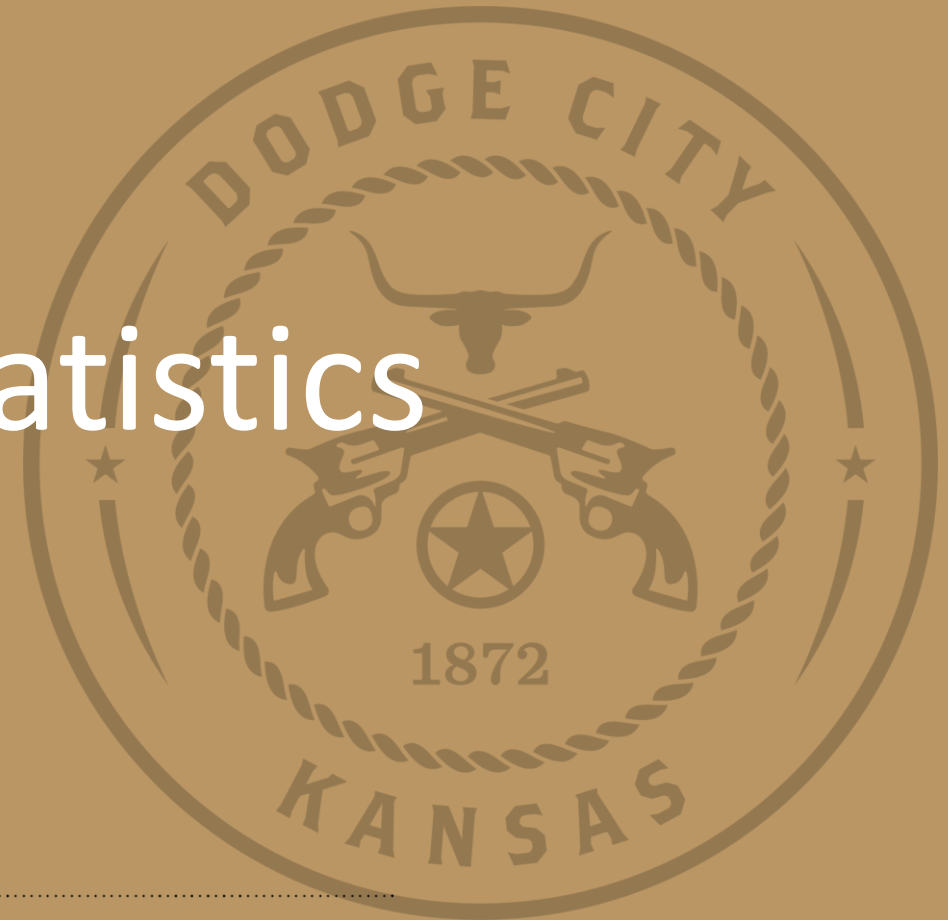
Housing Unit Population Estimate

- In the year 2000, census had 8,395 housing units in Dodge City with an average of 2.94 per household.
 - 24,681
- In 2020, 9,199 units with 3.08 individuals per household
 - 28,333 (14.8% increase)
- SO WHAT IS OUR POPULATION?
 - I conservatively estimate our population to be between 28,500 and 29,000 in Dodge City only.



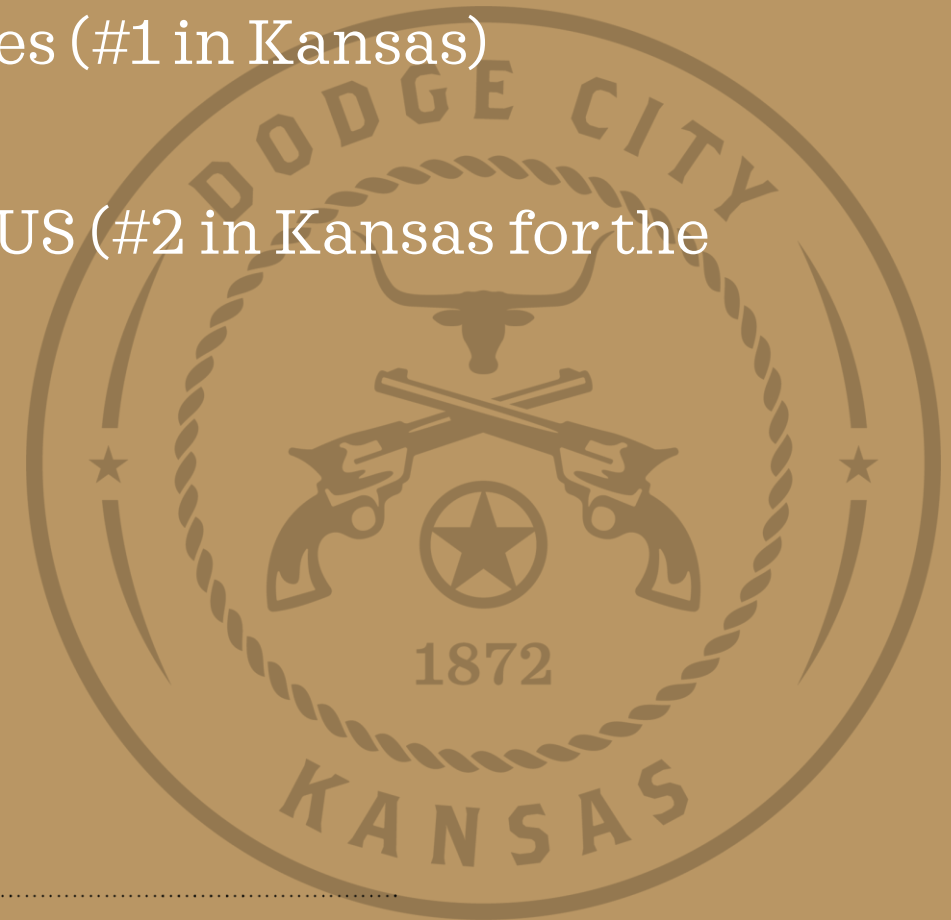


2022 Micropolitan Statistics



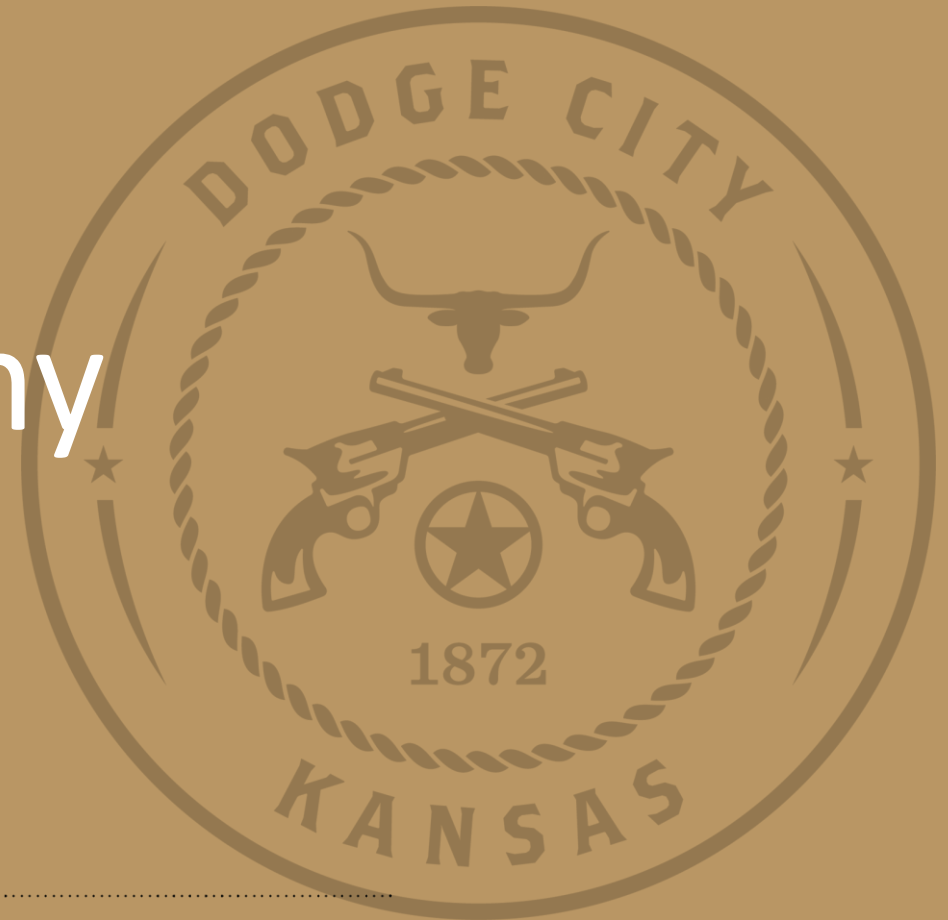
Named in top 20% of all Micropolitan Areas in the United States

- Most Dynamic Micropolitans: 2022 by Heartland Forward
 - Ranked 22nd out of 536 in the United States (#1 in Kansas)
- Policom.com 2022
 - Ranked 65th out of 543 recognized in the US (#2 in Kansas for the first time in years)

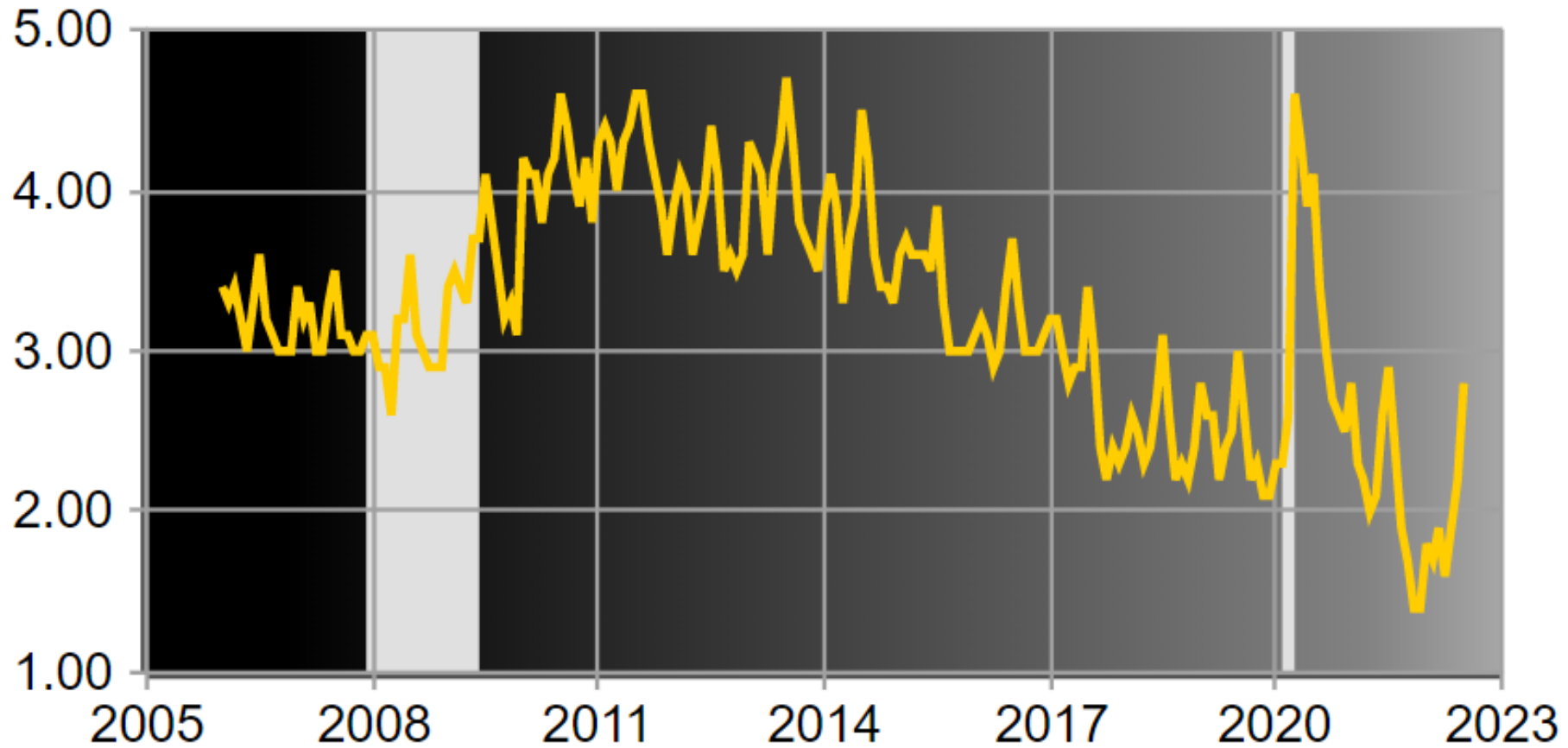




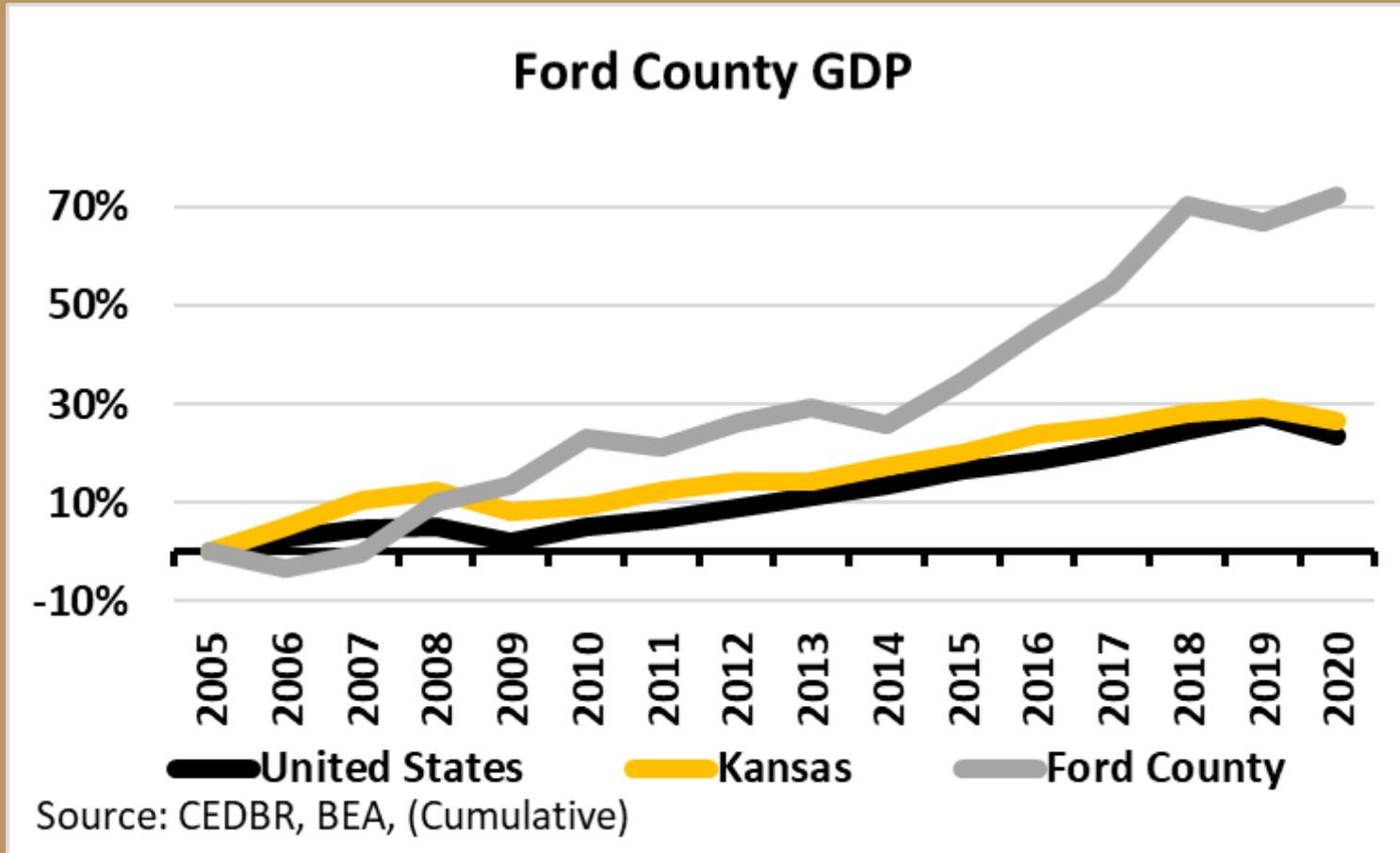
Employment/Economy



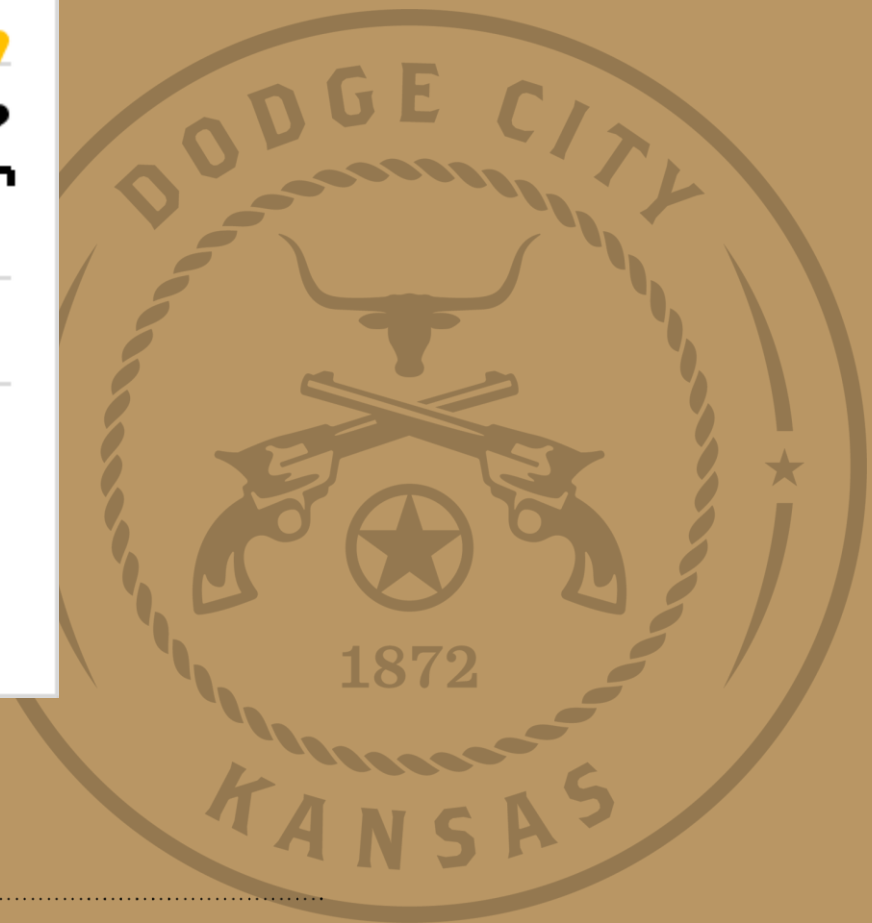
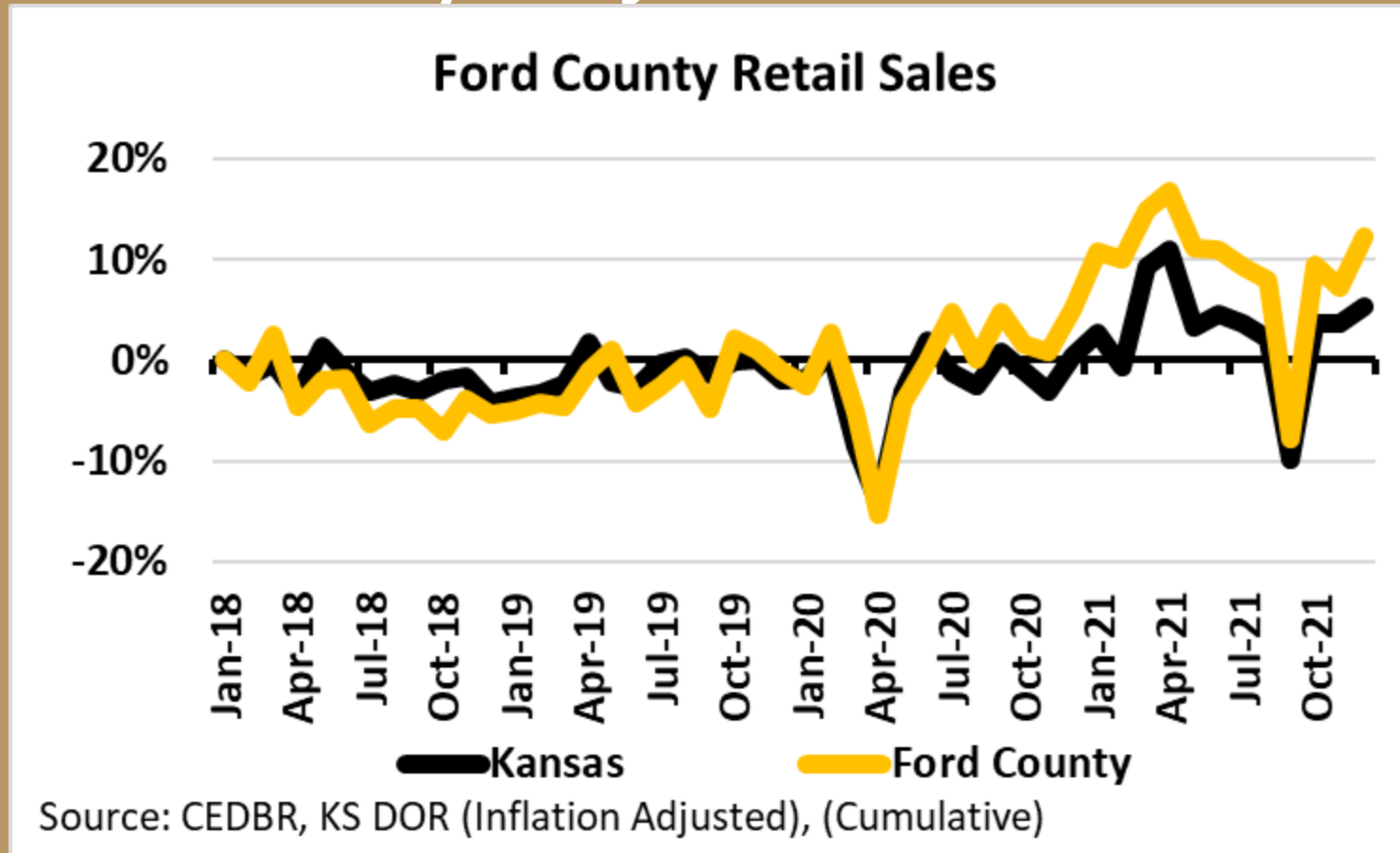
Unemployment Rate - Ford County, KS - Civilian Labor Force (not seasonally adjusted)



GDP Growth



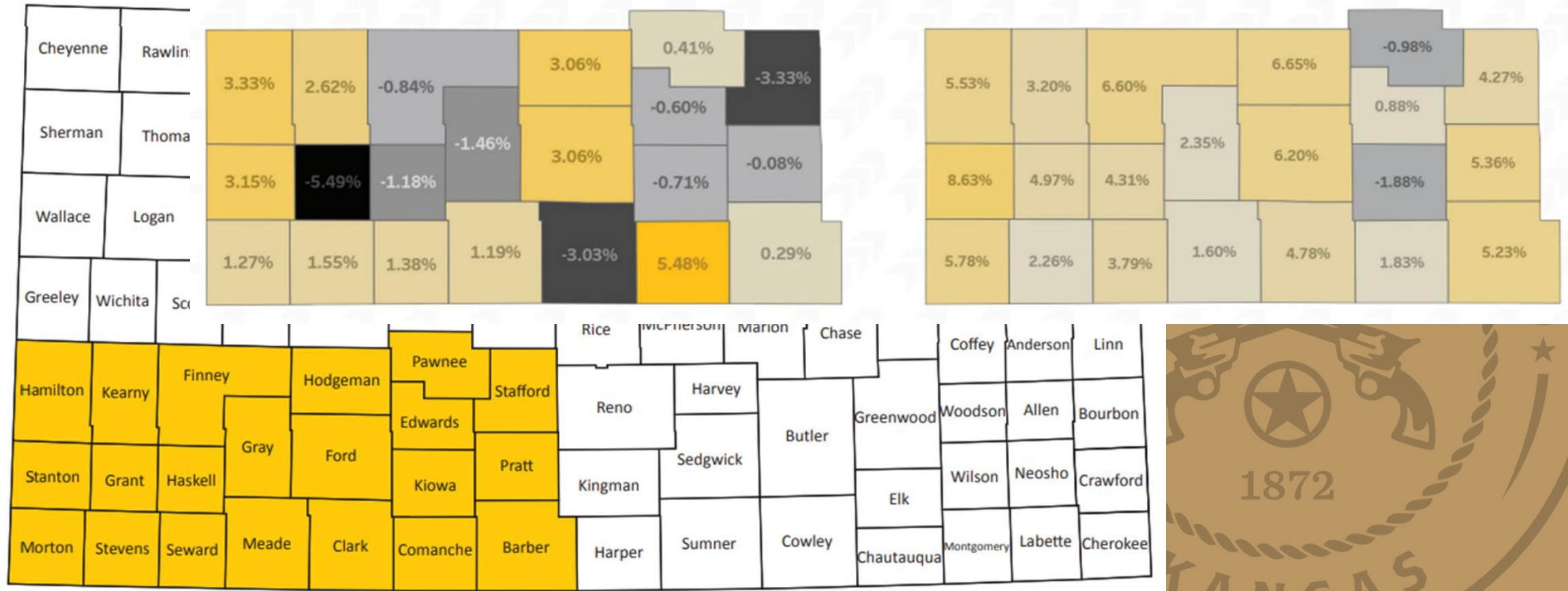
Seasonally Adjusted Retail Sales



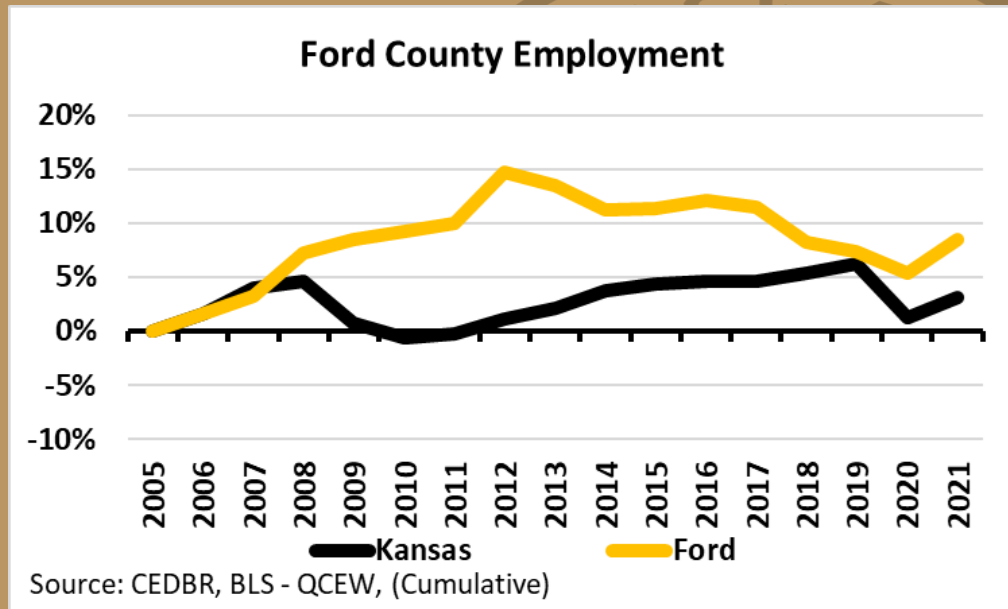
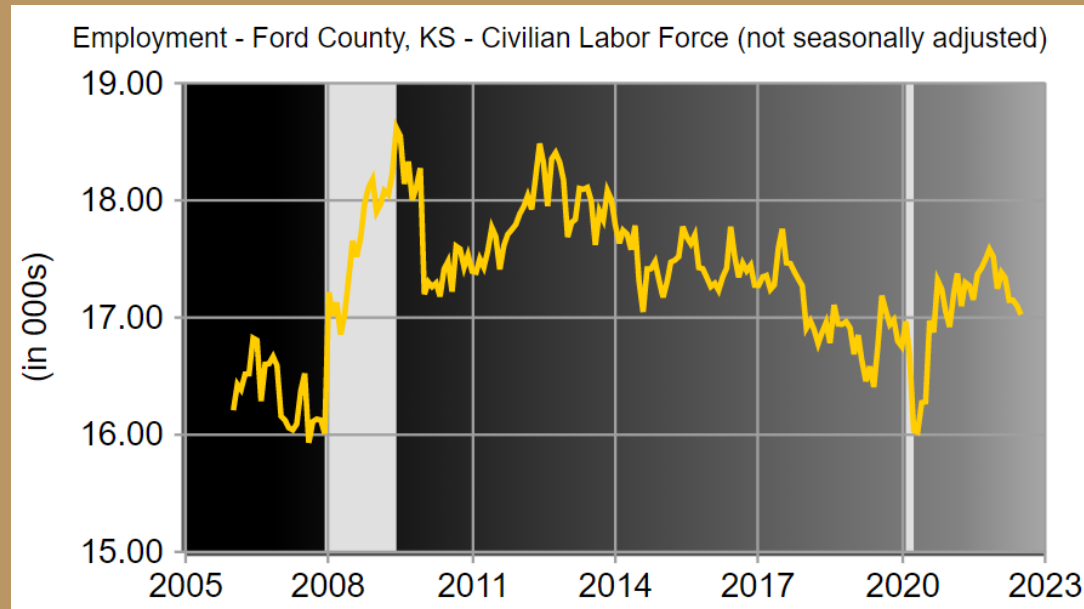
Regional Indicators – Southwest

Employment Growth

Wage Growth



Employment Growth



Regional Indicators – Southwest

Employment by Industry

Trade, transportation, and utilities 14,319	Natural resources and mining 6,793	Professional and business services 3,194	
	Leisure and hospitality 6,105	Financial activities 2,229	
Manufacturing 11,210	Education and health services 5,749	Other services 1,126	

SOUTHWEST REGION EMPLOYMENT GROWTH RANKING		
Region Rank	County	State Rank
1	Comanche	6
2	Hamilton	11
3	Stanton	13
4	Ford	15
5	Hodgeman	16
6	Kearny	20
7	Stevens	40
8	Seward	47
9	Morton	50
10	Meade	51
11	Pawnee	59
12	Barber	62
13	Pratt	67
14	Edwards	75
15	Kiowa	77
16	Finney	80
17	Haskell	83
18	Gray	84
19	Clark	95
20	Stafford	97
21	Grant	101

SOUTHWEST REGION COUNTY INDEX RANKING		
Region Rank	County	State Rank
1	Stanton	3
2	Hodgeman	7
3	Ford	11
4	Hamilton	21
5	Finney	31
6	Barber	32
7	Kearny	34
8	Pratt	45
9	Morton	46
10	Stevens	48
11	Clark	52
12	Comanche	64
13	Haskell	65
14	Seward	71
15	Stafford	76
16	Meade	81
17	Gray	84
18	Edwards	88
19	Grant	96
20	Pawnee	97
21	Kiowa	101

SOUTHWEST REGION WAGE GROWTH RANKING		
Region Rank	County	State Rank
1	Stanton	5
2	Hodgeman	14
3	Finney	16
4	Ford	20
5	Morton	23
6	Hamilton	24
7	Pratt	26
8	Barber	31
9	Grant	35
10	Clark	43
11	Haskell	51
12	Stafford	53
13	Seward	55
14	Kearny	67
15	Gray	80
16	Stevens	81
17	Comanche	83
18	Meade	86
19	Edwards	89
20	Pawnee	95
21	Kiowa	99

Source: CEDBR, BLS-QCEW



Wage Growth 2019-2021

Annual Wages								
Kansas					Ford County			
Industry	2019	2020	2021	Growth	2019	2020	2021	Growth
Natural Resources and Mining	\$47,802	\$47,721	\$50,132	4.9%	\$43,491	\$45,616	\$50,566	16.3%
Construction	\$57,030	\$59,126	\$60,815	6.6%	\$48,770	\$48,716	\$56,600	16.1%
Manufacturing	\$59,652	\$62,958	\$64,603	8.3%	\$51,627	\$63,699	\$69,091	33.8%
Trade, transportation, and utilities	\$43,539	\$46,012	\$47,912	10.0%	\$38,648	\$42,031	\$42,947	11.1%
Information	\$66,433	\$73,749	\$81,217	22.3%	\$40,570	\$41,770	\$55,994	38.0%
Financial Activities	\$68,950	\$75,889	\$81,985	18.9%	\$53,026	\$56,913	\$60,444	14.0%
Professional and business services	\$64,553	\$69,538	\$71,479	10.7%	\$42,169	\$45,653	\$46,627	10.6%
Education and health services	\$43,909	\$50,954	\$50,954	16.0%	\$49,183	\$51,493	\$56,344	14.6%
Leisure and Hospitality	\$17,333	\$19,987	\$19,987	15.3%	\$18,717	\$19,924	\$20,583	10.0%
Other Services	\$35,624	\$41,079	\$41,079	15.3%	\$42,376	\$42,761	\$44,947	6.1%
Total, all industries	\$48,060	\$51,490	\$53,422	11.2%	\$43,200	\$49,351	\$52,411	21.3%

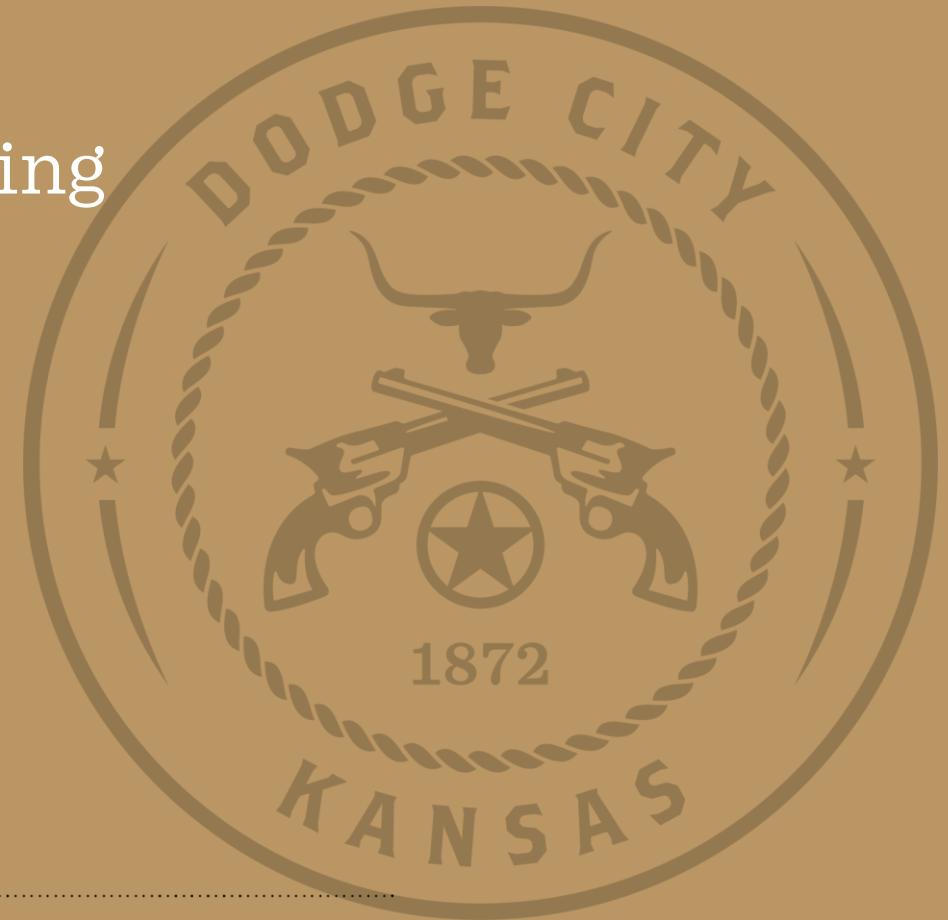
Employment Growth by Industry 2019-2021

Employment By Industry								
Industry	Kansas				Ford County			
	2019	2020	2021	Growth	2019	2020	2021	Growth
Natural Resources and Mining	19353	18607	18619	-3.8%	306	334	332	8.5%
Construction	63735	63118	63945	0.3%	450	463	535	18.9%
Manufacturing	167196	158784	160731	-3.9%	6043	6053	6215	2.8%
Trade, transportation, and utilities	262383	255575	262905	0.2%	2758	2737	2851	3.4%
Information	18137	16734	16912	-6.8%	325	218	126	-61.2%
Financial Activities	74336	73310	73221	-1.5%	343	339	341	-0.6%
Professional and business services	179211	168813	171560	-4.3%	1024	1053	1077	5.2%
Education and health services	197874	194569	194264	-1.8%	1126	1129	1116	-0.9%
Leisure and Hospitality	130101	110526	120309	-7.5%	1678	1464	1666	-0.7%
Other Services	34833	31183	32361	-7.1%	255	245	258	1.2%
Total, all industries	1393184	1328903	1353532	-2.8%	16925	16597	17105	1.1%

1.1% Employment Growth WHY?

- Each of National and Cargill need 100-200 employees.
- City is short over 20 employees (10%)
- Everyone is hiring..wages are increasing

What is missing?





Housing and Construction



Housing

- MLS Housing Data for Dodge City
 - Currently 11 Homes on the Market

2019 Average Home Value Sold - \$146,234 with 146 Days on Market

2020 Average Home Value Sold - \$165,470 with 105 Days on Market

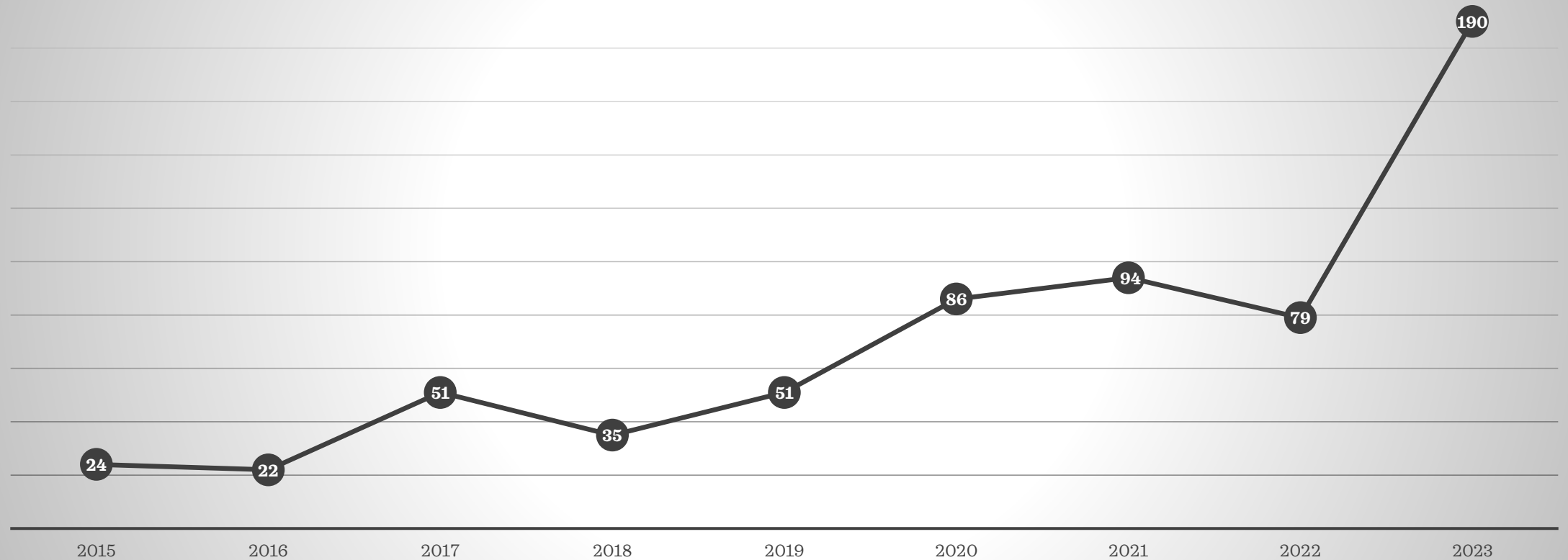
2021 Average Home Value Sold - \$178,003 with 71 Days on Market

2022 Average Home Value Sold - \$204,820 with 50 Days on Market



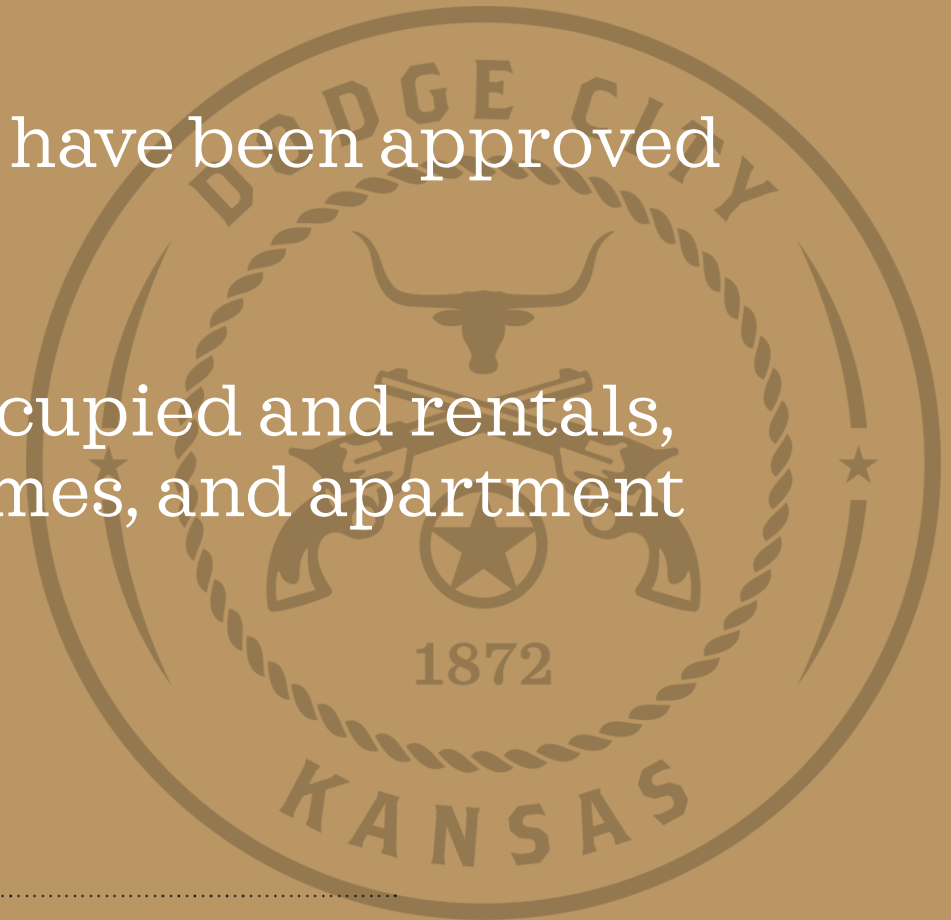
New Single Family Construction (2021 YTD – 2022 Estimated)

Residential



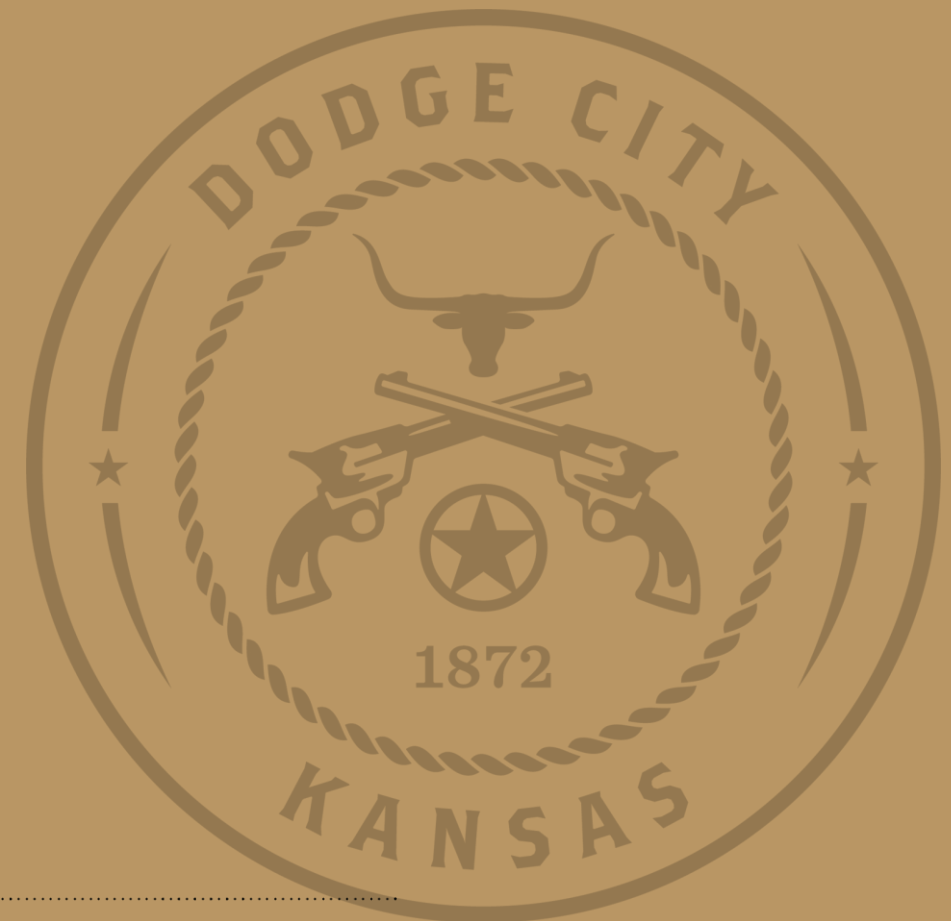
Rural Housing Incentive District

- Since 2011 over 700 Housing Units have been built utilizing the incentive.
- Approximately 1200-1500 more units have been approved in RHID areas and are in currently development/construction
- These are a combination of owner-occupied and rentals, single family units, duplexes, townhomes, and apartment complexes.



RHID Subdivisions

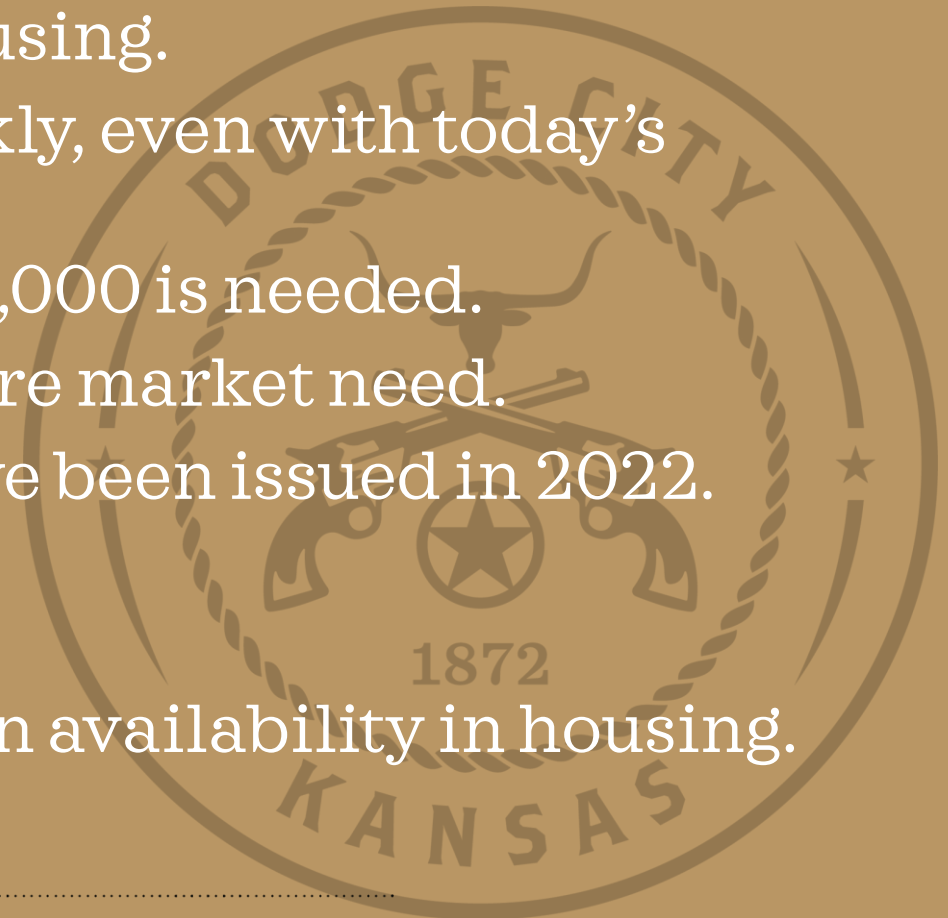
- 2017 – Wagon Wheel 2 – 60 units
- 2017 – Candletree 8 – 30 units
- 2018 – Reflection Living – 12 units
- 2019 – Candletree 8, Phase II – 32 units
- 2020 – Wagon Wheel 3 – 34 units
- 2020 – Candletree 6 – 39 units
- 2020 – Casa Del Rio 1 – 20 units
- 2021 – Milstock – 24 units
- 2022 – Iron Flats Phase 1– 109 units
- 2022 – Rodeo Hills Phase 1– 123 units
- 2023 – Beeson Court – 16 units
- 2023 – Sundance Apartments – 48 units
- 2023 – Bank of America – 21 units
- 2023 – United Village – 203 units, will be in phases
- 2023 – Riney Development -49 units
- 2024 – Nazarene Church –100-300 units, higher end with amenities



Housing is Critical

- We have less than % vacancy
- Population will not increase without housing.
- Affordable housing rents and sales quickly, even with today's interest rates
- Workforce Housing from \$150,000-\$225,000 is needed.
- Cookie cutter homes/rentals, low frills are market need.
- \$87,711,545 in building permit values have been issued in 2022. Does not include Hilmar.

We will not grow without huge increases in availability in housing.





Projects



Major Employers Doing Well

Hilmar Cheese and Hilmar Ingredients

- \$600 Million+ Construction project for 2022/2023
- Estimated 260 Employees

Koch Industries

- \$30 million enhancement to facility

Cargill and National Beef undergoing continuous facility and process improvements

- Starting wages above \$22 an hour



Downtown Streetscape





QUESTIONS?

